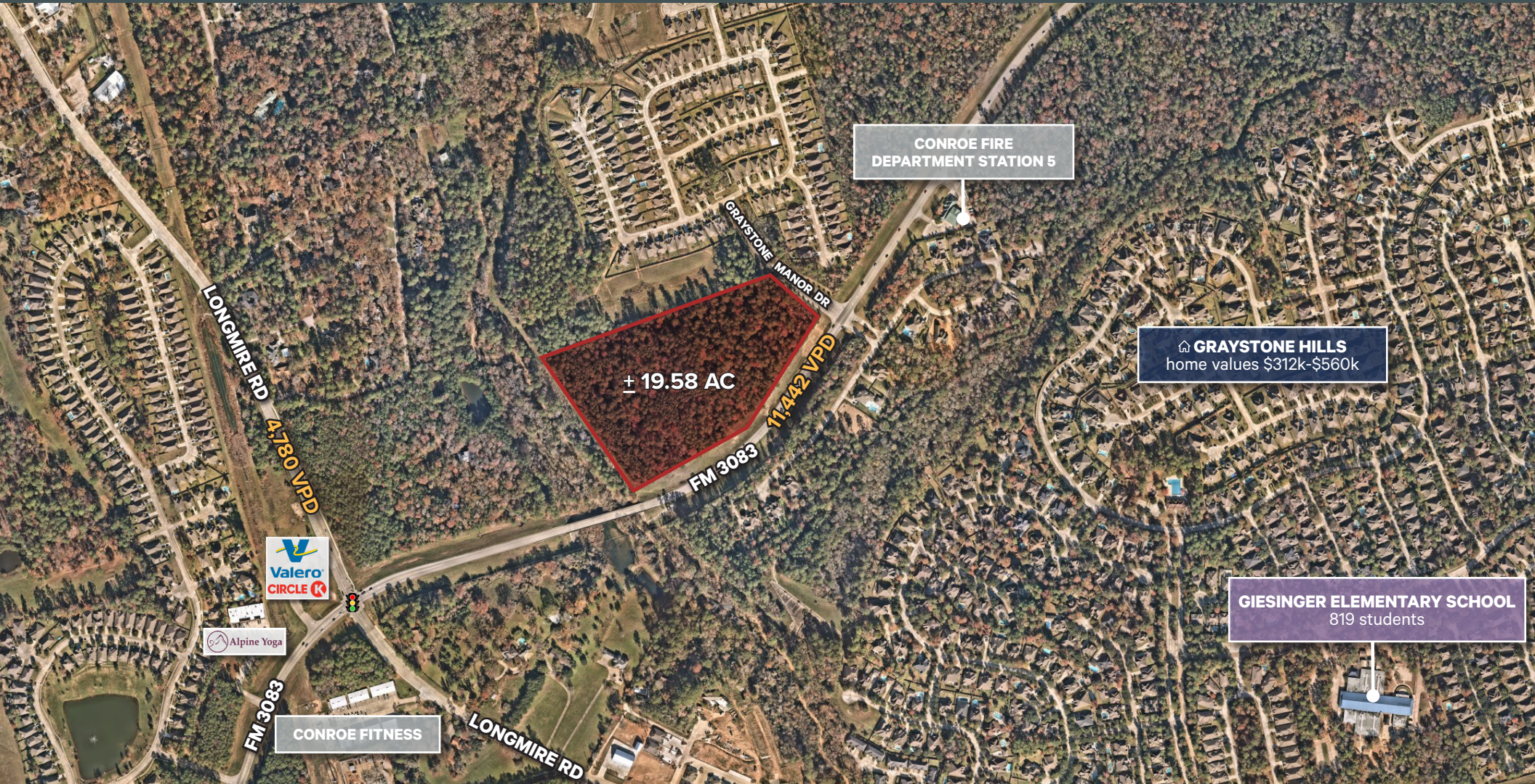


# For Sale SWC Graystone Manor/FM 3083

±19.58 acres

SWC Graystone Manor/FM 3083 Conroe, TX 77304

EXECUTE CONFIDENTIALITY AGREEMENT



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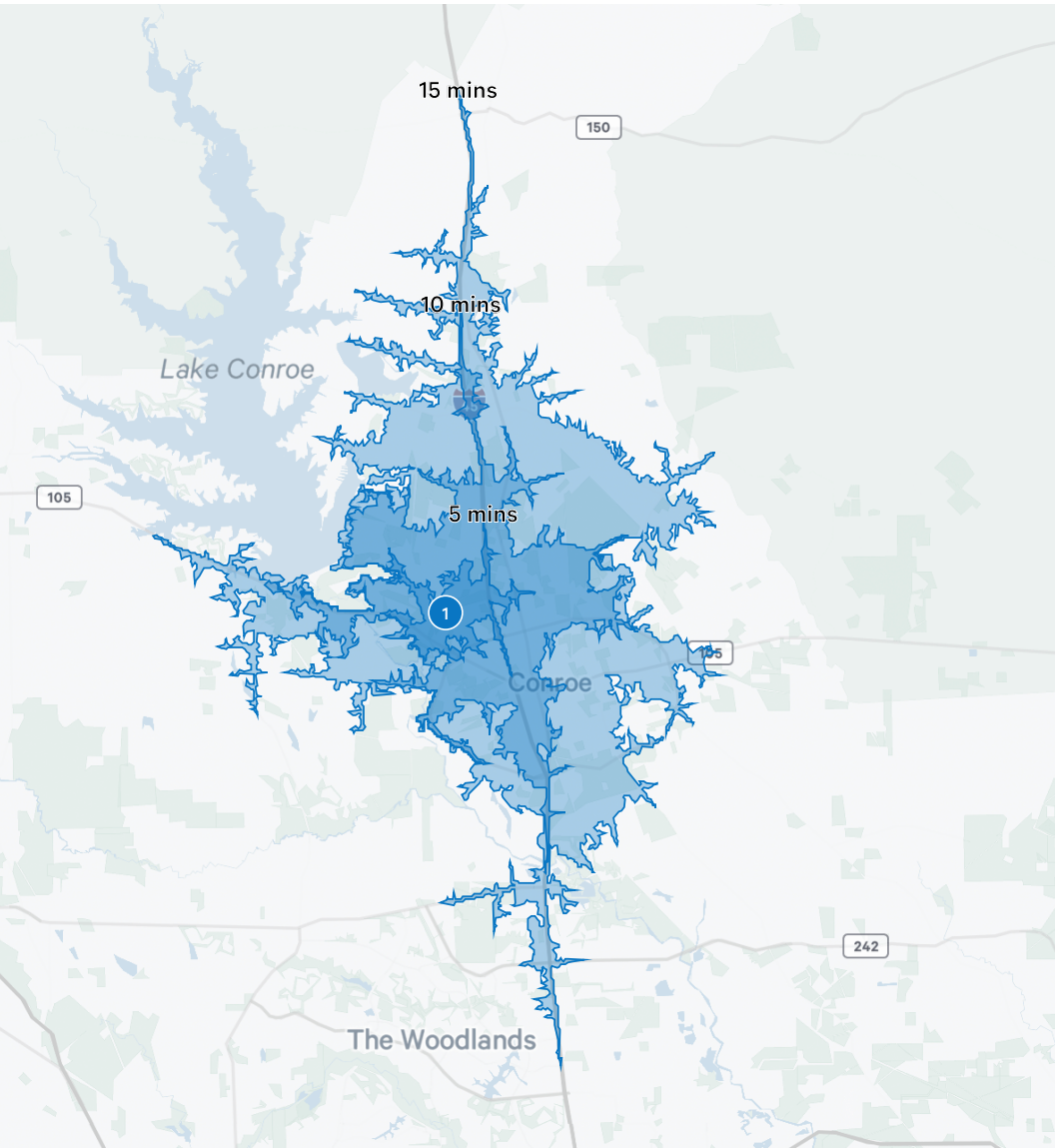
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# Commute & Demographics



Drive Times	Minutes
Conroe	8
The Woodlands	18
Houston	25

## Property Information

### Location

- SWC Graystone Manor/FM 3083 Conroe, TX 77304

### Property Information

- ± 19.58 acres
- 12 unit per acre max density for residential
- Montgomery County MUD 107
- Total tax rate \$2.8678 (2022)
- Small portion in floodplain
- On-site detention required
- Conroe ISD (Cryar Intermediate, Peet Junior High, Conroe High School)

### Surrounding Area

- Surrounded by new master planned communities
- Surrounded by new development
- Located in the fast growing trade area of Conroe

### Price

Call Broker for Pricing



## Commute

Traffic Counts	Vehicles Per Day
FM 3083	11,442
Longmire Rd	4,780
SH 105	43,702
I-45	137,717



## 2023 Demographics

Population Summary	1-Miles	3-Miles	5-Miles
Population	6,279	39,617	88,642
Median Age	37.7	38.7	36.8
Average Household Income	\$120,547	\$100,779	\$102,989
Average Home Value	\$402,139	\$33,726	\$324,259
College Degree or Higher	52.9%	39.2%	34.5%

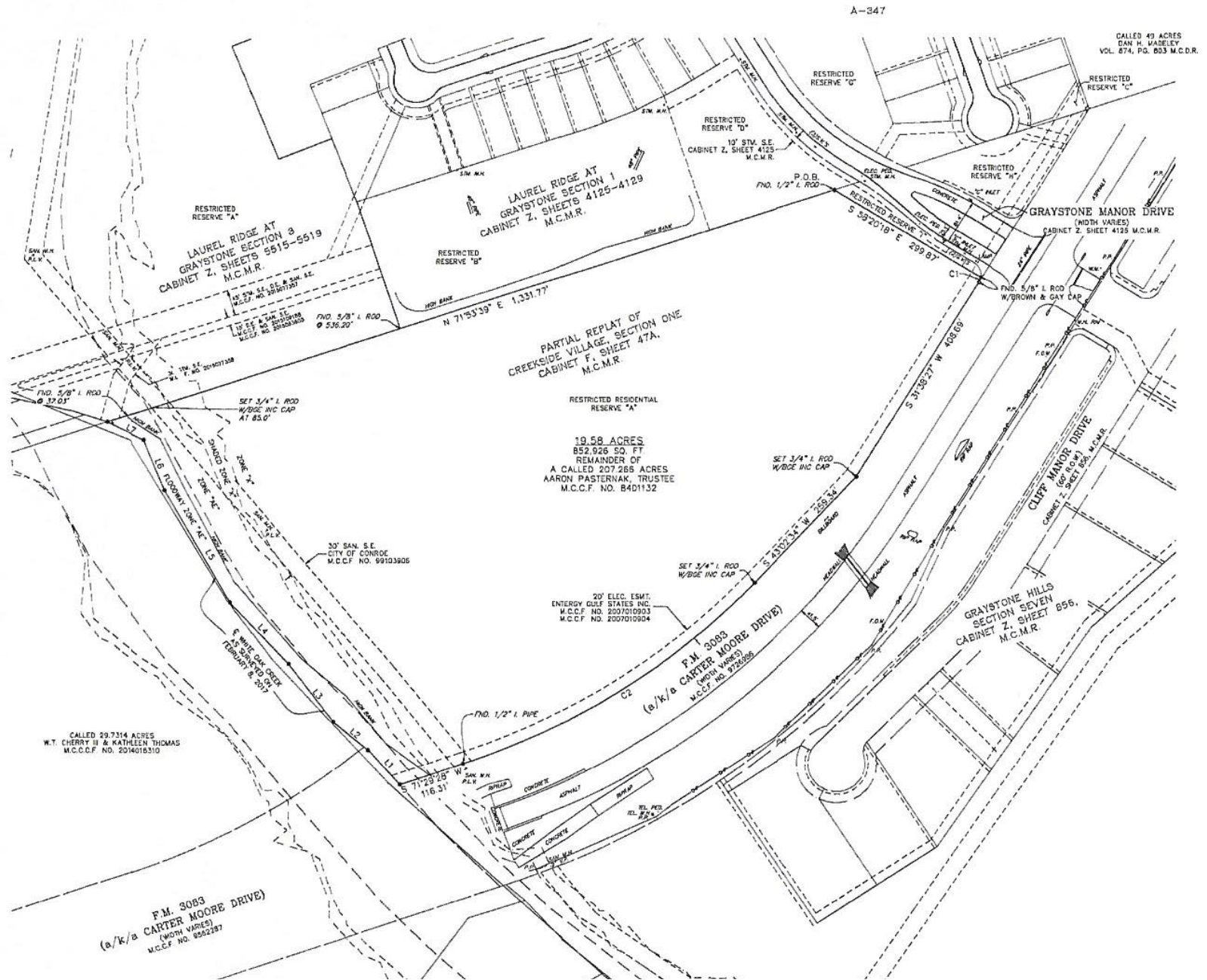
# Property Aerial



# Property Aerial



# Property Survey



For Sale

# SWC Graystone Manor/FM 3083 Conroe, TX 77304

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## Contact Us

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