

OFFERING MEMORANDUM

18186 BLACKBERRY RD,
CONROE, TX 77306

Versatile 2-acre tract. With utilities already available, the property offers a rare opportunity to build, develop, or hold in a rapidly expanding area.

**THE COMMERCIAL
PROFESSIONALS**

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PROPERTY SUMMARY

18186 Blackberry Rd, Conroe, TX 77306

SALE PRICE: \$74,990

PROPERTY TYPE: Commercial

LOT SIZE: 87,145 SF

The land is mostly level and highly usable, making it well-suited for a custom home, small business, storage yard, workshop with ample space for structures, parking, and outdoor needs, the layout supports a wide range of possibilities. Surrounded by steady growth—new communities, retail, and infrastructure—the location continues to appreciate as demand increases.

Whether you're an investor seeking strong long-term returns, a builder planning your next project, or a buyer needing room and flexibility, these 2 acres provide a ready canvas to bring your vision to life.



PROPERTY HIGHLIGHTS

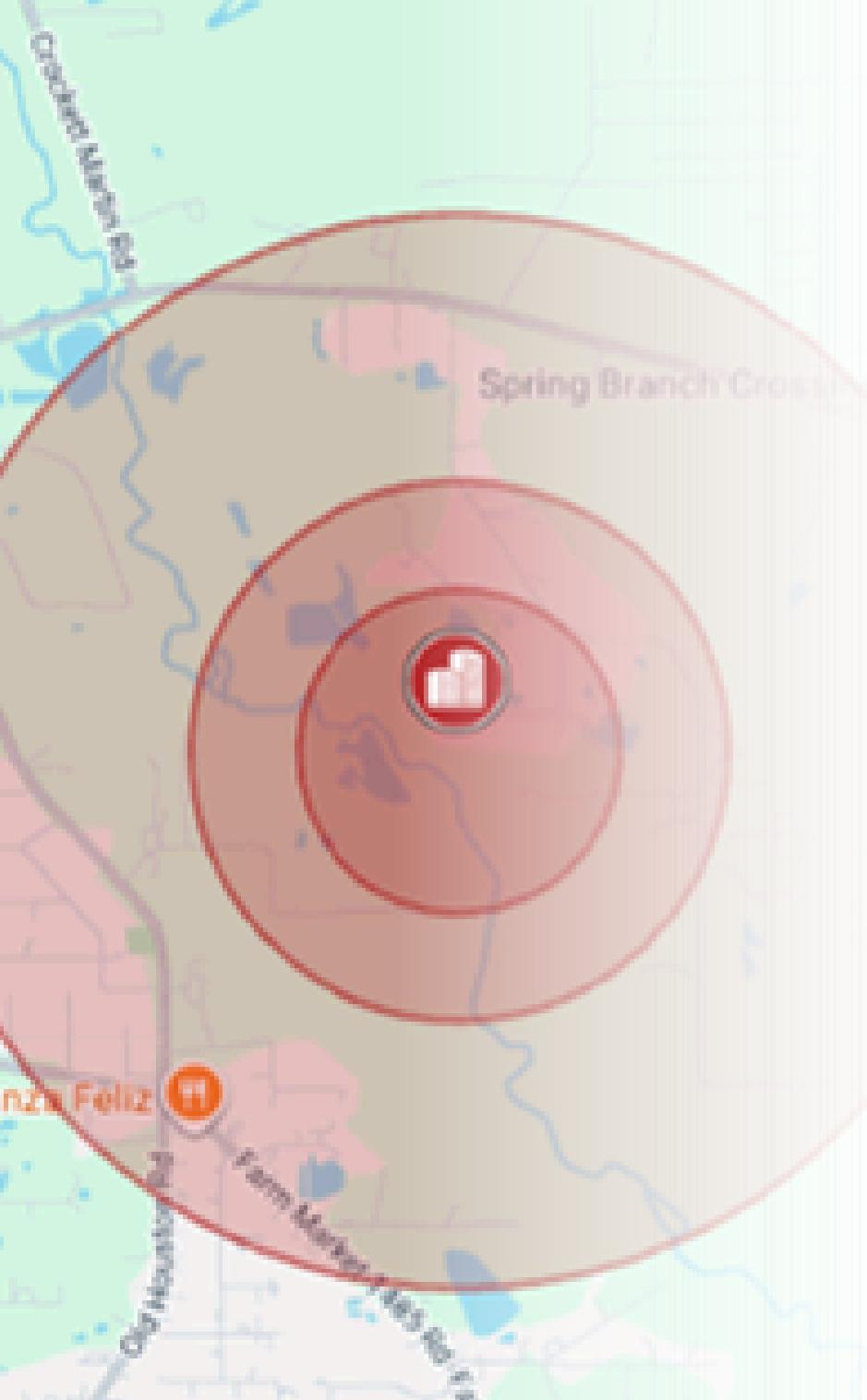
Prime 2-Acre Commercial/Residential Opportunity | Conroe, TX 77306

- Versatile 2-acre tract with utilities already available.
- Rare opportunity to build, develop, or hold in a rapidly expanding area.
- Mostly level and highly usable land ideal for:
- Custom home
- Small business
- Storage yard
- Workshop
- Parking or outdoor use
- Flexible layout supports a wide range of structures and site plans.
- Surrounded by steady growth including new communities, retail, and infrastructure.
- Strong appreciation potential as demand continues to rise.
- Ideal for investors, builders, or buyers needing space, flexibility, and long-term value.



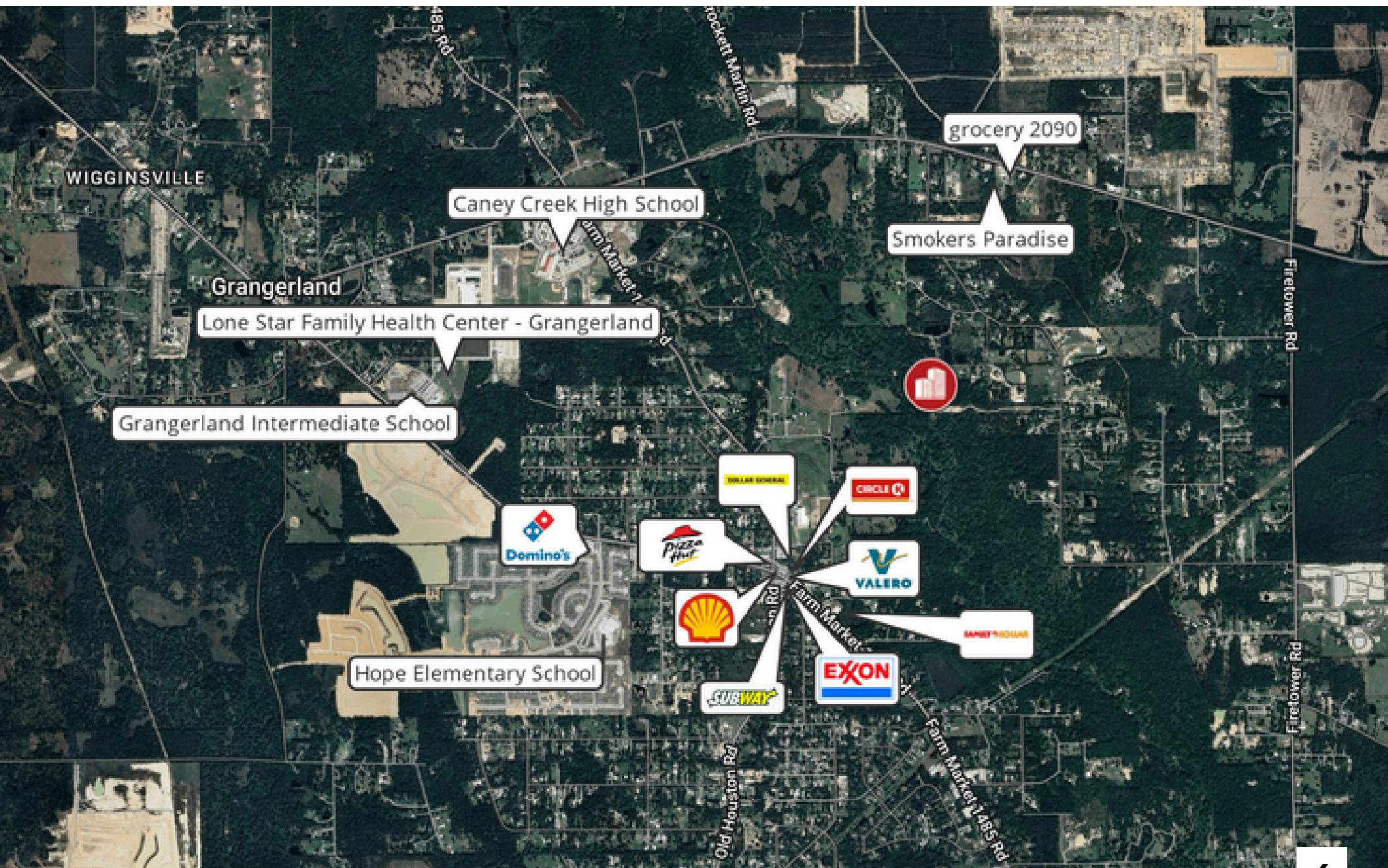
AREA OVERVIEW

Located in the Liberty Road Manor subdivision, this property provides easy access to major highways, public transportation, and local amenities, making it an attractive option for tenants.



	0.3 Miles	0.5 Miles	1 Miles
Total households	25	69	416
Total population	73	198	1,214
Persons per household	2.9	2.9	2.9
Average household income	\$62,416	\$62,416	\$63,666
Average house value	\$203,552	\$203,552	\$203,162
Average age	38	39	38
Average age male	38	38	38
Average age female	39	39	39

RETAILER MAP





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