



2 ACRES HIGH VISIBILITY LAND FOR LEASE

GABE RODARTE

(936) 218-2723
2800 POST OAK BLVD SUITE
4100 HOUSTON, TX 77056

ADAM OLSEN

(713) 614-2670
2800 POST OAK BLVD SUITE
4100 HOUSTON, TX 77056

16161 FARM TO MARKET ROAD 3083 | CONROE, TX 77302



OFFERING SUMMARY

LEASE RATE

\$900 PER MONTH

AVAILABLE SF

2 ACRES

LOT SIZE

2 ACRES

PROPERTY TYPE

**COMMERCIAL, RETAIL,
INDUSTRIAL/DEVELOPMENT**

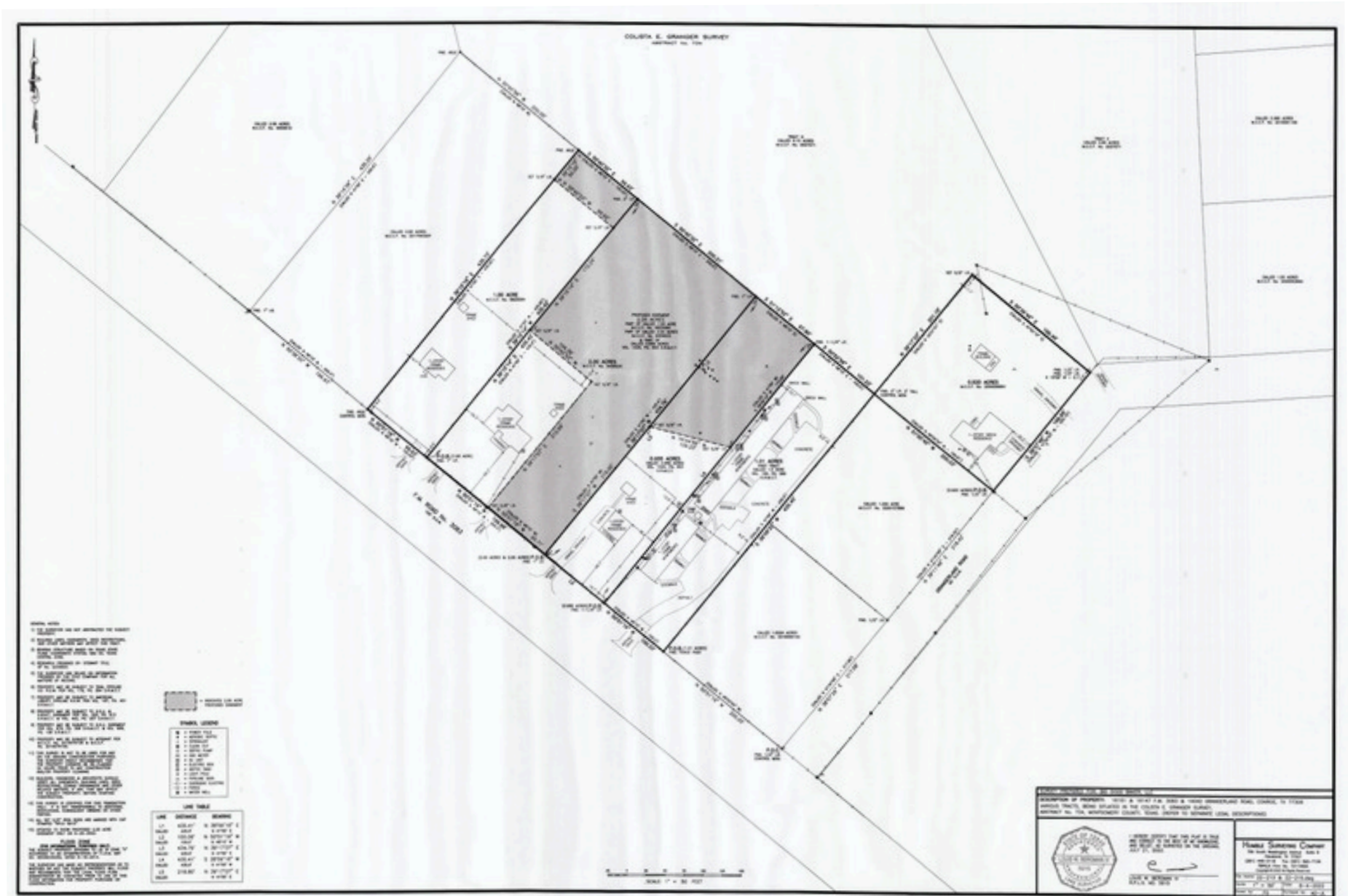
PROPERTY HIGHLIGHTS

- 2 Acres of Land for Lease
- Lease Rate: \$900 per month
- Excellent FM 3083 Frontage
- High Visibility Location
- Easy Access In & Out
- Utilities Available
- Ideal for Storage, Parking, Equipment Yard, or Laydown Yard
- Convenient Access to Conroe & Major Highways

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Survey



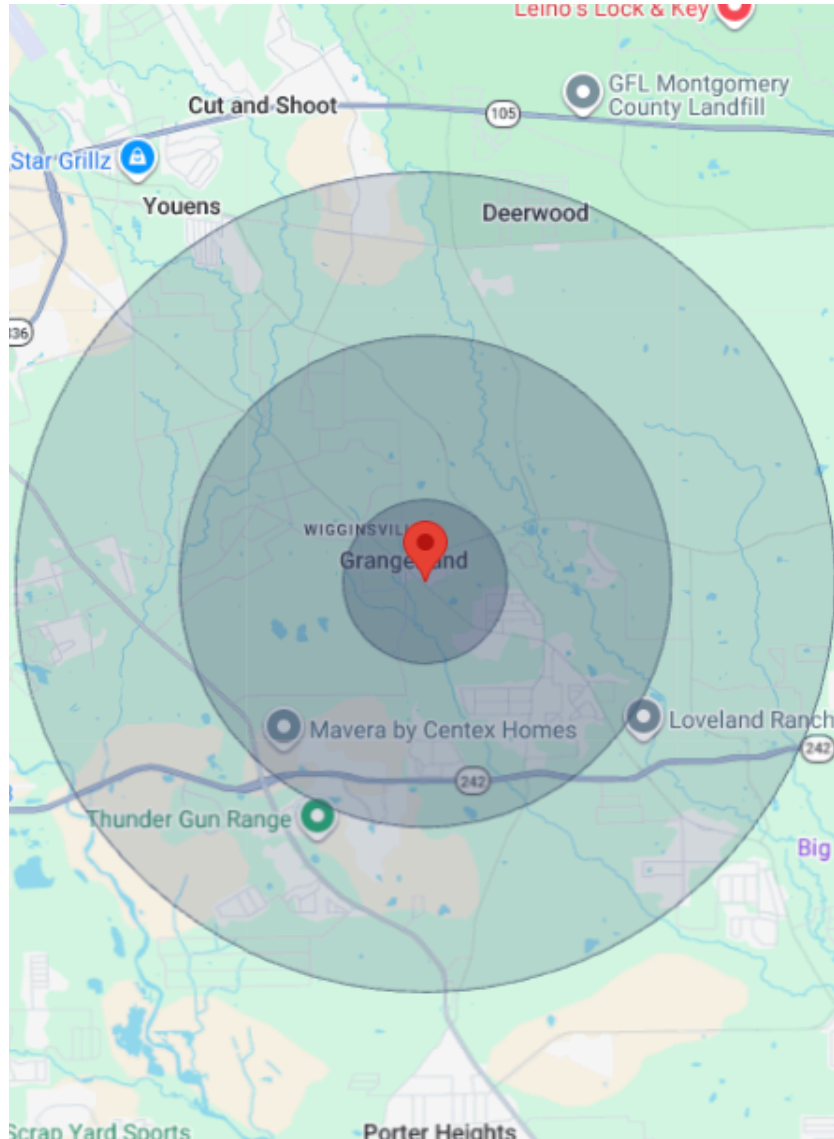
Aerial Map



Property Photos



Demographics



Prime location at 16161 FM 3083 E in Conroe with strong accessibility and frontage along a major east-west corridor. Conveniently positioned just minutes from Interstate 45, this site allows quick access to Houston, The Woodlands, and the greater Montgomery County area.

Surrounded by continued residential and commercial growth, the property benefits from nearby neighborhoods, retail, industrial development, and expanding consumer demand. Its close proximity to downtown Conroe and major area attractions makes this an ideal location for a variety of commercial, service, or investment uses.

	1 Mile	3 Miles	5 Miles
Total population	1,517	10,298	23,456
Workday Population	607	4,305	10,369
Total household	516	3,499	7,631
Average household income	\$75,550	\$76,299	\$85,825
Average age	33.6	34.3	35.3
Male Population	687	4,783	11,580
Female Population	835	5,521	11,886

Demographics data derived from AlphaMap

Market Overview

Conroe, Texas is one of the fastest-growing cities in the Greater Houston metropolitan area and serves as the county seat of Montgomery County. Located along Interstate 45 and supported by strong regional infrastructure, Conroe offers excellent connectivity to The Woodlands, North Houston, and Downtown Houston. Its strategic location, combined with strong population growth and expanding commercial development, continues to position Conroe as a major driver of economic activity in North Houston.

The Conroe area has experienced significant residential expansion, with large-scale master-planned communities and new housing developments contributing to sustained population increases. This rapid residential growth has fueled increased demand for retail, healthcare, medical office, industrial, and service-oriented commercial uses. Continued commercial development along major corridors reflects strong consumer demand and ongoing investor confidence in the market.

From a real estate perspective, Conroe benefits from strong demographics, consistent absorption, and growing demand across multiple commercial property types. Limited availability of developable commercial sites in certain corridors, combined with rapid population growth, supports healthy occupancy and long-term value appreciation. As one of the most active growth markets in North Houston, Conroe remains well-positioned for long-term value creation and stable investment performance.



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