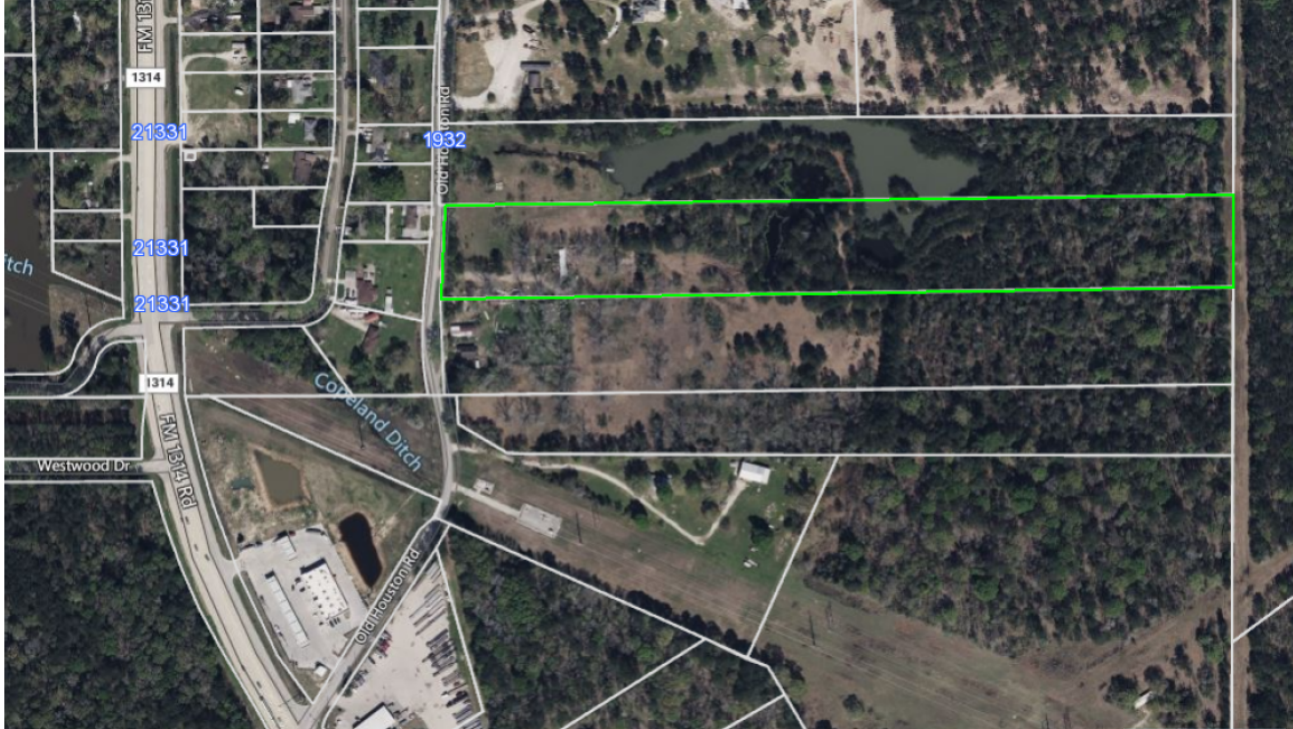


19071 OLD HOUSTON RD | FOR SALE

CONROE, TX 77302



Property Description

Strategically located at 19071 Old Houston Rd, Conroe, TX, 77302, this industrial property offers a prime investment opportunity. With easy access to major transportation routes, it provides a competitive advantage for businesses seeking efficient connectivity. As part of a rapidly growing community, this property is positioned to capitalize on the area's promising real estate landscape. Its proximity to vibrant commercial and residential developments further enhances its appeal. For investors seeking a strong foothold in Conroe's dynamic market, this property's strategic location and potential for growth make it a compelling opportunity.

Property Highlights

- **Incredible Development Opportunity**
- **Unrestricted 11.095 Acres**
- **270 Loads Of Fill Dirt Brought In For Development**
- **Zoning Rural/Vacant Land**
- **Direct Access To Main Corridors (Located Between I-45 & I-69)**
- **Located In A Rapidly Growing Montgomery County**

FOR MORE INFORMATION:



HERBERT MELTON
PRINCIPAL
832.326.0045
HERBERT@TX-CRG.COM



BRYAN ROBERTS
BROKER
979.219.0819
BRYAN@TX-CRG.COM

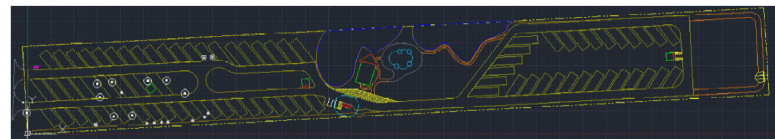
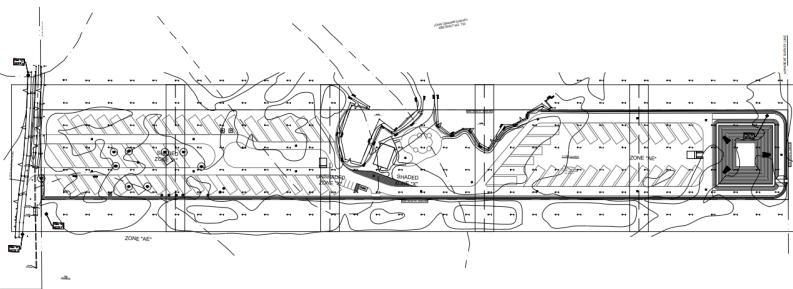
Offering Summary

Sale Price:	\$589,300
Lot Size:	483,298 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	44	89	321
Total Population	131	269	1,012
Average HH Income	\$134,572	\$133,505	\$137,094

19071 OLD HOUSTON RD | FOR SALE

CONROE, TX 77302



FOR MORE INFORMATION:



HERBERT MELTON
PRINCIPAL
832.326.0045
HERBERT@TX-CRG.COM



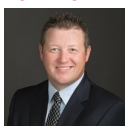
BRYAN ROBERTS
BROKER
979.219.0819
BRYAN@TX-CRG.COM

19071 OLD HOUSTON RD | FOR SALE

CONROE, TX 77302



FOR MORE INFORMATION:



HERBERT MELTON
PRINCIPAL
832.326.0045
HERBERT@TX-CRG.COM



BRYAN ROBERTS
BROKER
979.219.0819
BRYAN@TX-CRG.COM



Information About Brokerage Services

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

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

Texas Commercial Realty Group, LLC

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

Bryan Roberts

Designated Broker of Firm

Licensed Supervisor of Sales Agent/
Associate

Sales Agent/Associate's Name

9014666

License No.

670049

License No.

License No.

License No.

info@tx-crg.com

Email

bryan@tx-crg.com

Email

Email

Email

(855)489-2734

Phone

(979)219-0819

Phone

Phone

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0 Date