

OFFERING MEMORANDUM

0 ED KHARBAT DRIVE
CONROE, TX 77301

Presenting an exceptional opportunity for land and retail-pad investors, this prime property at 00 Ed Kharbat Drive, Conroe, TX, 77301 offers a favorable location in the esteemed Conroe area.



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PROPERTY SUMMARY

0 Ed Kharbat Drive Conroe, TX 77301

OWNER FINANCE SALE PRICE: \$750,0000

PROPERTY TYPE: Land

LOT SIZE: 3.9 Acres

Presenting an exceptional opportunity for land and retail-pad investors, this prime property at 00 Ed Kharbat Drive, Conroe, TX, 77301 offers a favorable location in the esteemed Conroe area. Boasting a 3.974-acre corner parcel with 657 feet of frontage along the flourishing 4-lane Ed Kharbat Dr, the property provides excellent visibility and accessibility.



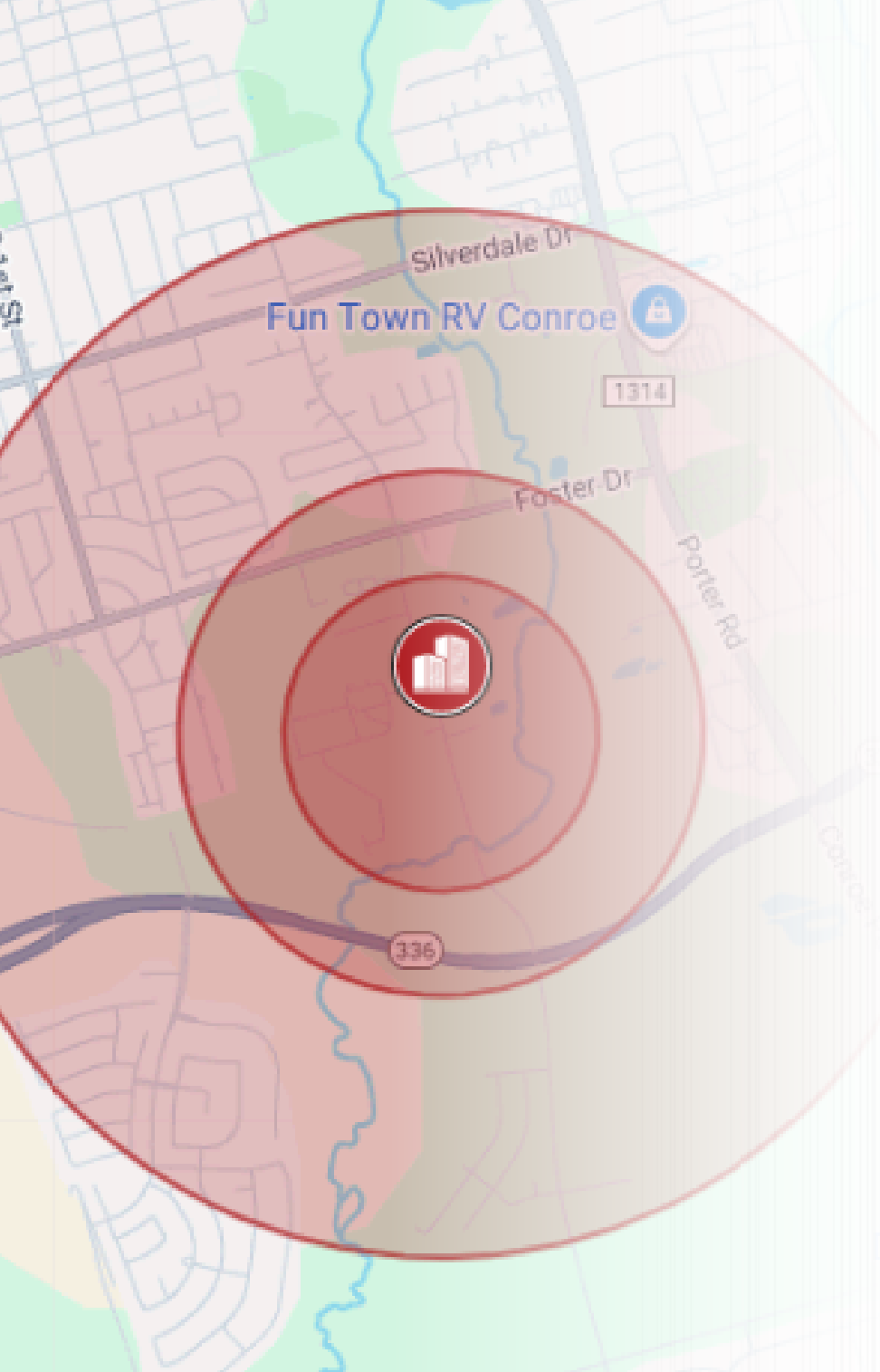
PROPERTY HIGHLIGHTS

Prime 3.9 Acre Corner Parcel in Conroe with Ft. Frontage – Unrestricted and Ready for Development

Its quick access to I-45, Loop 336, downtown Conroe, and Porter Conroe Rd enhances its appeal for a range of retail ventures.

- \$100,000 down: 20 yr amortization @ 10% - 5 yr balloon payment
- • Plans available
- • Water/sewer on property line
- - 3.974-acre corner parcel
- - 657 feet of frontage on 4-lane Ed Kharbat Dr
- - Unrestricted zoning
- - Quick access to I-45 and Loop 336
- - Owner-provided plans for 2 driveway access points
- - Ideal for retail pad development
- - High visibility and accessibility
- - Favorable location for commercial ventures
- - Prime investment opportunity





AREA OVERVIEW

Conroe, TX, is a vibrant city with a strong economic base, making it an enticing location for office building investors. Positioned just north of Houston, the area offers a dynamic mix of commercial and residential properties, presenting an attractive opportunity for growth and development. From I-45 North, take exit 84B towards TX 336 Loop, then turn right on TX 336 Loop and left on Ed Kharbat Dr. The property is located on your left. The nearby attractions, such as the scenic Lake Conroe and the historic downtown area, add to the appeal.

	0.3 Miles	0.5 Miles	1 Miles
Total households	5	48	1,257
Total population	13	137	3,770
Persons per household	2.6	2.9	3
Average household income	\$133,972	\$133,733	\$121,188
Average house value	\$444,168	\$432,071	\$366,943
Average age	40	39	38
Average age male	38	38	37
Average age female	41	41	39

RETAILER MAP





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