

FOR SALE

\$4.00 PSF

11899 FM 3083 RD, CONROE, TX 77301

±9.2 AC WITH ±5,127 SF OF IMPROVEMENTS

SITE

FM 3083 RD

JOEL C. ENGLISH

Managing Broker / Principal

Joel@TexasCRES.com

(713) 473-7200

FLAVIO BEATO

Assistant Vice President

Flavio@TexasCRES.com

(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



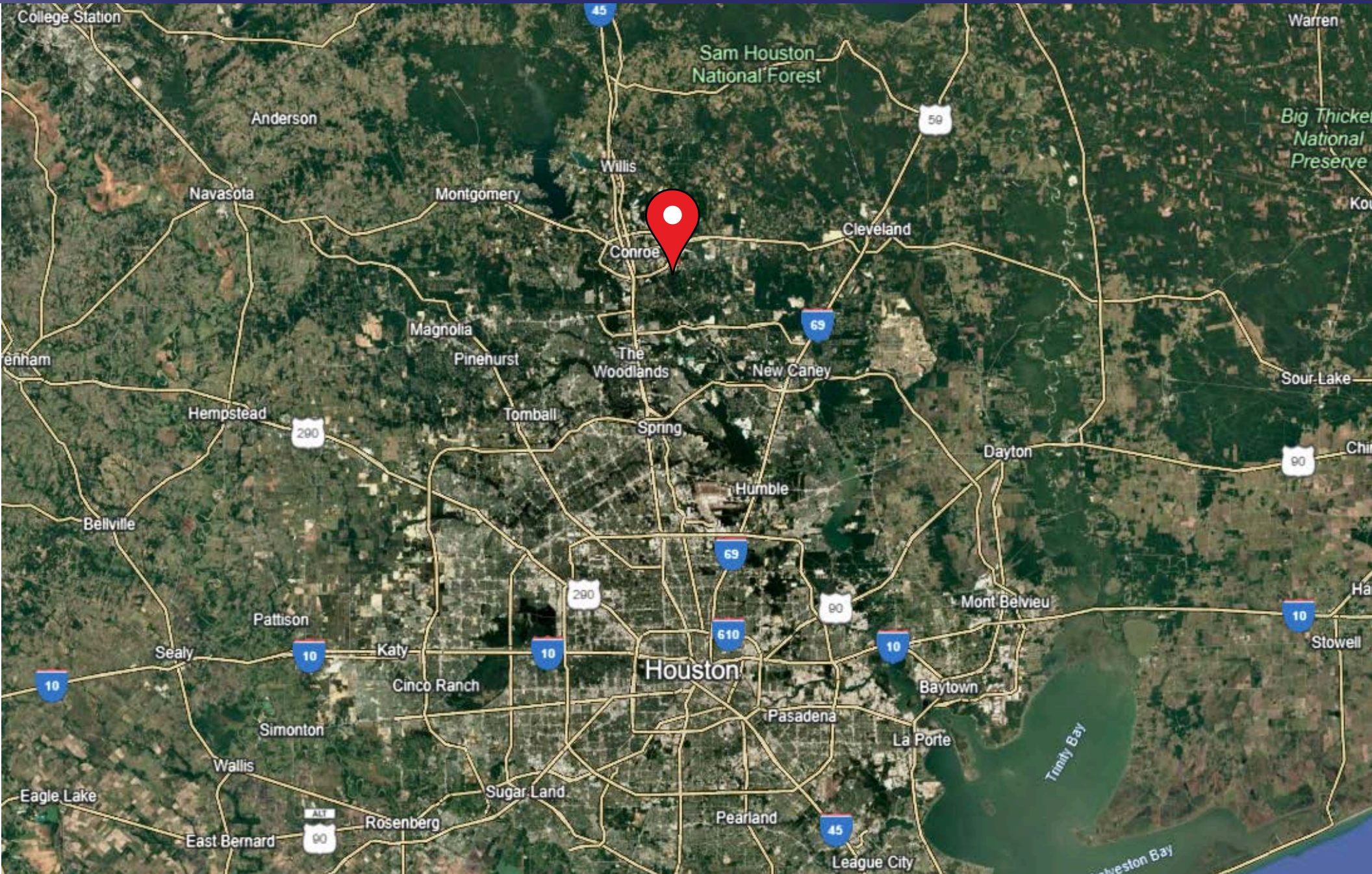
PROPERTY AERIAL



Approximately ± 605.6 FT of
Frontage on **FM 3083 Rd.**



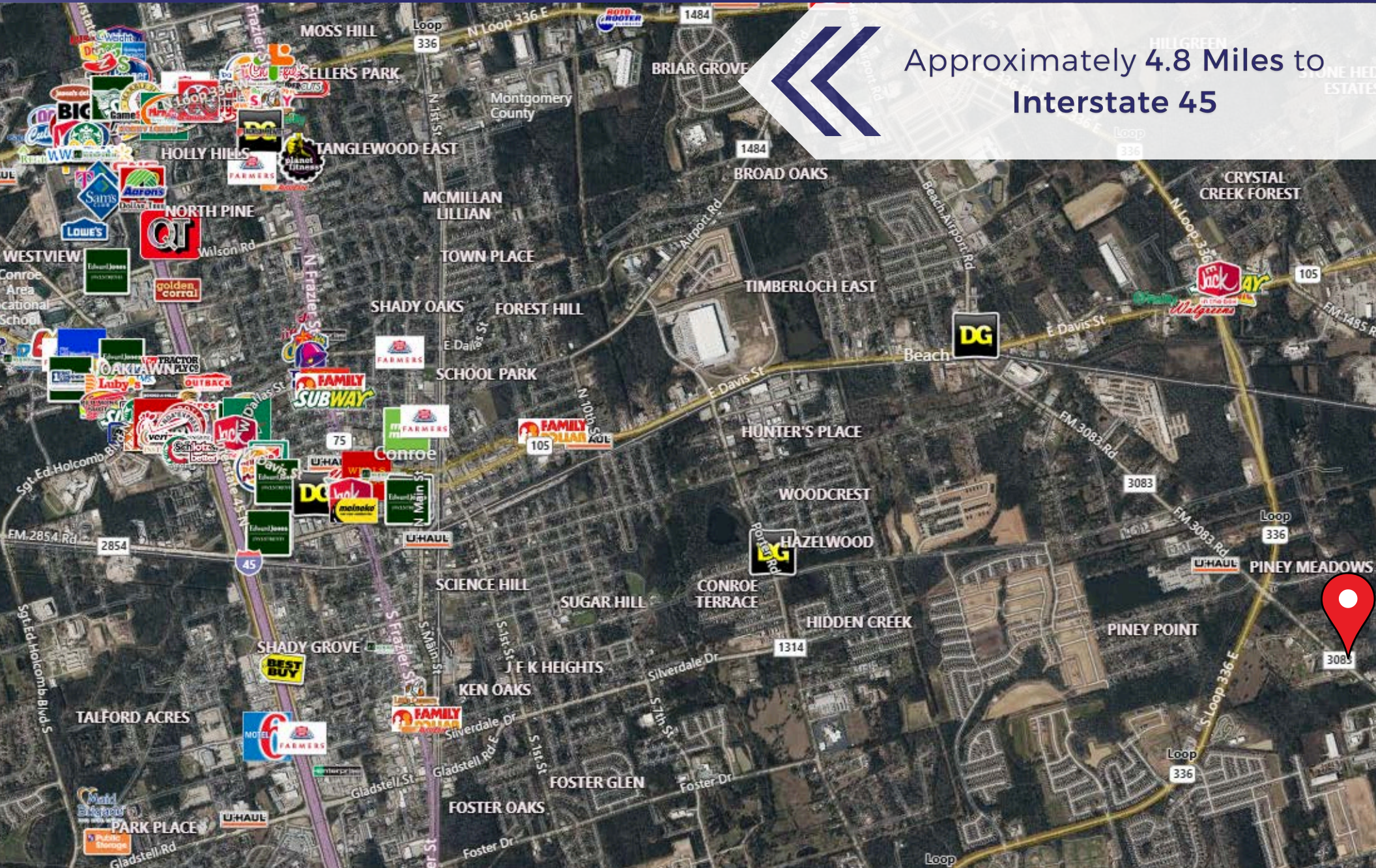
LOCATION MAP



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



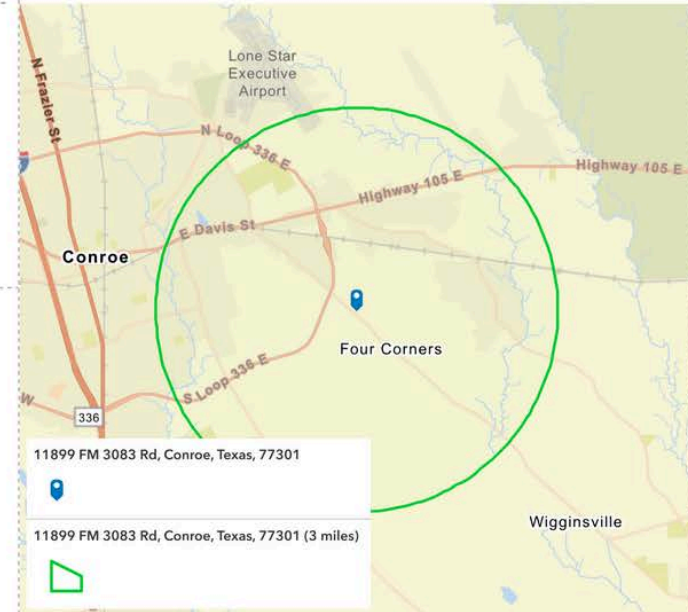
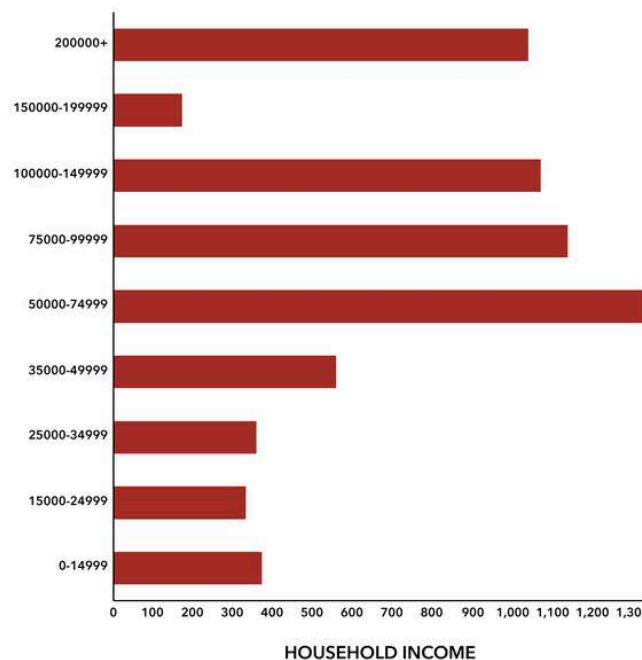
\$38,783

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.

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

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

IABS 1-0

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Texas C.R.E.S. LLC, 11020 Southoff Drive Cypress, TX 77429
Tracy Kiep

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New IABS



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