

### PROPERTY DESCRIPTION

Unlock the potential of 6.11 acres of prime land at 1120 Wellman Rd, Conroe, TX. Located just minutes from The Woodlands and I-45, this strategically positioned tract offers excellent visibility and accessibility in one of the region's fastest-growing corridors. Whether you're considering commercial development, residential construction, or a mixed-use project, this property provides the flexibility and location to support a variety of uses.

Surrounded by established neighborhoods, medical facilities, and retail centers, the area benefits from strong demographics, continued growth, and increasing demand for new development. Utilities are nearby, and the flat terrain offers a head start for site planning and construction.

Seize the opportunity to invest in a high-demand area with strong long-term potential.

### PROPERTY HIGHLIGHTS

- 6.11 acres of vacant land in a rapidly growing area of Conroe, TX
- 2,019 VPD Prime location-just minutes from The Woodlands and
- I-45
- Ideal for commercial, residential, or mixed-use development

### OFFERING SUMMARY

Sale Price:	\$6,200,000
Lot Size:	6.11 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	356	970	2,282
Total Population	869	2,374	5,476
Average HH Income	\$128,695	\$128,386	\$130,035

**ADAM OLSEN, CCIM**

713.614.2670

adam@thecommercialprofessionals.com



To Schedule A Showing Call 713.538.1638

**TJ DIAZ**

832.3281.7222

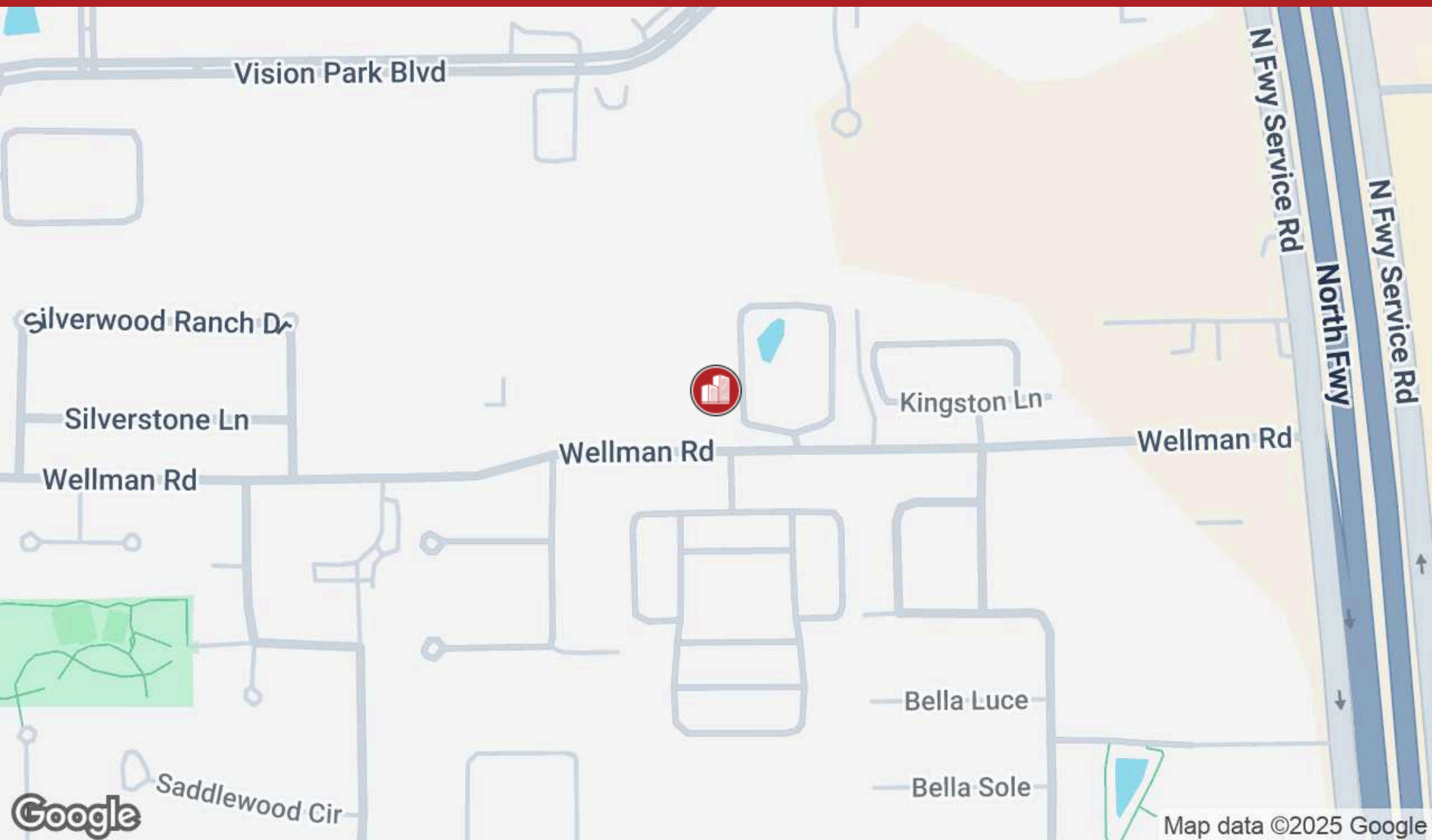
tj@texasheadquarters.com



PRIME 2.08-ACRE DEVELOPMENT OPPORTUNITY ON WELLMAN RD – IDEAL FOR COMMERCIAL OR RESIDENTIAL USE NEAR THE WOODLANDS  
1120 WELLMAN RD, CONROE, TX 77384

LOCATION MAP | RESIDENTIAL/COMMERCIAL/INDUSTRIAL

FOR SALE: \$6,200,000



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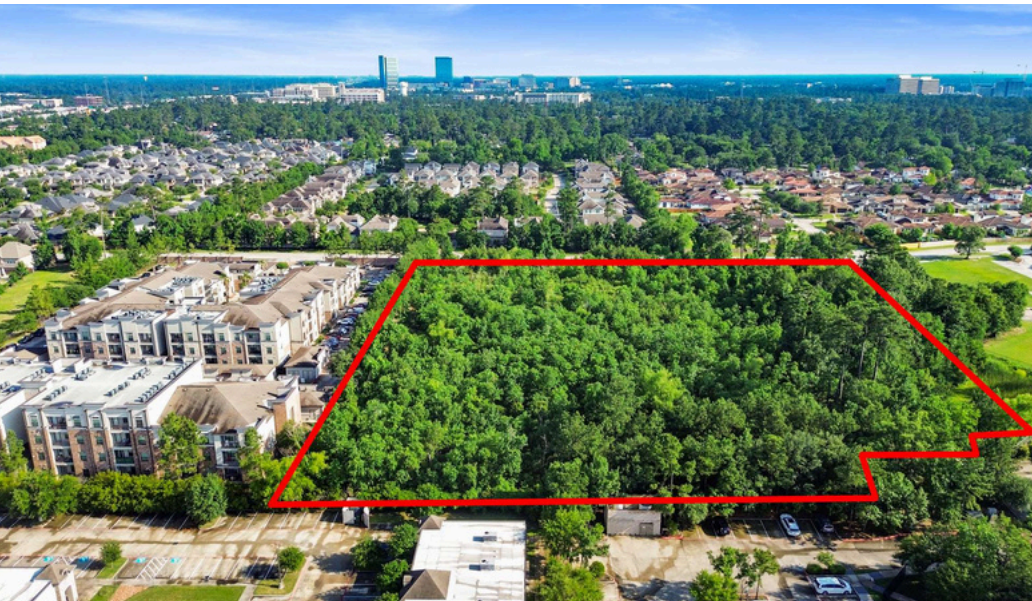
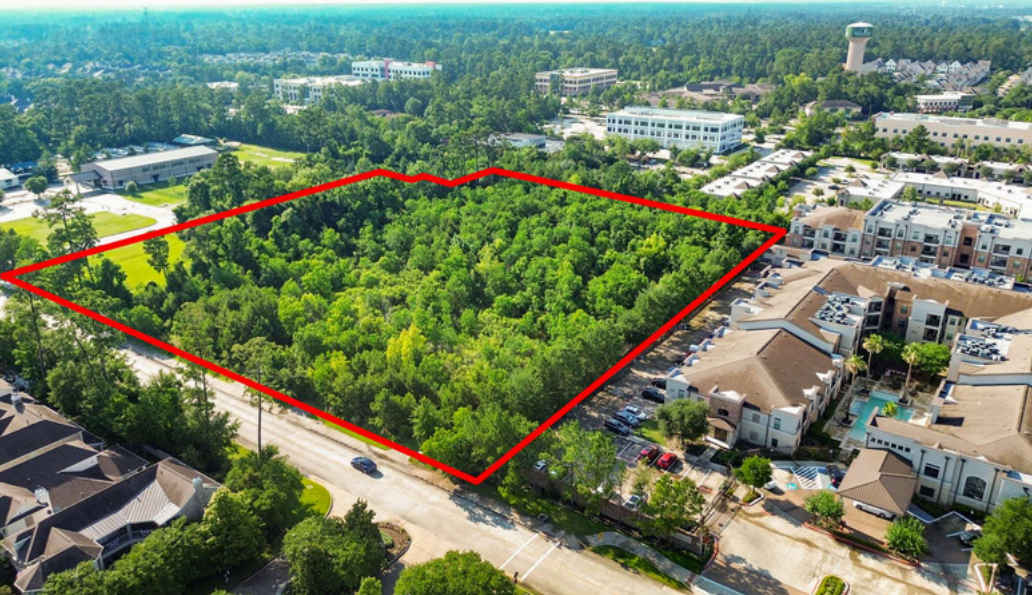
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ADDITIONAL PHOTOS | RESIDENTIAL/COMMERCIAL/INDUSTRIAL

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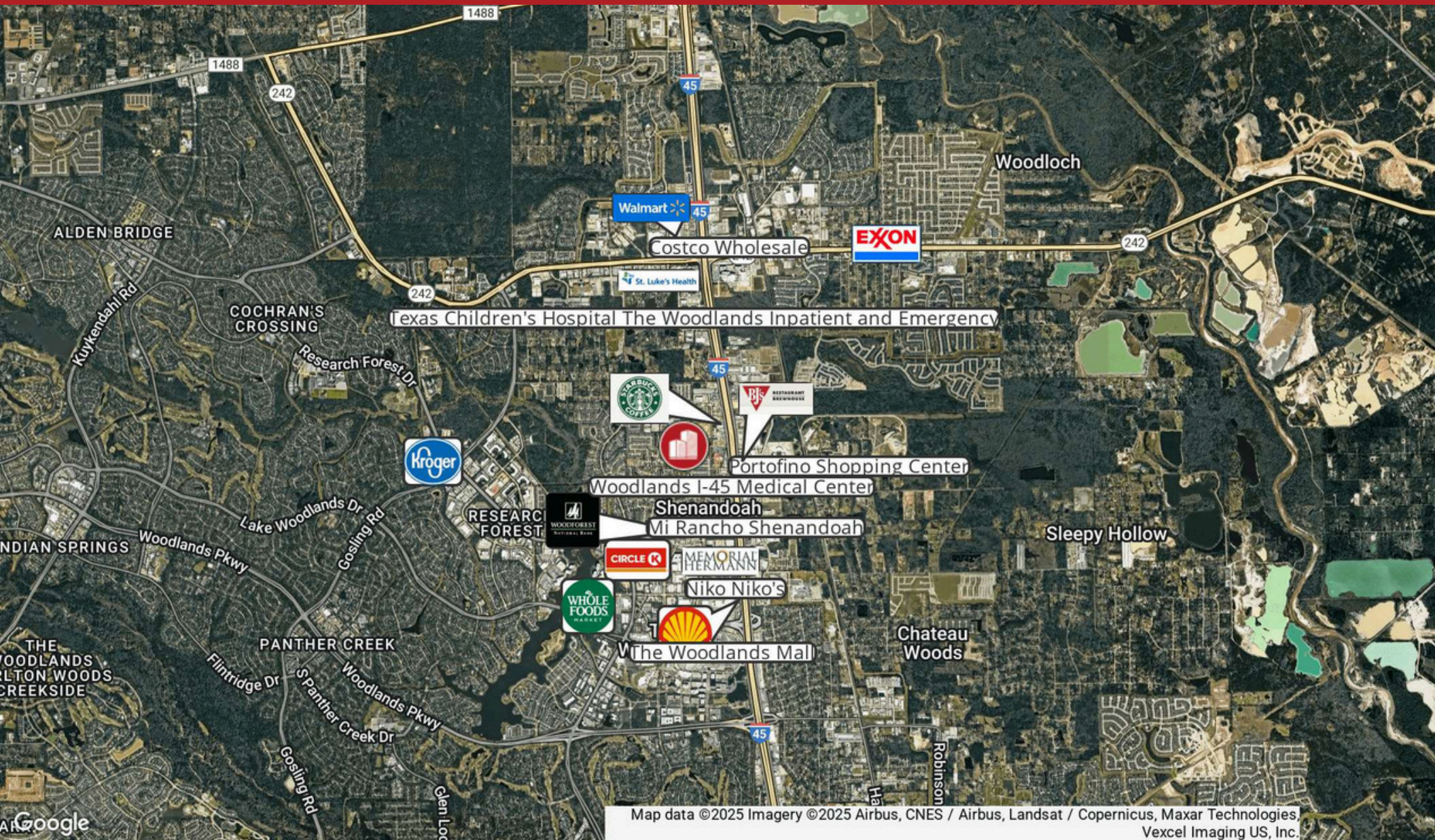
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RETAILER MAP | RESIDENTIAL/COMMERCIAL/INDUSTRIAL

FOR SALE: \$6,200,000



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