



**SUBJECT
TRACT
1.75 Acres**

**1.74 Acres
ALSO AVAILABLE**

Highway 242

FOR SALE: 1.754 ACRES WITH HIGHWAY 242 FRONTAGE

10855 HIGHWAY 242
CONROE, TEXAS 77385

For More Information:



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PROPERTY SUMMARY

PROPERTY DESCRIPTION

This outstanding commercial property is strategically located on Highway 242, offering unparalleled visibility and accessibility in a high-traffic area. Spanning 1.75 acres, this site features a 5,422 SF free-standing building, presenting an excellent opportunity for investors, developers, or business owners seeking a prime location.

With pylon signage and direct highway frontage, this property ensures maximum exposure to passing traffic, making it ideal for a wide range of commercial uses, including retail, office, medical, or restaurant space. The building is currently vacant, allowing for immediate occupancy or redevelopment to suit your business needs.

Additionally, an adjacent 1.74-acre parcel is available, allowing buyers the option to expand and create a combined 3.50-acre commercial tract—perfect for larger-scale developments or multi-use commercial projects.

PROPERTY HIGHLIGHTS

- 5,422 SF free-standing retail building on 1.75 acres
- Pylon signage
- Excellent visibility with Highway 242 frontage
- Adjacent 1.74 acres available to create a 3.5 acre tract
- Traffic Count (2022): 50,373 cars per day



OFFERING SUMMARY

Sales Price:	\$1,750,000.00
Building Size:	5,422 SF
Lot Size:	1.754 Acres

2024 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,389	9,370	27,527
Total Population	7,501	26,798	84,420
Average HH Income	\$109,716	\$114,060	\$128,613

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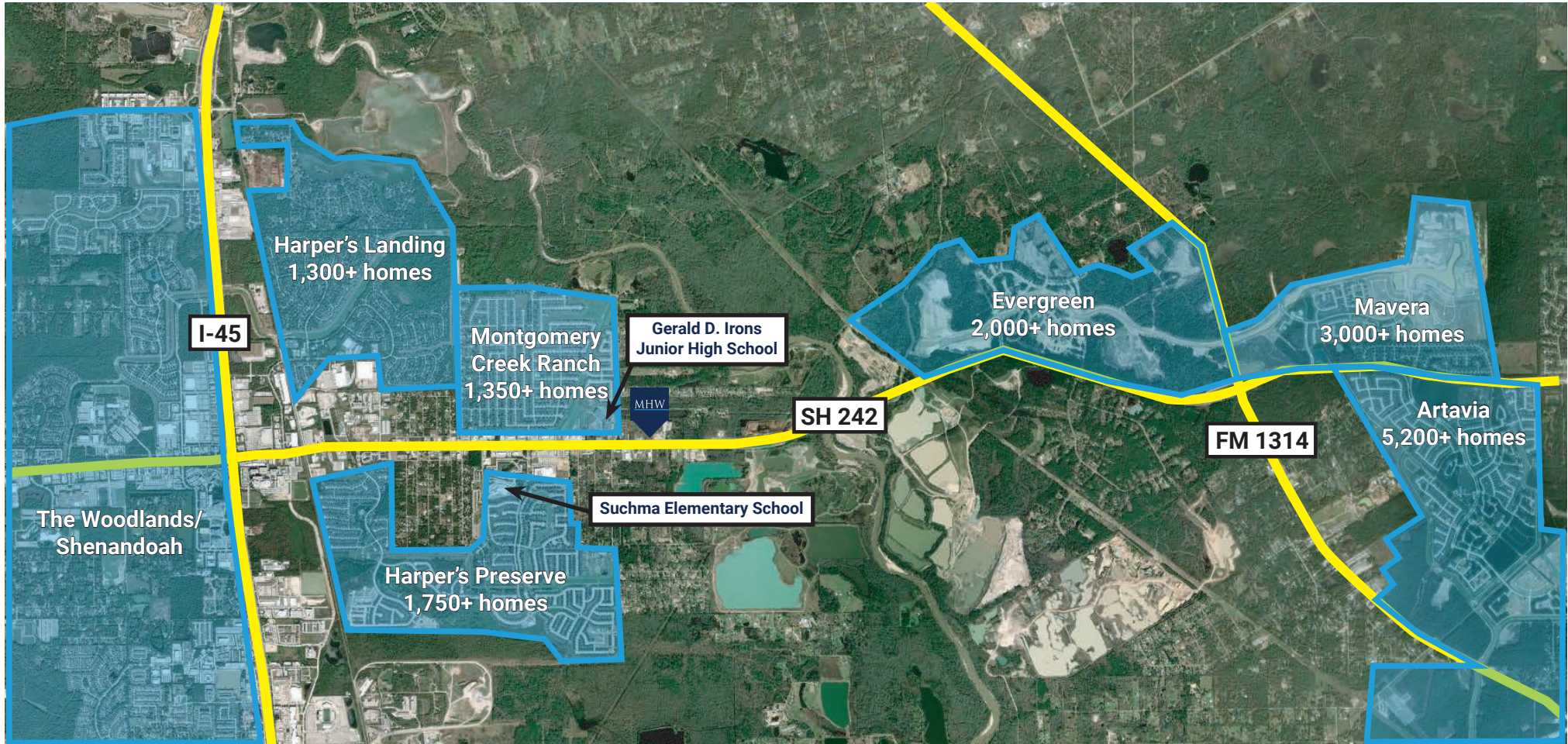
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VICINITY MAP



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RETAILER MAP



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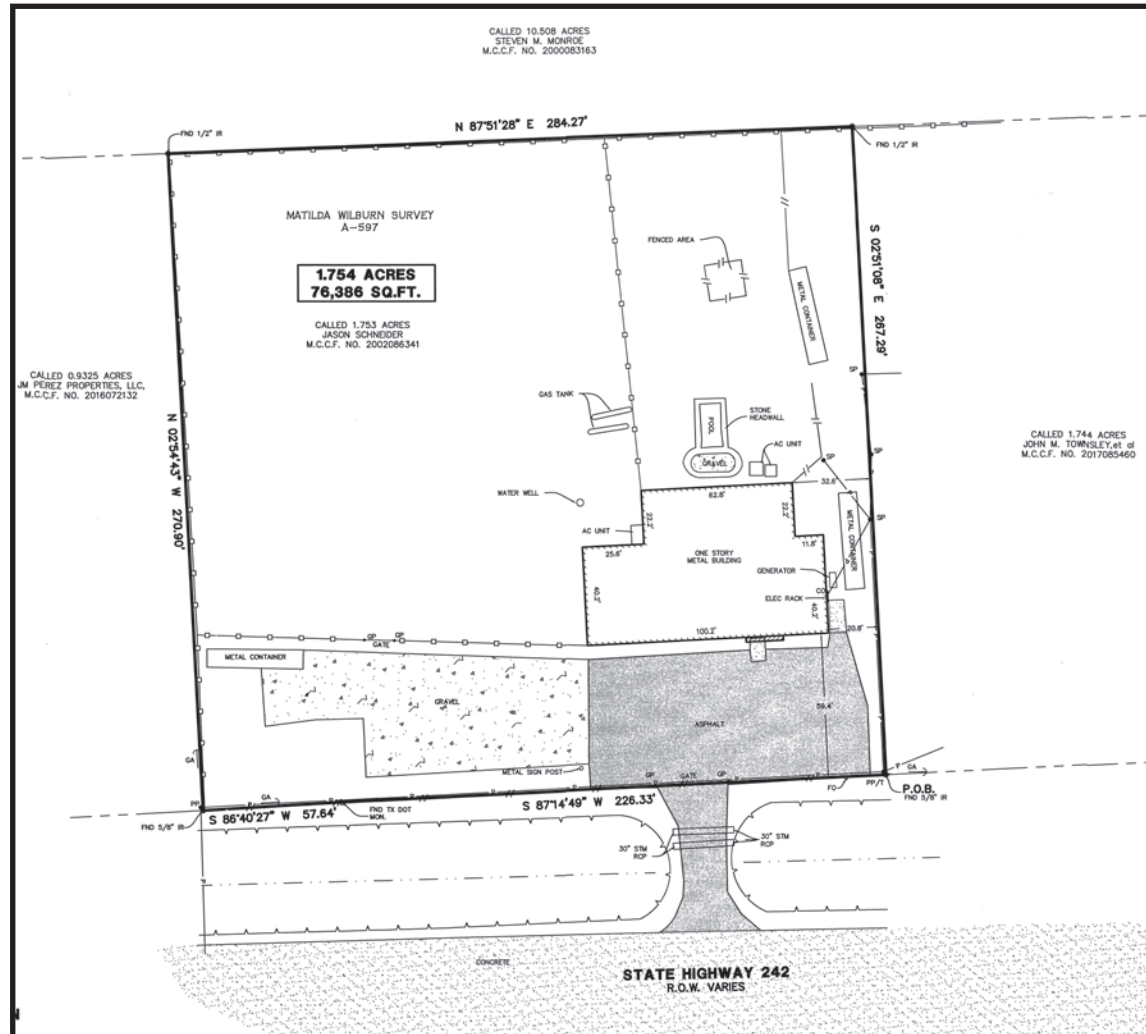
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PROPERTY SURVEY



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Information About Brokerage Services

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;

- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Licensed Broker: MHW BROKERAGE SERVICES, LLC; License No. 9007674;
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