

LAND FOR SALE
FM 1484 FRONTAGE
CONROE, TX 77303



KW COMMERCIAL | THE WOODLANDS

2201 Lake Woodlands Dr
The Woodlands, TX 77380



Each Office Independently Owned and Operated

PRESENTED BY:

TERESA SARTIN

Realtor

O: (281) 825-7745

C: (281) 825-7745

teresa@sartinteam.com

0467749, Texas

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FM 1484 ROAD



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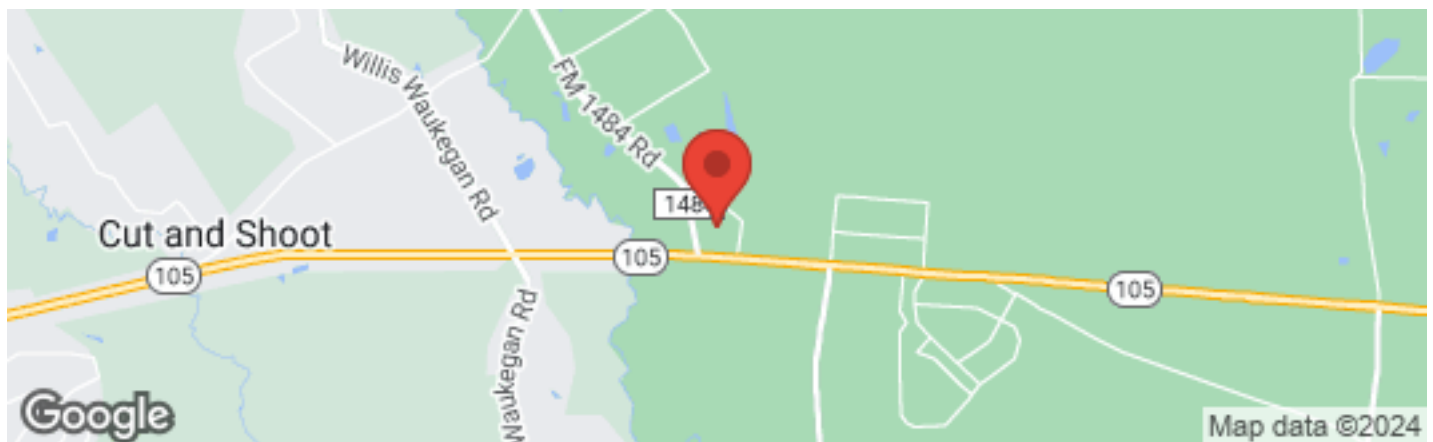
EXECUTIVE SUMMARY

FM 1484 ROAD



PROPERTY OVERVIEW

Exceptional opportunity for retail, industrial, and self-storage ventures in the dynamic city of Conroe, renowned as one of the fastest-growing locales. This prime location is strategically positioned along Farm to Market Road 1484, currently undergoing expansion to accommodate four lanes and a turning lane, enhancing accessibility and visibility. The property benefits from the availability of essential utilities, including city water, electric, and gas, providing seamless infrastructure for potential development. With the flexibility to subdivide the acreage, the site offers versatility to suit various business needs. Additionally, the land is partially cleared, presenting a canvas for streamlined construction and development. Don't miss out on this unparalleled prospect in the thriving city of Conroe.



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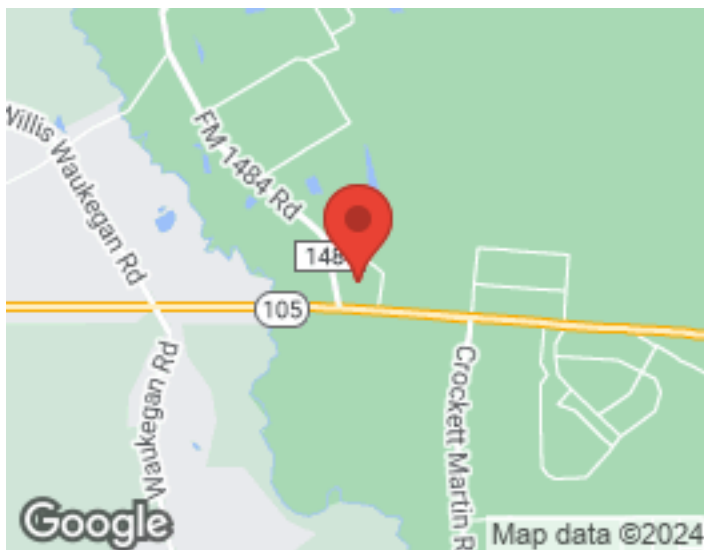
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LOCATION & HIGHLIGHTS

FM 1484 ROAD



LOCATION INFORMATION

Building Name: FM 1484 Frontage
Street Address: FM 1484 Road
City, State, Zip: Conroe, TX 77303
County: Montgomery
Market:
Sub-market:
Cross Streets: SH 105
Signal Intersection: NO

LOCATION OVERVIEW

Situated 40 miles north of Houston along the I-45 corridor, Conroe stands as the vibrant county seat of Montgomery County, positioned among the fastest-growing cities in the United States. Boasting a contemporary and business friendly environment, Conroe serves as a magnet for diverse industries, encompassing tourism, dining, distribution, manufacturing, and professional services. The city's appeal lies in its modern housing options that are both new and affordable, along with the presence of acclaimed educational institutions. Embraced by the scenic beauty of Lake Conroe, Conroe offers easily accessible walking trails, a charming downtown area, and a convenient transportation network.

PROPERTY HIGHLIGHTS

- Easy Access to SH 105
- Water Available
- Gas Available
- Electricity Available
- Top 10 Fastest Growing City of Conroe
- Near New Residential Developments
- Frontage FM 1484

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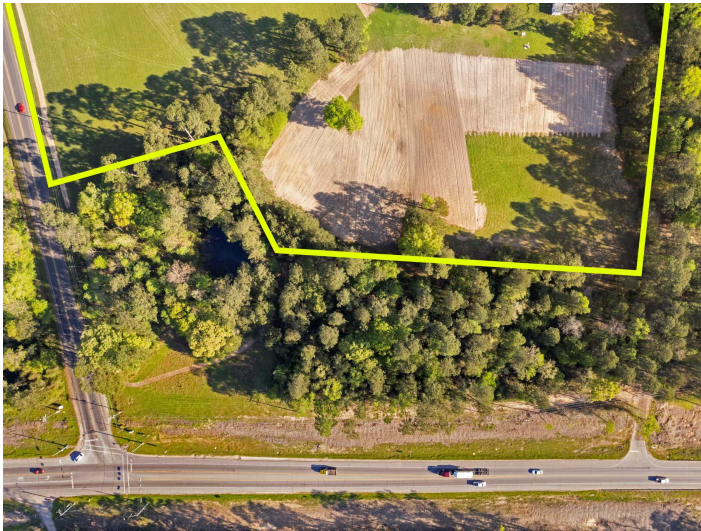
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PROPERTY PHOTOS

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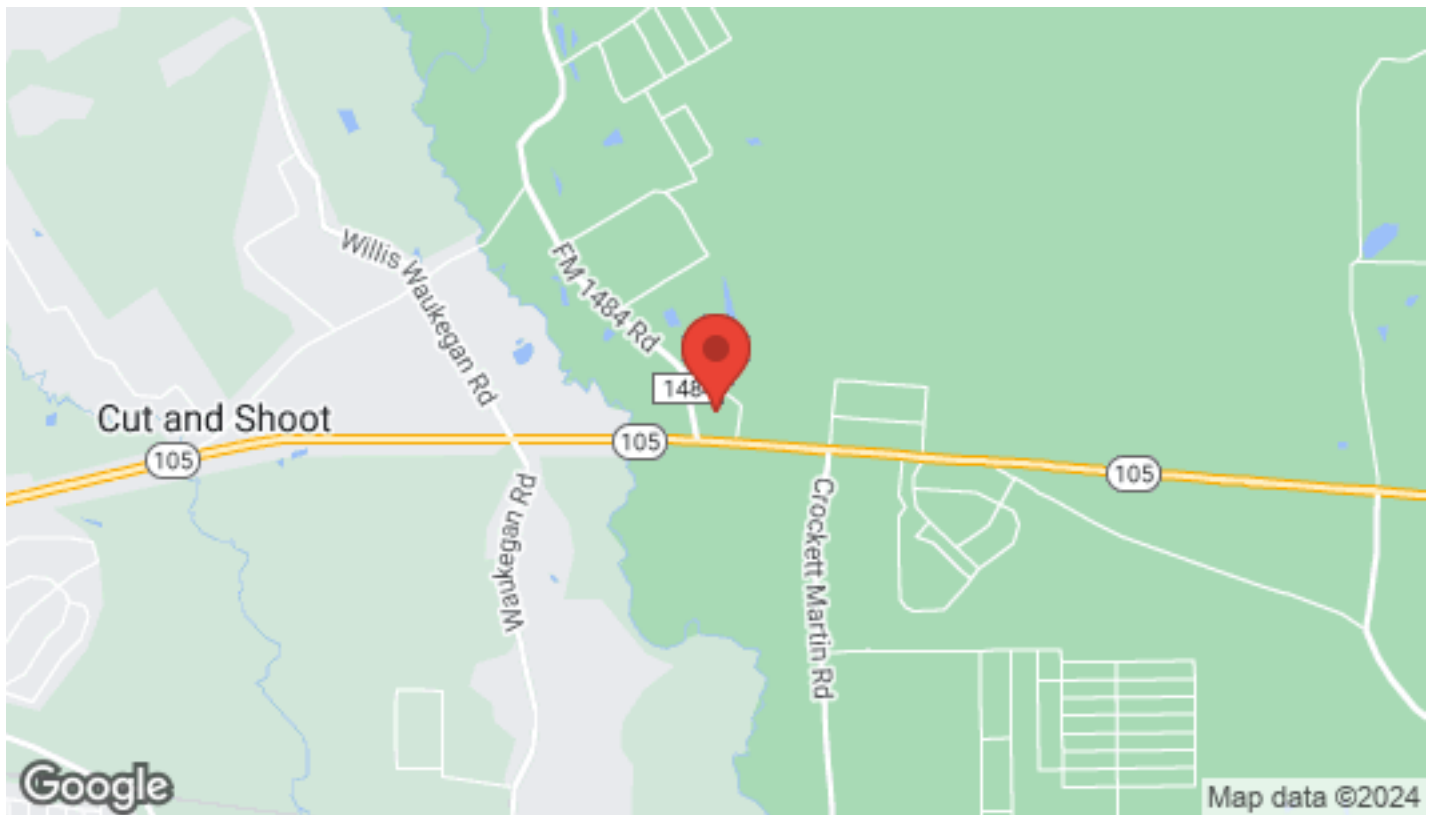
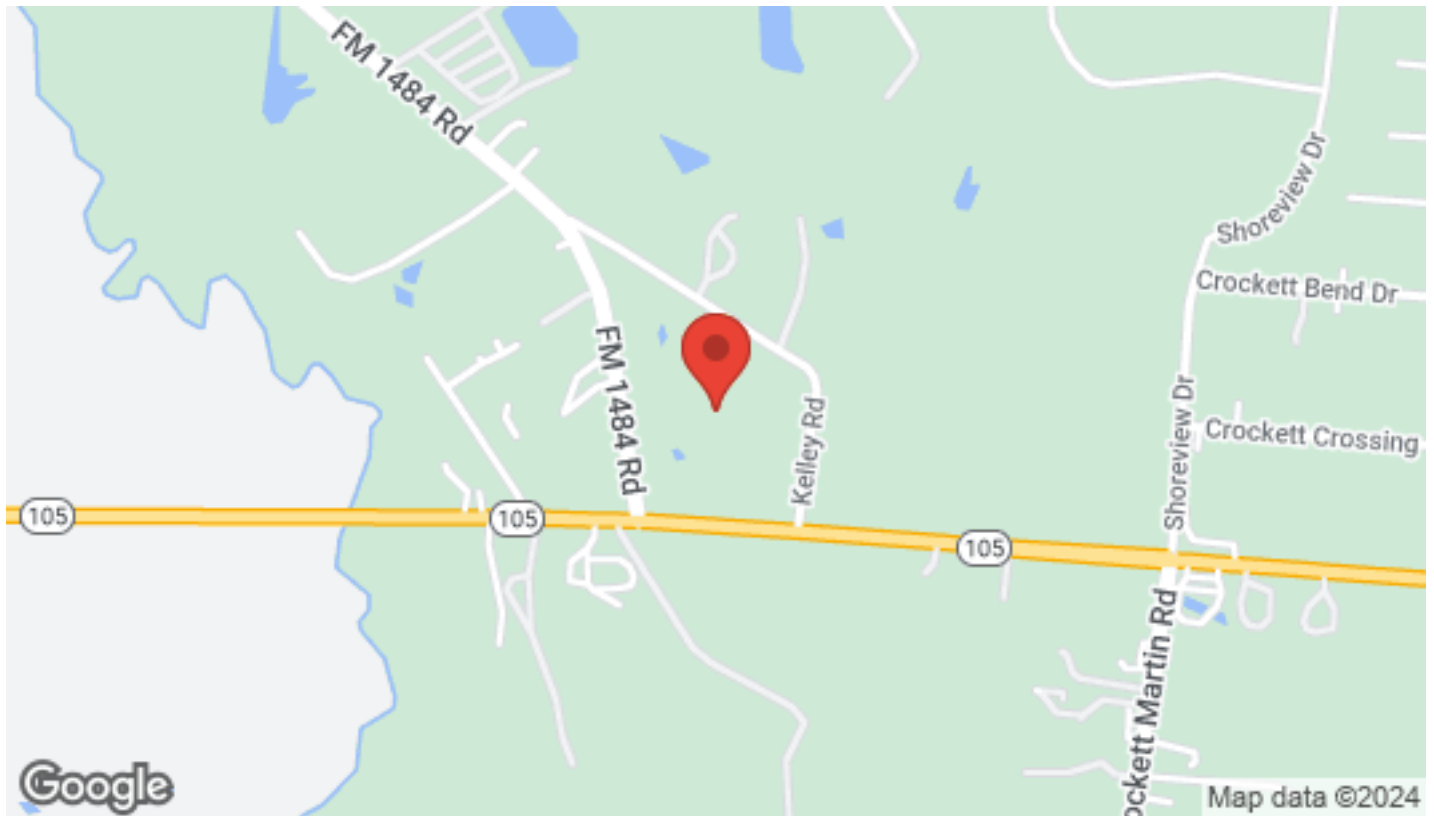
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LOCATION MAPS

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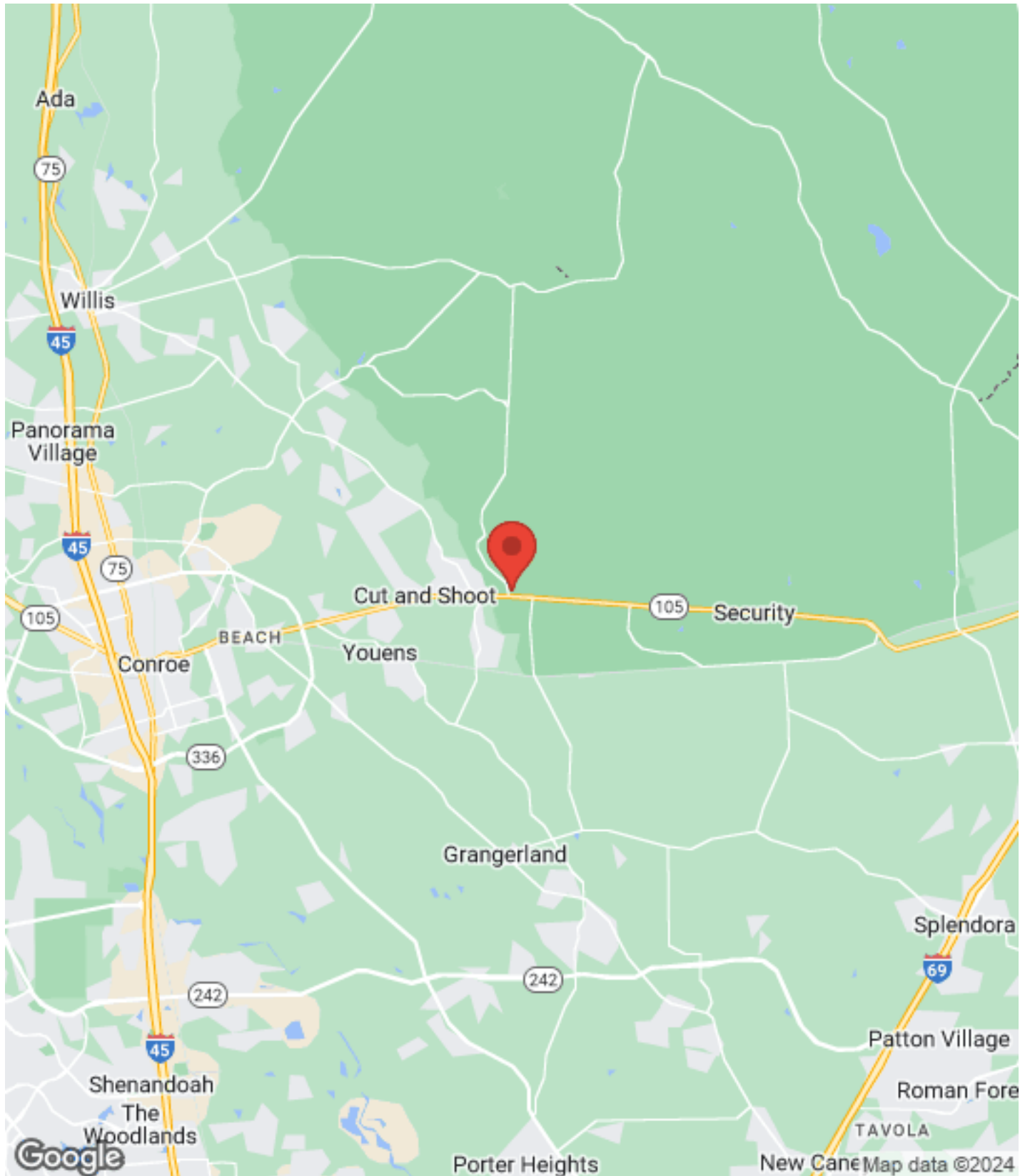
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REGIONAL MAP

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AERIAL MAP

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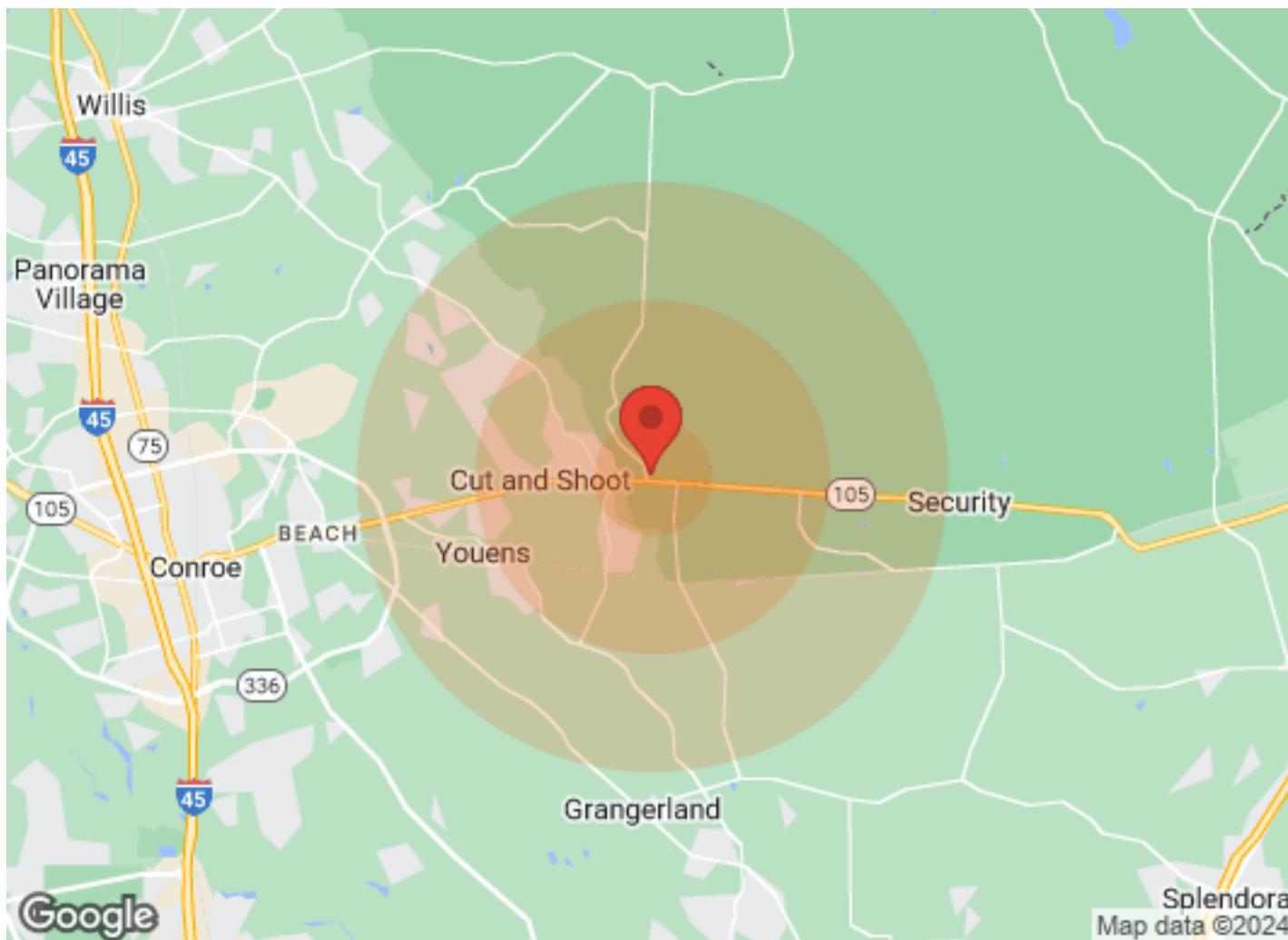
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	N/A	3,658	11,603
Female	N/A	3,667	11,913
Total Population	N/A	7,325	23,516

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	1,632	5,717
Ages 15-24	N/A	1,082	3,666
Ages 25-54	N/A	2,843	8,934
Ages 55-64	N/A	859	2,442
Ages 65+	N/A	909	2,757

Race	1 Mile	3 Miles	5 Miles
White	N/A	6,690	19,974
Black	N/A	12	148
Am In/AK Nat	N/A	21	159
Hawaiian	N/A	N/A	N/A
Hispanic	N/A	1,733	8,119
Multi-Racial	N/A	1,192	6,442

Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$58,160	\$49,416
< \$15,000	N/A	238	973
\$15,000-\$24,999	N/A	192	909
\$25,000-\$34,999	N/A	263	1,020
\$35,000-\$49,999	N/A	480	1,251
\$50,000-\$74,999	N/A	652	1,702
\$75,000-\$99,999	N/A	361	960
\$100,000-\$149,999	N/A	190	536
\$150,000-\$199,999	N/A	46	119
> \$200,000	N/A	52	123

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	2,614	8,158
Occupied	N/A	2,363	7,437
Owner Occupied	N/A	1,936	5,914
Renter Occupied	N/A	427	1,523
Vacant	N/A	251	721

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