

# OFFERING MEMORANDUM

1120 WELLMAN RD,  
CONROE, TX 77384

Unlock the potential of 6.11 acres of prime land at 1120, 1202 and adjoining lot on Wellman Rd, Conroe, TX.



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COMMERCIAL REAL ESTATE

# PROPERTY SUMMARY

1120 Wellman Rd, Conroe, TX 77384

**SALE PRICE:** \$6,200,000

**LOT SIZE:** 6.11 Acres

**PROPERTY TYPE:** Residential/Commercial/  
Industrial

Located just minutes from The Woodlands and I-45, this strategically positioned tract offers excellent visibility and accessibility in one of the region's fastest-growing corridors. Whether you're considering commercial development, residential construction, or a mixed-use project, this property provides the flexibility and location to support a variety of uses.



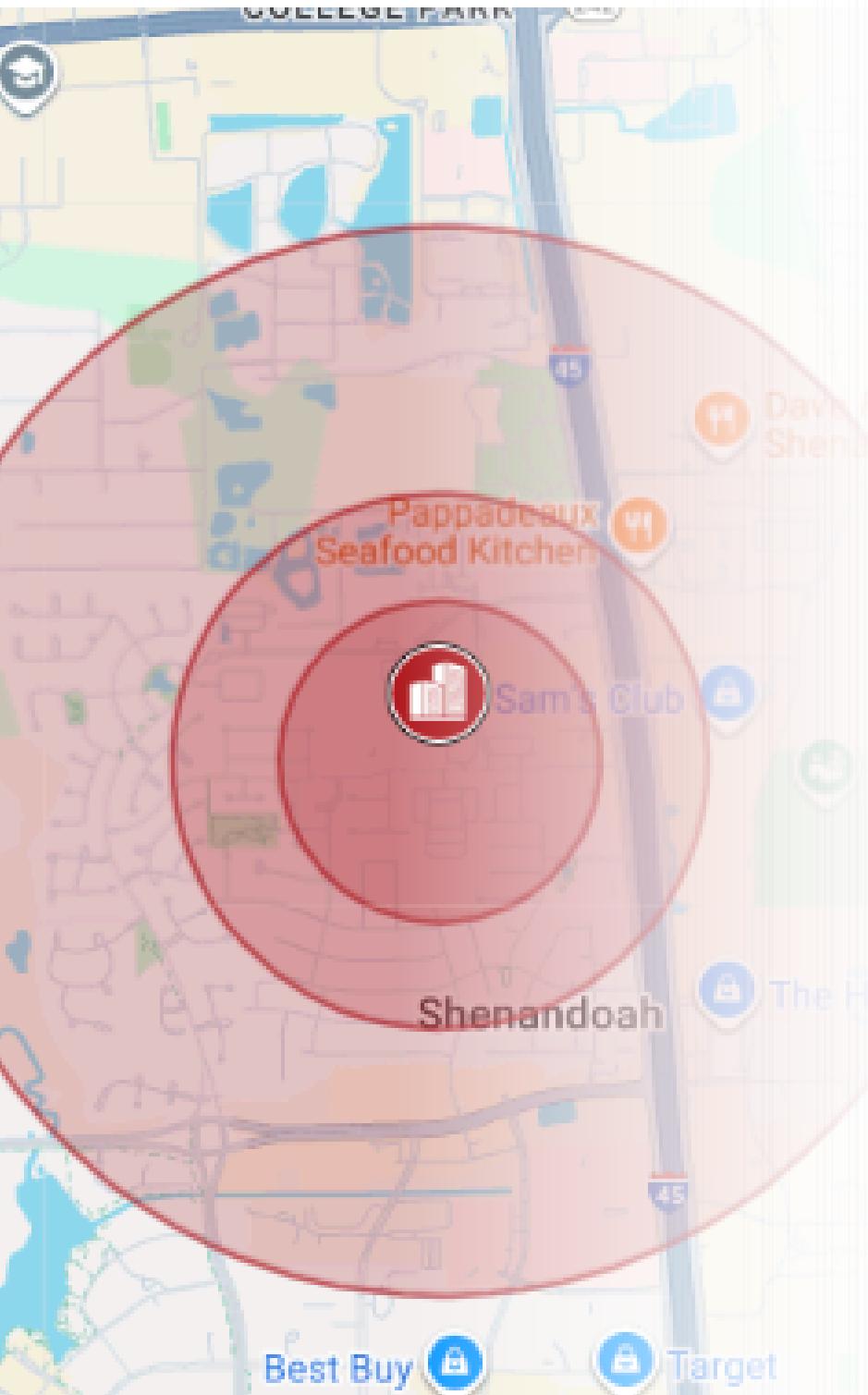
# PROPERTY HIGHLIGHTS

## Prime Acreage Development Opportunity on Wellman Rd – Ideal for Commercial or Residential Use Near The Woodlands

Surrounded by established neighborhoods, medical facilities, and retail centers, the area benefits from strong demographics, continued growth, and increasing demand for new development. Utilities are nearby, and the flat terrain offers a head start for site planning and construction.

- 3 lots: 6 acres total of vacant land in a rapidly growing area of Conroe, TX
- Prime location-just minutes from The Woodlands and I-45
- Ideal for commercial, residential, or mixed-use development
- Excellent visibility and accessibility along Wellman Rd
- Surrounded by residential communities, medical facilities, and retail centers
- Utilities nearby reducing development time and cost
- High sought-after corridor



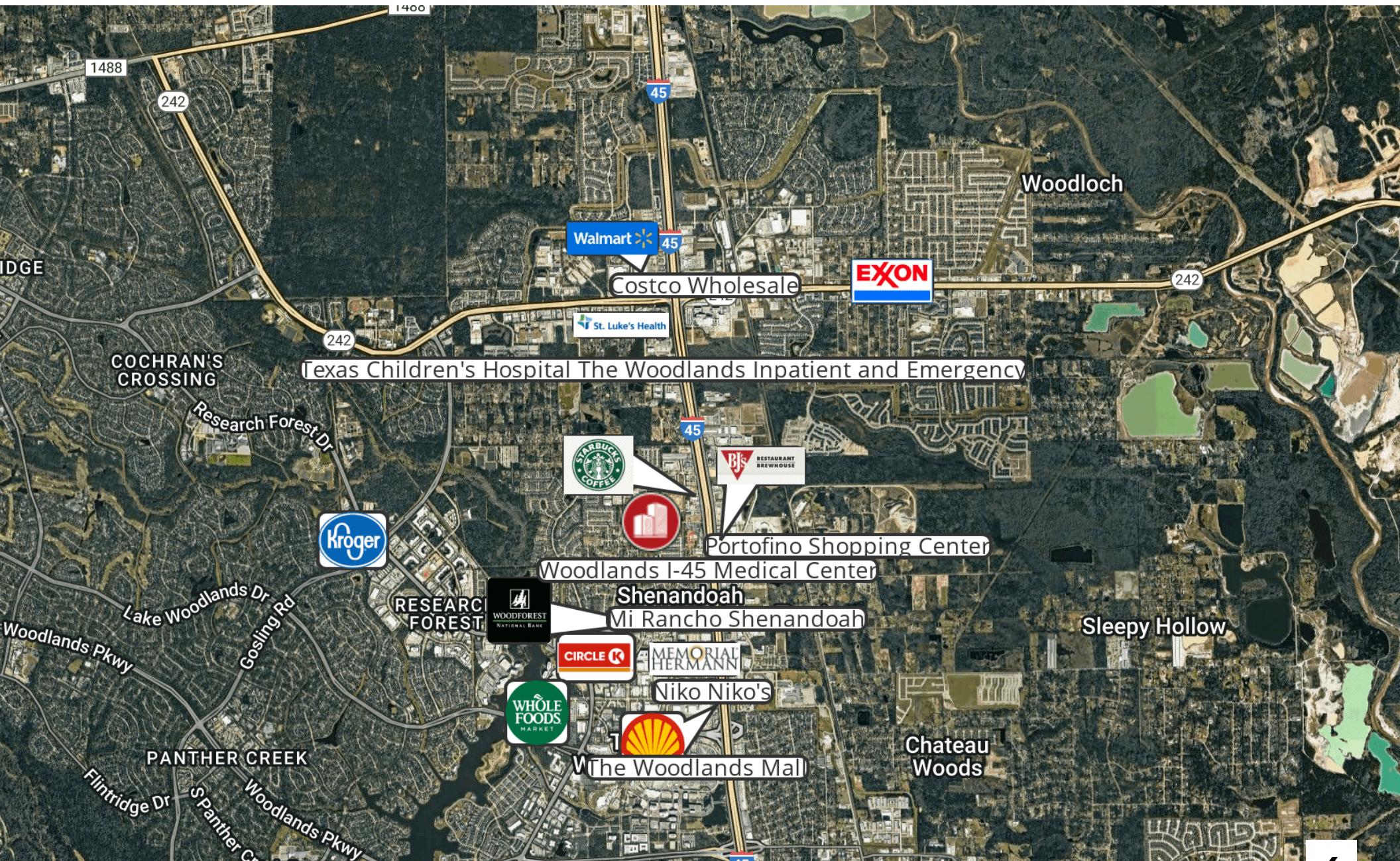


## AREA OVERVIEW

Located in one of Conroe's most rapidly developing corridors- Wellman Rd offers a strategic position just minutes from The Woodlands and I-45. The property sits near major medical centers, retail hubs, and established neighborhoods, making it an ideal spot for a range of commercial or residential projects. With strong traffic counts and easy access to major thoroughfares, this location combines visibility, accessibility, and long-term growth potential in the heart of Montgomery County.

	0.3 Miles	0.5 Miles	1 Miles
Total households	356	970	2,282
Total population	869	2,374	5,476
Persons per household	2.4	2.4	2.4
Average household income	\$128,695	\$128,386	\$130,035
Average house value	\$548,729	\$544,988	\$550,869
Average age	47	47	46
Average age male	45	45	45
Average age female	48	48	47

# RETAILER MAP





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**VIEW ADDITIONAL PROPERTY DETAILS HERE**