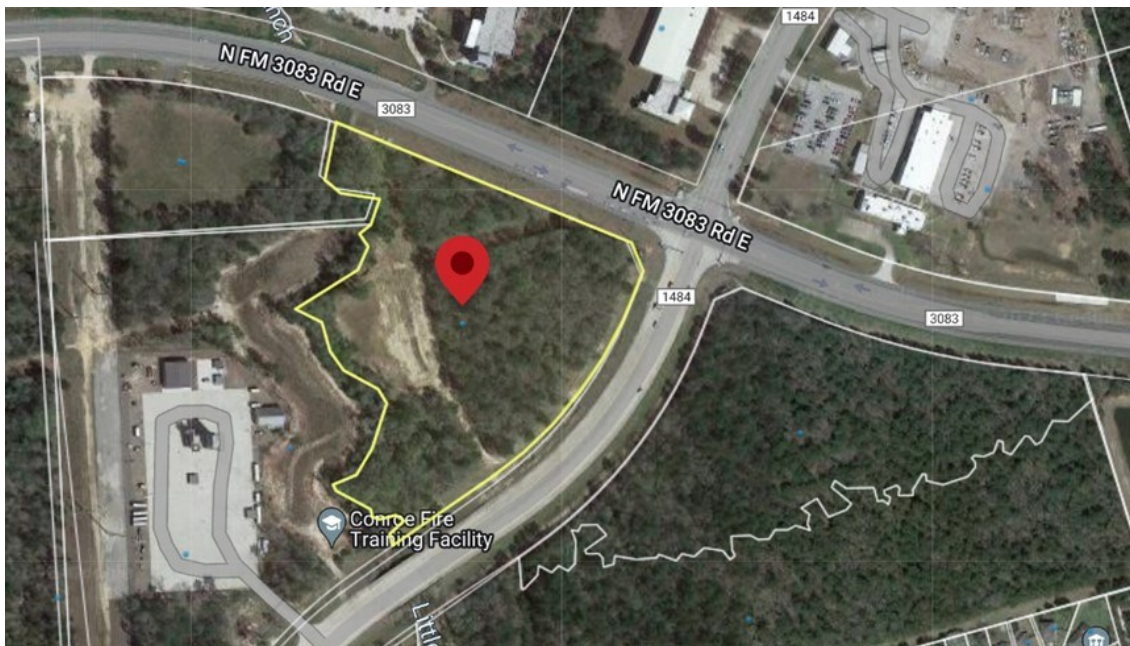


# Conroe Corner

Highly Sought-After Primary Market in Montgomery County, Texas  
FM 3083 & FM 1484 TX 77303



## Property Description

- **For Sale, Build To Suit or Land Lease: Rates Negotiable**
  - i) Lot 1 (1.43 AC) @ \$1,370,397 (\$22 PSF)
  - ii) Lot 2 (1.13 AC) @ \$1,082,901 (\$22 PSF)
  - iii) Lot 4 (2.20 AC) @ \$1,437,480 (\$15 PSF)
- **Planned Mixed Retail: Development Options**
- **Great Visibility: 800'+ Frontage FM 1484 & FM 3083**
- **Auto ~ QSR ~ Dollar Store: Abundant Parking**
- **Exterior Patio & Drive Thru Option: 4 Ingress/Egress**
- **Shovel Ready Sites: Public utilities and costly offsite detention completed.**
- **Demographics:**

1—Mile	3—Mile	5—Mile	
Population	3,541	41,331	100,318
- **Ave. Income:**

1—Mile	3—Mile	5—Mile
\$91,930	\$81,245	\$89,350
- **Households:** 13,705 @ 10-Minute Drive
- **Autos PD:** 26,000+
- **Traffic Generators:** 1-Mile from Conroe Convention Center and Conroe Airport (With US Customs Office)



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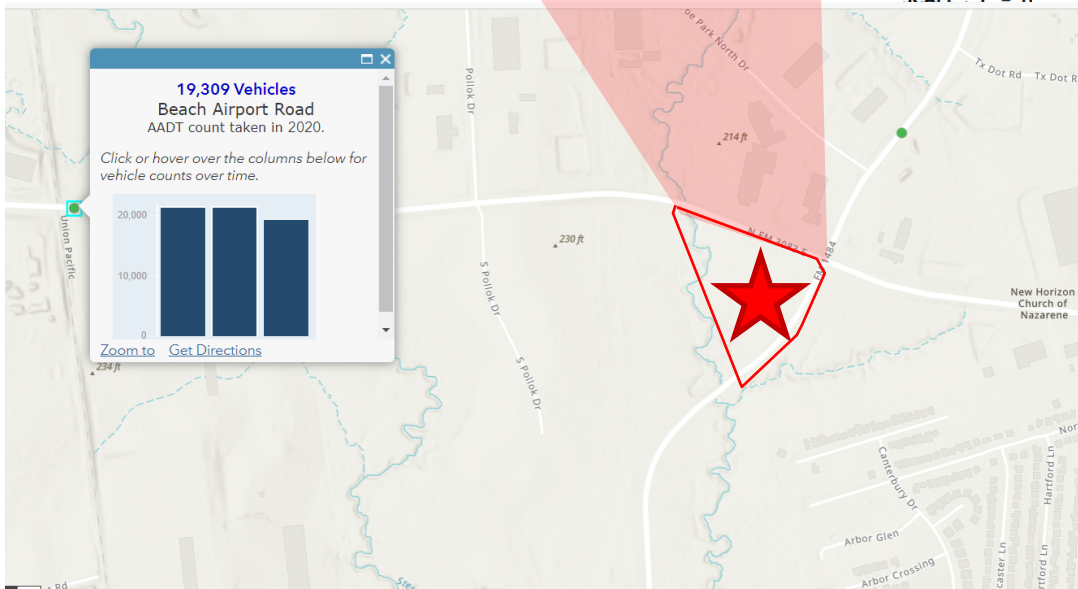
**Contact**

David Fisher, CCIM

(832) 476-7213

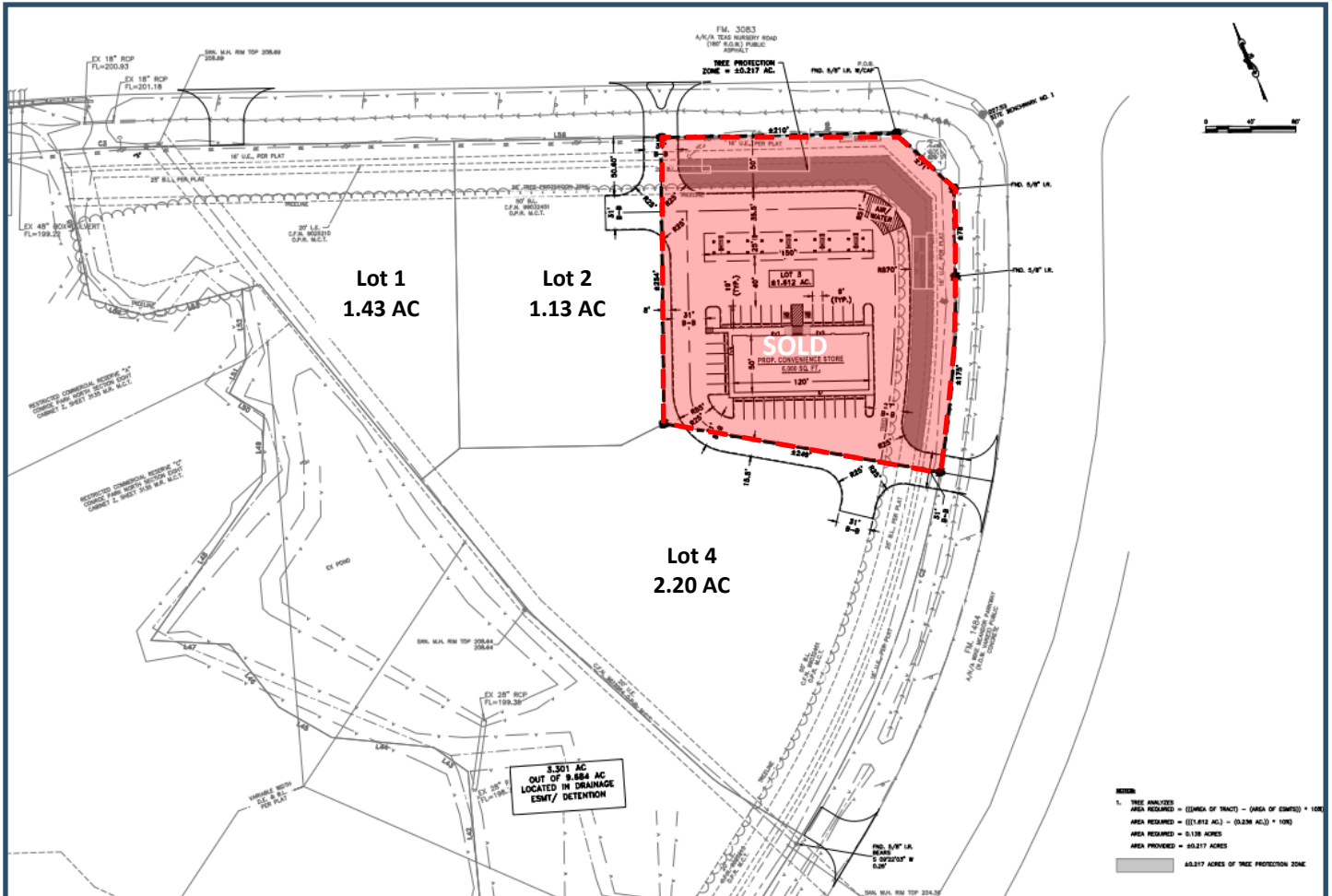
# Conroe Park North

- Decades after its creation in the late 1960s and early 1970s, Conroe Park North is now home to 27 companies where more than 3,000 individuals are employed.
- The city invested in a 610-acre land expansion to keep up with the growth at the industrial park, which is currently at 80-percent capacity, said Danielle Scheiner, director of the Greater Conroe Economic Development Council.



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- Lot's #1, #2 & #4 can be Combined (Lot 3 is Sold)
- Auto ~ QSR ~ Dollar Store ~ Abundant Parking
- Exterior Patio Option & Drive Thru ~ Four Ingress Egress
- This is a "shovel ready site" with **public utilities and costly offsite detention completed.**

  
**NEWMAN**  
**Contact**

David Fisher, CCIM  
(832) 476-7213

# For Information

# 832·476·7213

Retail · Outparcels · Build To Suit

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