

# FOR SALE

\$4.00 PSF

11899 FM 3083 RD, CONROE, TX 77301

±9.2 AC WITH ±5,127 SF OF IMPROVEMENTS



**JOEL C. ENGLISH**

Managing Broker / Principal  
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**FLAVIO BEATO**

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(832) 727-4475



# PROPERTY HIGHLIGHTS



## Location

11899 FM 3083 Rd  
Conroe, TX 77301



## Asking Price

\$4.00 PSF



## Size

±9.2 Acres with ±5,127 SF  
of Improvements

## Contact Us

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## **Prime Redevelopment or Industrial Use Opportunity in a High-Growth Corridor**

- Located in a **rapidly growing area of Conroe**, ideal for industrial, commercial, or mixed-use redevelopment
- **Existing structure** on-site offers potential for **conversion to office or business headquarters**
- **Utilities Available** – includes **water well** and **septic system**
- Excellent **FM 3083 frontage** provides strong visibility and easy access for trucks, employees, or customers
- **Flexible layout and open land** ideal for warehouse, laydown yard, manufacturing, or flex space development
- Just minutes from Conroe, I-45, and the Grand Parkway – central to regional logistics and workforce hubs
- **Ample space for expansion**, parking, and outdoor storage
- **Outstanding investment for owner-users, developers, or industrial users** looking for a large site with upside potential

# PROPERTY PICTURES



# PROPERTY PICTURES



# MARKET GROWTH

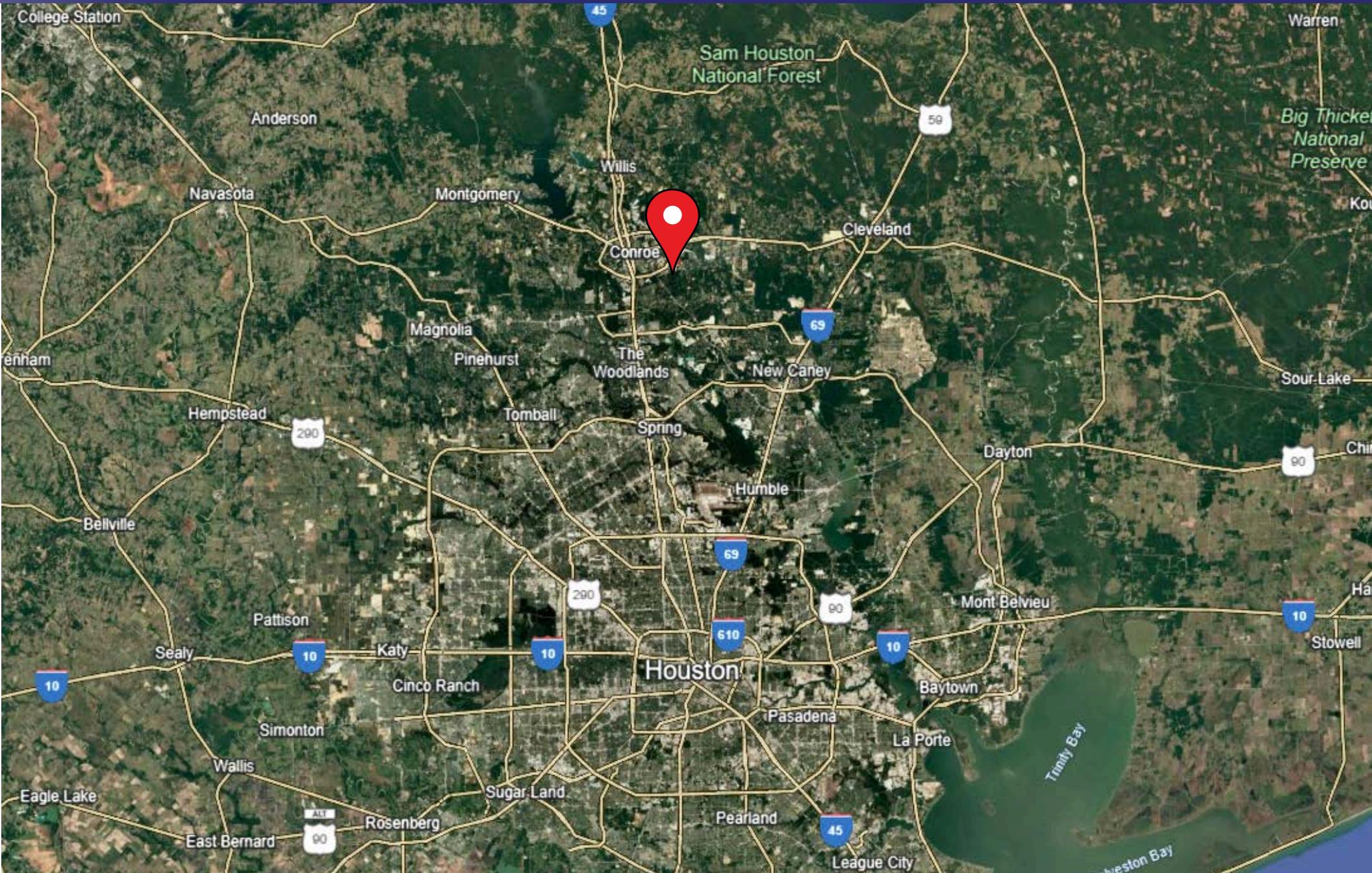


# PROPERTY AERIAL



Approximately  $\pm$ 605.6 FT of  
Frontage on **FM 3083 Rd.**

# LOCATION MAP



# MARKET AERIAL



Approximately 4.8 Miles to  
Interstate 45



# DEMOGRAPHICS



## DEMOGRAPHIC SUMMARY

11899 FM 3083 Rd, Conroe, Texas, 77301

Ring of 3 miles

### KEY FACTS

**19,462**

Population



6,365

Households

**34.3**

Median Age

**\$64,503**

Median Disposable Income

### EDUCATION

**21.3%**

No High School Diploma



29.6%

High School Graduate



23.5%

Some College/Associate's Degree

**25.6%**

Bachelor's/Grad / Prof Degree

**19,462**

2023 Total Population (Esri)

### INCOME



**\$78,871**

Median Household Income



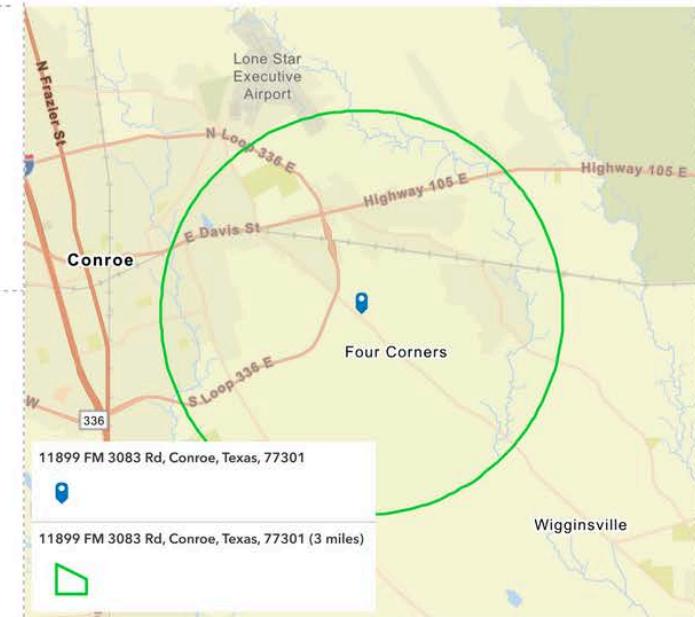
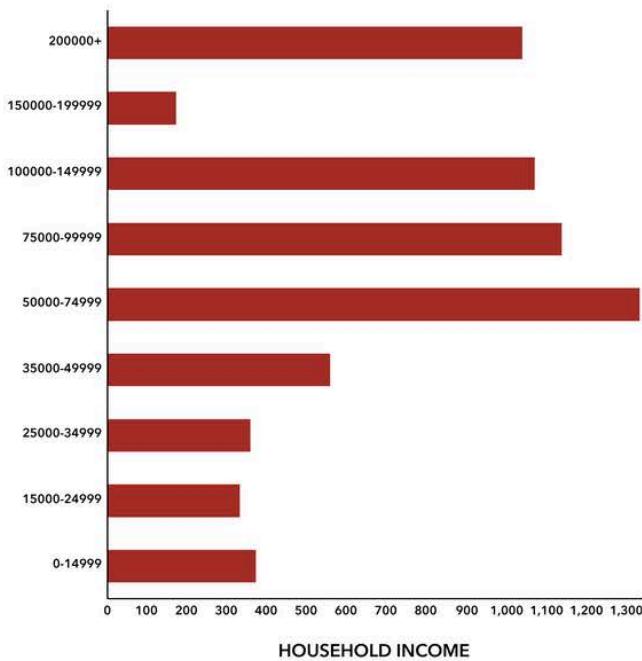
**\$38,783**

Per Capita Income



**\$285,949**

Median Net Worth



### EMPLOYMENT



**47.1%**

White Collar



**33.5%**

Blue Collar



**21.6%**

Services



**1.9%**

Unemployment Rate

Source: This infographic contains data provided by Esri (2024, 2029). © 2025 Esri

Full demographic package available upon request.



## Information About Brokerage Services

11-2-2015

*Texas law requires all real estate license holders 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.

<b>Texas CRES, LLC</b> Licensed Broker/Broker Firm Name or Primary Assumed Business Name	<b>9004590</b> License No.	<b>joel@texascres.com</b> Email	<b>(713) 473-7200</b> Phone
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<b>Joel C. English</b> Designated Broker of Firm	<b>465800</b> License No.	<b>joel@texascres.com</b> Email	<b>(713) 473-7200</b> Phone
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<b>Joel C. English</b> Licensed Supervisor of Sales Agent/Associate	<b>465800</b> License No.	<b>joel@texascres.com</b> Email	<b>(713) 473-7200</b> Phone
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Sales Agent/Associate's Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0

TAR 2501

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