

DEVELOPMENT SITE FOR SALE

8.55 ACRES IN CONROE, TX 77304



S&PINTERESTS

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The information herein has been obtained from sources believed reliable, however, S & P Interests, LLC does not guarantee, warranty or make any representations to the completeness or accuracy thereof. The information pertaining to this property is subject to errors, omissions, change of price, or conditions, prior to sale or lease, or the withdrawal of this offer without notice.

PROPERTY OVERVIEW



LOCATION
Conroe, TX 77304



LAND SIZE
8.55 Acres



FLOOD ZONE
Outside of 100yr & 500yr



FRONTAGE
500' on I-45 North



INCOME
\$80,577 within 3 miles



ROOFTOPS
16,980 in 3 mile radius



TRAFFIC COUNT
84,515 VPD ('25)



84,515 VPD ('25)



CARmax

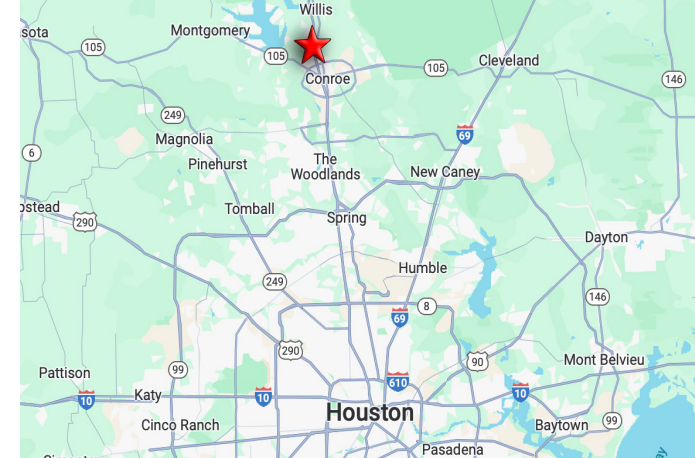
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SURVEY



PROPERTY FEATURES:

- Location: Conroe, TX 77304
- Land Size: 8.55 Acres
- Frontage: 500' on I-45 North
- Rooftops: 16,980 in 3 mile radius
- Traffic Count: 84,515 Cars Per Day
- Income: 80,577 in 3 mile radius
- Flood Zone: Outside 500yr and 100yr

DEMOGRAPHIC SUMMARY:

Radius	1 Mile	3 Mile	5 Mile
2024 Population	6,129	45,948	89,161
Households	2,385	16,980	31,996
Average HH Income	\$88,215	\$80,577	\$86,482

TRAFFIC COUNTS:

I-45 North: 84,515 VPD (2025)

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Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	7,572	56,205	109,399
2024 Estimate	6,129	45,948	89,161
2020 Census	5,173	39,933	77,569
Growth 2024 - 2029	23.54%	22.32%	22.70%
Growth 2020 - 2024	18.48%	15.06%	14.94%

2024 Population by Age	6,129	45,948	89,161
Age 0 - 4	440 7.18%	3,028 6.59%	6,016 6.75%
Age 5 - 9	482 7.86%	3,109 6.77%	6,346 7.12%
Age 10 - 14	458 7.47%	2,907 6.33%	6,068 6.81%
Age 15 - 19	401 6.54%	2,688 5.85%	5,649 6.34%
Age 20 - 24	444 7.24%	3,215 7.00%	6,134 6.88%
Age 25 - 29	488 7.96%	3,789 8.25%	6,987 7.84%
Age 30 - 34	480 7.83%	3,911 8.51%	7,276 8.16%
Age 35 - 39	424 6.92%	3,484 7.58%	6,555 7.35%
Age 40 - 44	418 6.82%	3,281 7.14%	6,208 6.96%
Age 45 - 49	383 6.25%	2,771 6.03%	5,338 5.99%
Age 50 - 54	359 5.86%	2,533 5.51%	4,990 5.60%
Age 55 - 59	320 5.22%	2,289 4.98%	4,539 5.09%
Age 60 - 64	297 4.85%	2,226 4.84%	4,454 5.00%
Age 65 - 69	234 3.82%	2,025 4.41%	3,971 4.45%
Age 70 - 74	204 3.33%	1,769 3.85%	3,303 3.70%
Age 75 - 79	156 2.55%	1,337 2.91%	2,417 2.71%
Age 80 - 84	86 1.40%	820 1.78%	1,444 1.62%
Age 85+	57 0.93%	769 1.67%	1,465 1.64%
Age 65+	737 12.02%	6,720 14.63%	12,600 14.13%

Median Age	33.70	35.50	35.10
Average Age	35.30	37.10	36.70

2024 Population By Race	6,129	45,948	89,161
White	3,951 64.46%	28,482 61.99%	52,174 58.52%
Black	868 14.16%	4,980 10.84%	9,968 11.18%
Am. Indian & Alaskan	14 0.23%	188 0.41%	455 0.51%
Asian	203 3.31%	1,136 2.47%	1,975 2.22%
Hawaiian & Pacific Island	11 0.18%	67 0.15%	119 0.13%
Other	1,082 17.65%	11,095 24.15%	24,470 27.44%

Population by Hispanic Origin	6,129	45,948	89,161
Non-Hispanic Origin	4,685 76.44%	31,100 67.69%	57,228 64.19%
Hispanic Origin	1,443 23.54%	14,848 32.31%	31,933 35.81%

2024 Median Age, Male	32.50	35.00	34.60
2024 Average Age, Male	34.20	36.30	35.90

2024 Median Age, Female	34.60	36.00	35.60
2024 Average Age, Female	36.30	38.00	37.50

Radius	1 Mile	3 Mile	5 Mile
2024 Population by Occupation Classification	4,669	36,375	69,612
Civilian Employed	3,215 68.86%	22,241 61.14%	43,549 62.56%
Civilian Unemployed	92 1.97%	619 1.70%	1,354 1.95%
Civilian Non-Labor Force	1,362 29.17%	13,501 37.12%	24,623 35.37%
Armed Forces	0 0.00%	14 0.04%	86 0.12%

Households by Marital Status			
Married	1,110	7,753	15,041
Married No Children	616	4,598	8,639
Married w/Children	494	3,155	6,402

2024 Population by Education	4,245	33,068	62,537
Some High School, No Diploma	294 6.93%	4,941 14.94%	10,194 16.30%
High School Grad (Incl Equivalency)	889 20.94%	8,466 25.60%	15,684 25.08%
Some College, No Degree	1,452 34.20%	9,413 28.47%	17,102 27.35%
Associate Degree	341 8.03%	2,066 6.25%	3,588 5.74%
Bachelor Degree	925 21.79%	5,553 16.79%	10,392 16.62%
Advanced Degree	344 8.10%	2,629 7.95%	5,577 8.92%

2024 Population by Occupation	5,982	41,061	79,824
Real Estate & Finance	58 0.97%	985 2.40%	2,161 2.71%
Professional & Management	1,454 24.31%	9,754 23.75%	18,759 23.50%
Public Administration	198 3.31%	1,267 3.09%	2,360 2.96%
Education & Health	886 14.81%	5,144 12.53%	9,848 12.34%
Services	580 9.70%	4,334 10.56%	9,253 11.59%
Information	0 0.00%	146 0.36%	360 0.45%
Sales	557 9.31%	4,476 10.90%	8,492 10.64%
Transportation	4 0.07%	47 0.11%	136 0.17%
Retail	477 7.97%	3,496 8.51%	6,227 7.80%
Wholesale	41 0.69%	593 1.44%	1,070 1.34%
Manufacturing	270 4.51%	1,696 4.13%	3,571 4.47%
Production	640 10.70%	3,861 9.40%	6,705 8.40%
Construction	157 2.62%	1,904 4.64%	4,453 5.58%
Utilities	264 4.41%	1,189 2.90%	2,029 2.54%
Agriculture & Mining	44 0.74%	819 1.99%	1,302 1.63%
Farming, Fishing, Forestry	0 0.00%	67 0.16%	169 0.21%
Other Services	352 5.88%	1,283 3.12%	2,929 3.67%

2024 Worker Travel Time to Job	3,098	20,618	40,349
<30 Minutes	1,803 58.20%	12,969 62.90%	23,537 58.33%
30-60 Minutes	1,038 33.51%	5,534 26.84%	12,601 31.23%
60+ Minutes	257 8.30%	2,115 10.26%	4,211 10.44%

Radius	1 Mile		3 Mile		5 Mile	
2020 Households by HH Size	2,018		14,665		27,723	
1-Person Households	512	25.37%	4,018	27.40%	7,024	25.34%
2-Person Households	685	33.94%	4,858	33.13%	8,763	31.61%
3-Person Households	343	17.00%	2,277	15.53%	4,449	16.05%
4-Person Households	291	14.42%	1,862	12.70%	3,757	13.55%
5-Person Households	117	5.80%	991	6.76%	2,170	7.83%
6-Person Households	45	2.23%	412	2.81%	967	3.49%
7 or more Person Households	25	1.24%	247	1.68%	593	2.14%
2024 Average Household Size	2.50		2.50		2.60	
Households						
2029 Projection	2,950		20,951		39,462	
2024 Estimate	2,385		16,980		31,996	
2020 Census	2,018		14,665		27,722	
Growth 2024 - 2029	23.69%		23.39%		23.33%	
Growth 2020 - 2024	18.19%		15.79%		15.42%	
2024 Households by HH Income	2,385		16,979		31,995	
<\$25,000	589	24.70%	2,878	16.95%	5,464	17.08%
\$25,000 - \$50,000	534	22.39%	4,283	25.23%	7,313	22.86%
\$50,000 - \$75,000	299	12.54%	3,186	18.76%	5,933	18.54%
\$75,000 - \$100,000	171	7.17%	1,933	11.38%	4,284	13.39%
\$100,000 - \$125,000	219	9.18%	1,898	11.18%	3,193	9.98%
\$125,000 - \$150,000	108	4.53%	908	5.35%	1,681	5.25%
\$150,000 - \$200,000	282	11.82%	1,007	5.93%	1,501	4.69%
\$200,000+	183	7.67%	886	5.22%	2,626	8.21%
2024 Avg Household Income	\$88,215		\$80,577		\$86,482	
2024 Med Household Income	\$53,882		\$62,511		\$64,292	
2024 Occupied Housing	2,385		16,980		31,996	
Owner Occupied	999	41.89%	8,572	50.48%	17,710	55.35%
Renter Occupied	1,386	58.11%	8,408	49.52%	14,286	44.65%
2020 Housing Units	2,535		17,253		31,845	
1 Unit	1,088	42.92%	9,985	57.87%	21,122	66.33%
2 - 4 Units	144	5.68%	854	4.95%	1,434	4.50%
5 - 19 Units	700	27.61%	3,840	22.26%	5,495	17.26%
20+ Units	603	23.79%	2,574	14.92%	3,794	11.91%
2024 Housing Value	999		8,572		17,708	
<\$100,000	52	5.21%	945	11.02%	2,695	15.22%
\$100,000 - \$200,000	82	8.21%	1,788	20.86%	3,609	20.38%
\$200,000 - \$300,000	152	15.22%	2,746	32.03%	5,494	31.03%
\$300,000 - \$400,000	451	45.15%	1,747	20.38%	2,811	15.87%
\$400,000 - \$500,000	17	1.70%	384	4.48%	909	5.13%
\$500,000 - \$1,000,000	219	21.92%	768	8.96%	1,866	10.54%
\$1,000,000+	26	2.60%	194	2.26%	324	1.83%
2024 Median Home Value	\$347,339		\$256,554		\$246,414	

Radius	1 Mile		3 Mile		5 Mile	
2024 Housing Units by Yr Built	2,590		18,481		34,766	
Built 2010+	1,332	51.43%	6,387	34.56%	12,315	35.42%
Built 2000 - 2010	627	24.21%	3,725	20.16%	6,051	17.40%
Built 1990 - 1999	216	8.34%	1,721	9.31%	4,048	11.64%
Built 1980 - 1989	150	5.79%	2,624	14.20%	5,000	14.38%
Built 1970 - 1979	213	8.22%	2,124	11.49%	4,342	12.49%
Built 1960 - 1969	40	1.54%	1,222	6.61%	1,713	4.93%
Built 1950 - 1959	6	0.23%	423	2.29%	827	2.38%
Built <1949	6	0.23%	255	1.38%	470	1.35%
2024 Median Year Built	2010		2002		2001	

Demographic Trend Report

Description	2020		2024		2029	
Population	5,173		6,129		7,572	
Age 0 - 4	367	7.09%	440	7.18%	513	6.77%
Age 5 - 9	415	8.02%	482	7.86%	538	7.11%
Age 10 - 14	399	7.71%	458	7.47%	553	7.30%
Age 15 - 19	330	6.38%	401	6.54%	526	6.95%
Age 20 - 24	421	8.14%	444	7.24%	515	6.80%
Age 25 - 29	405	7.83%	488	7.96%	536	7.08%
Age 30 - 34	373	7.21%	480	7.83%	560	7.40%
Age 35 - 39	349	6.75%	424	6.92%	548	7.24%
Age 40 - 44	334	6.46%	418	6.82%	519	6.85%
Age 45 - 49	335	6.48%	383	6.25%	487	6.43%
Age 50 - 54	303	5.86%	359	5.86%	451	5.96%
Age 55 - 59	295	5.70%	320	5.22%	411	5.43%
Age 60 - 64	249	4.81%	297	4.85%	371	4.90%
Age 65 - 69	188	3.63%	234	3.82%	319	4.21%
Age 70 - 74	196	3.79%	204	3.33%	263	3.47%
Age 75 - 79	122	2.36%	156	2.55%	205	2.71%
Age 80 - 84	58	1.12%	86	1.40%	139	1.84%
Age 85+	36	0.70%	57	0.93%	119	1.57%
Age 15+	3,994	77.21%	4,751	77.52%	5,969	78.83%
Age 20+	3,664	70.83%	4,350	70.97%	5,443	71.88%
Age 65+	600	11.60%	737	12.02%	1,045	13.80%
Median Age	33		34		35	
Average Age	35.00		35.30		36.60	
Population By Race	5,173		6,129		7,572	
White	3,307	63.93%	3,951	64.46%	4,868	64.29%
Black	632	12.22%	868	14.16%	1,079	14.25%
Am. Indian & Alaskan	31	0.60%	14	0.23%	17	0.22%
Asian	191	3.69%	203	3.31%	250	3.30%
Hawaiian & Pacific Islander	10	0.19%	11	0.18%	14	0.18%
Other	1,003	19.39%	1,082	17.65%	1,342	17.72%



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015

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.

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Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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