

**HIGH-GROWTH CONROE CORRIDOR – TWO HWY 242 FRONTAGE LOTS WITH PRIME DEVELOPMENT POTENTIAL**  
TBD HWY 242 S, CONROE, TX 77385

PROPERTY SUMMARY | RESIDENTIAL, COMMERCIAL, INVESTMENT, INDUSTRIAL

FOR SALE: \$789,000



**PROPERTY DESCRIPTION**

Prime Development Opportunity – Two Hwy 242 Frontage Lots in Conroe, TX  
These two adjacent land lots offer excellent visibility and access along Hwy 242, located in one of Conroe’s fastest-growing commercial corridors. Positioned near major thoroughfares and surrounded by expanding residential neighborhoods, medical facilities, and retail centers, this property is ideal for a wide range of development opportunities.

With frontage on a high-traffic highway and situated in a strong growth market, the lots are well-suited for retail, office, service-based businesses, or mixed-use projects. Utilities are nearby, and the flat terrain offers a solid foundation for future construction.

Don’t miss this chance to secure valuable frontage in a rapidly developing area with long-term upside.

**PROPERTY HIGHLIGHTS**

- Prime location
- High-traffic volume with excellent visibility along Highway 242

**ADAM OLSEN, CCIM**  
713.614.2670  
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**THE COMMERCIAL PROFESSIONALS**  
To Schedule A Showing Call 713.538.1638

**OFFERING SUMMARY**

Sale Price:	\$789,000
Lot Size:	0.68 Acres

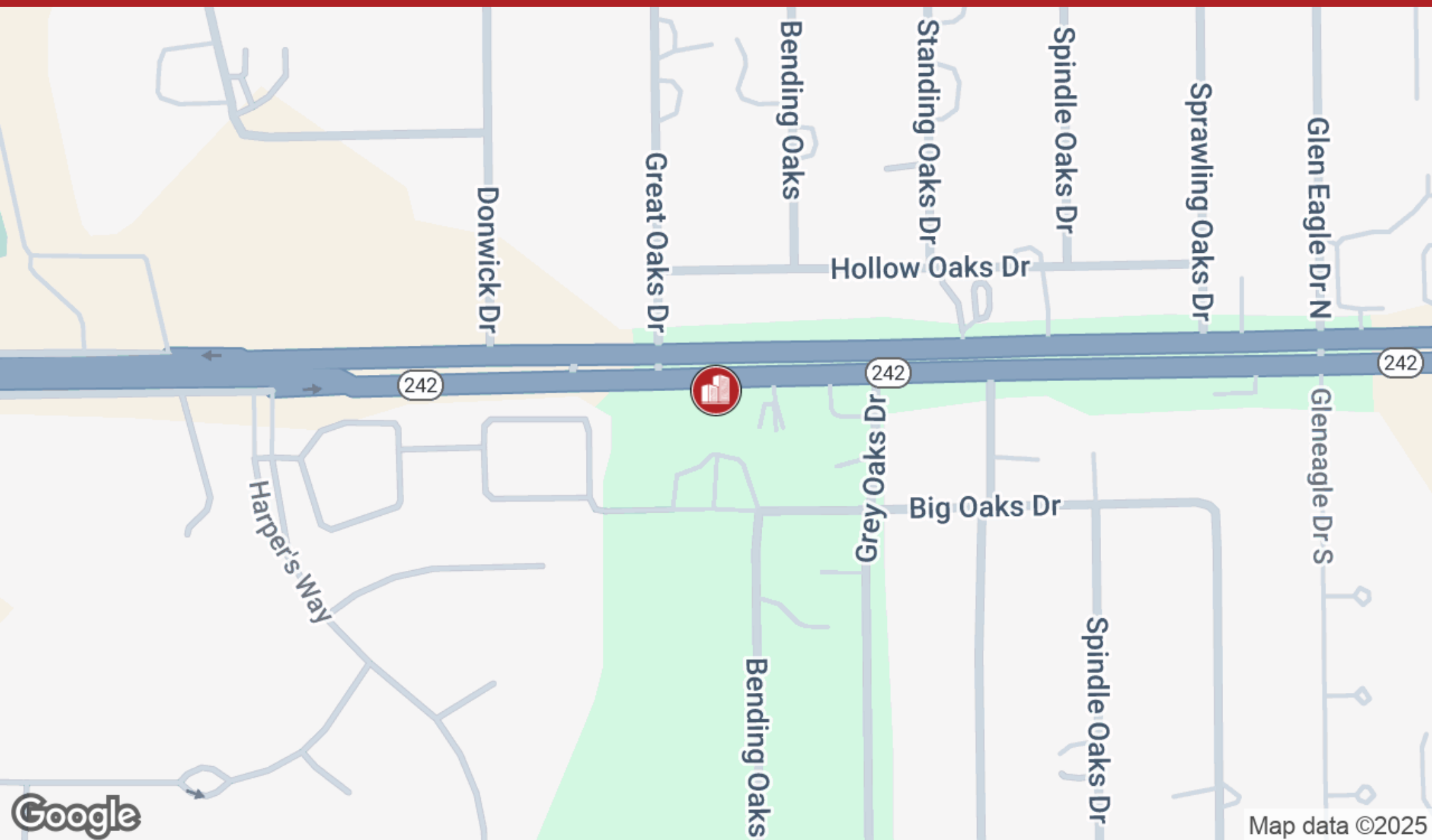
DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	60	367	2,742
Total Population	198	1,220	8,767
Average HH Income	\$105,193	\$106,808	\$110,858

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LOCATION MAP | RESIDENTIAL, COMMERCIAL, INVESTMENT, INDUSTRIAL

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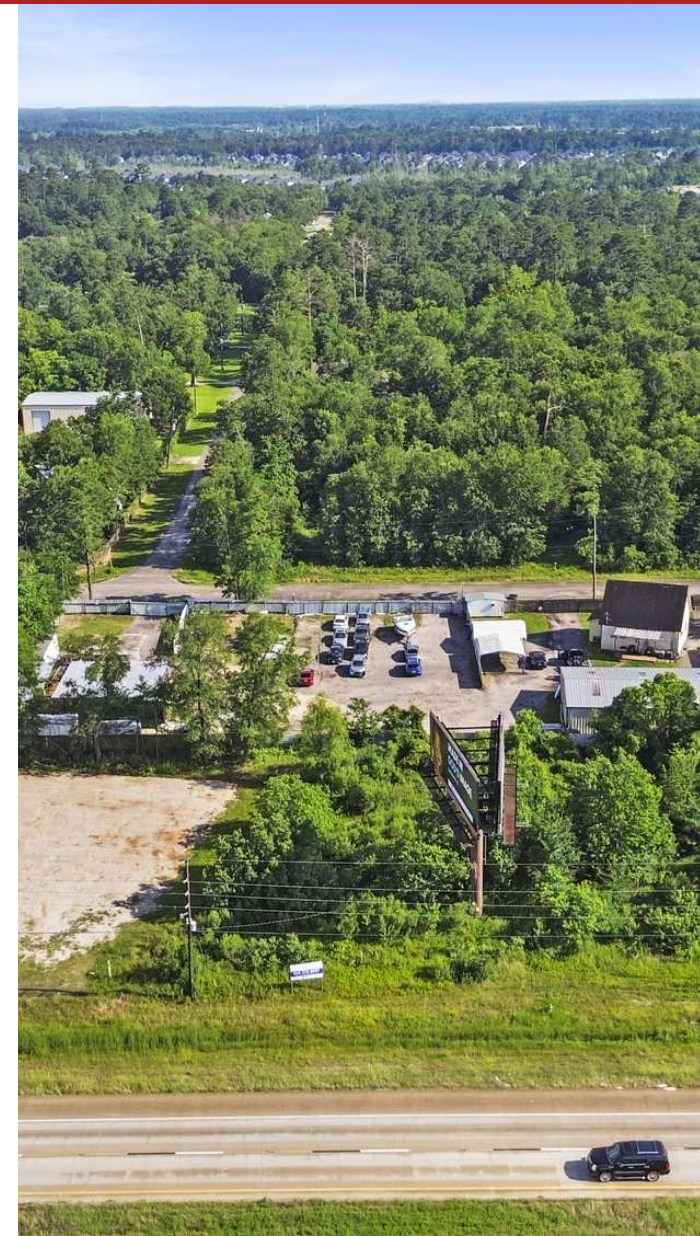
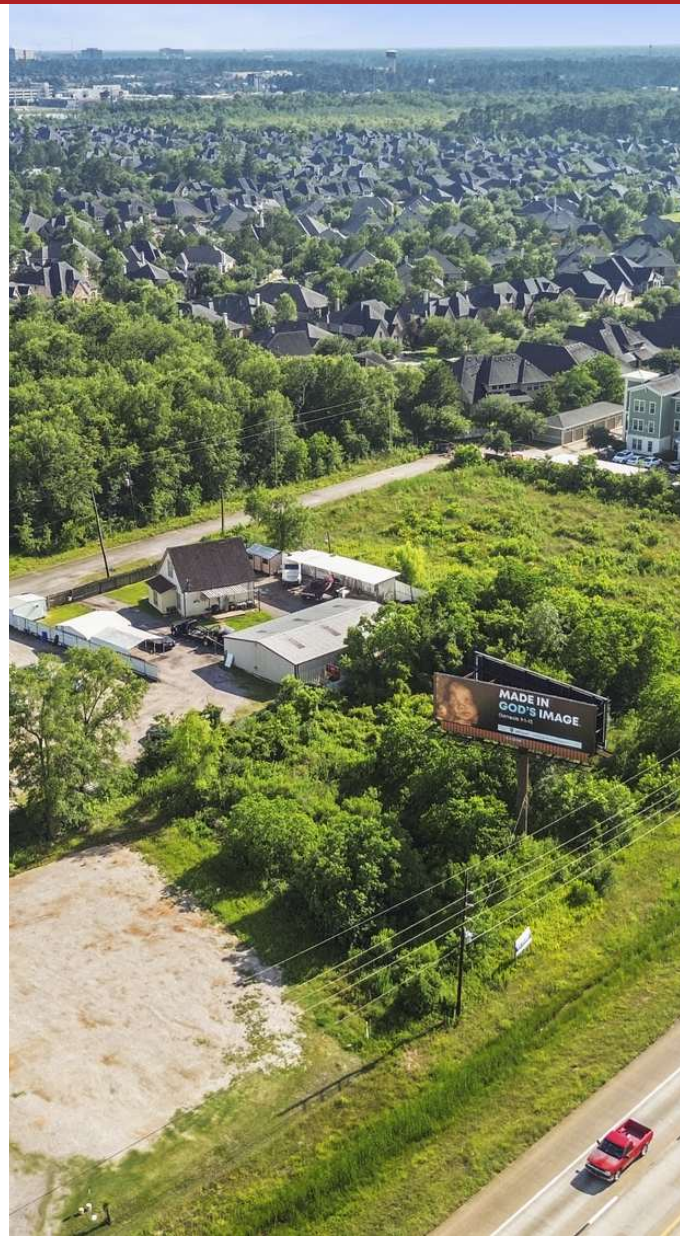
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ADDITIONAL PHOTOS | RESIDENTIAL, COMMERCIAL, INVESTMENT, INDUSTRIAL

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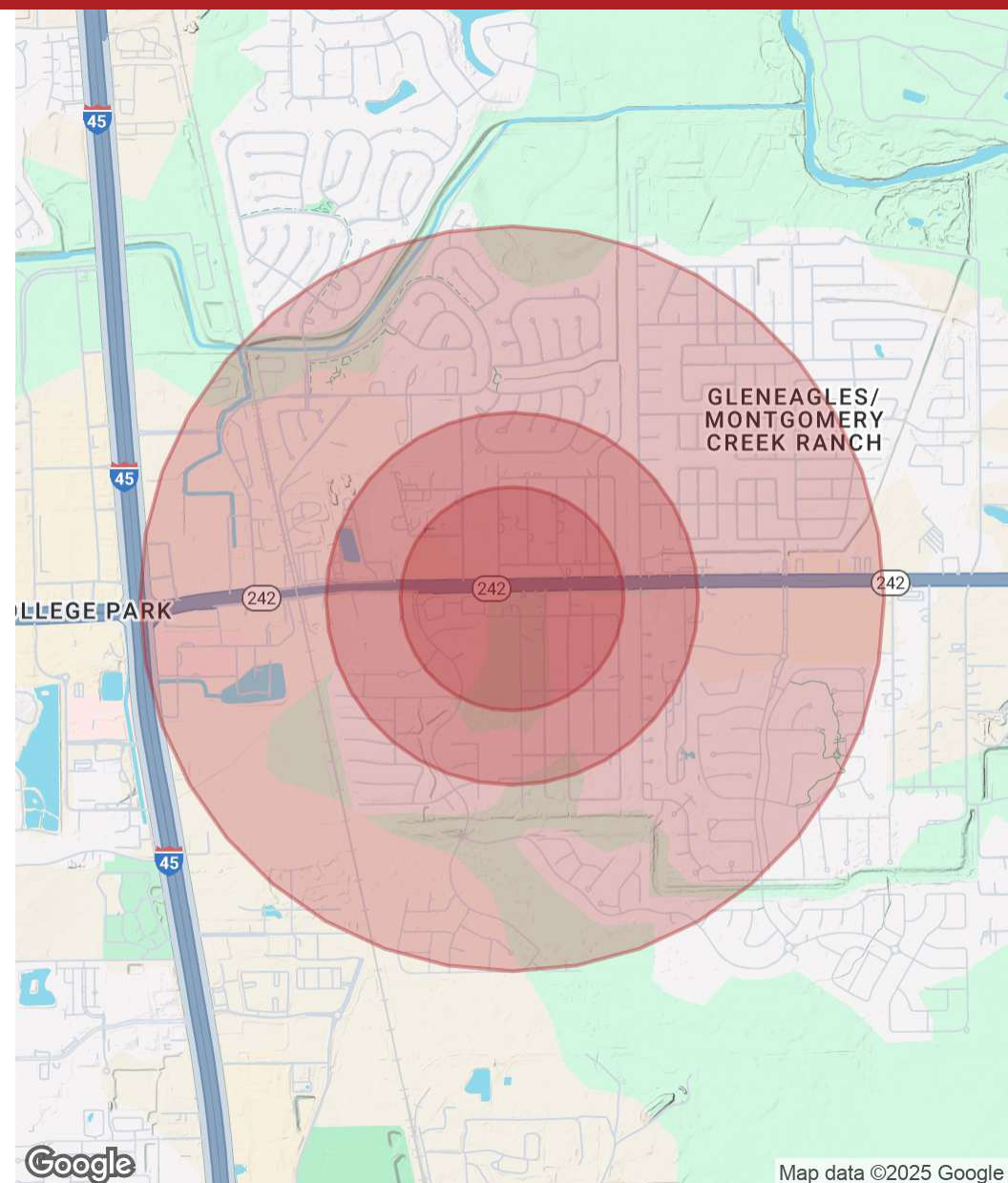
DEMOGRAPHICS MAP & REPORT | RESIDENTIAL, COMMERCIAL, INVESTMENT, INDUSTRIAL

FOR SALE: \$789,000

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	198	1,220	8,767
Average Age	34	33	34
Average Age (Male)	33	33	33
Average Age (Female)	34	34	34

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	60	367	2,742
# of Persons per HH	3.3	3.3	3.2
Average HH Income	\$105,193	\$106,808	\$110,858
Average House Value	\$298,151	\$305,663	\$322,150

Demographics data derived from AlphaMap



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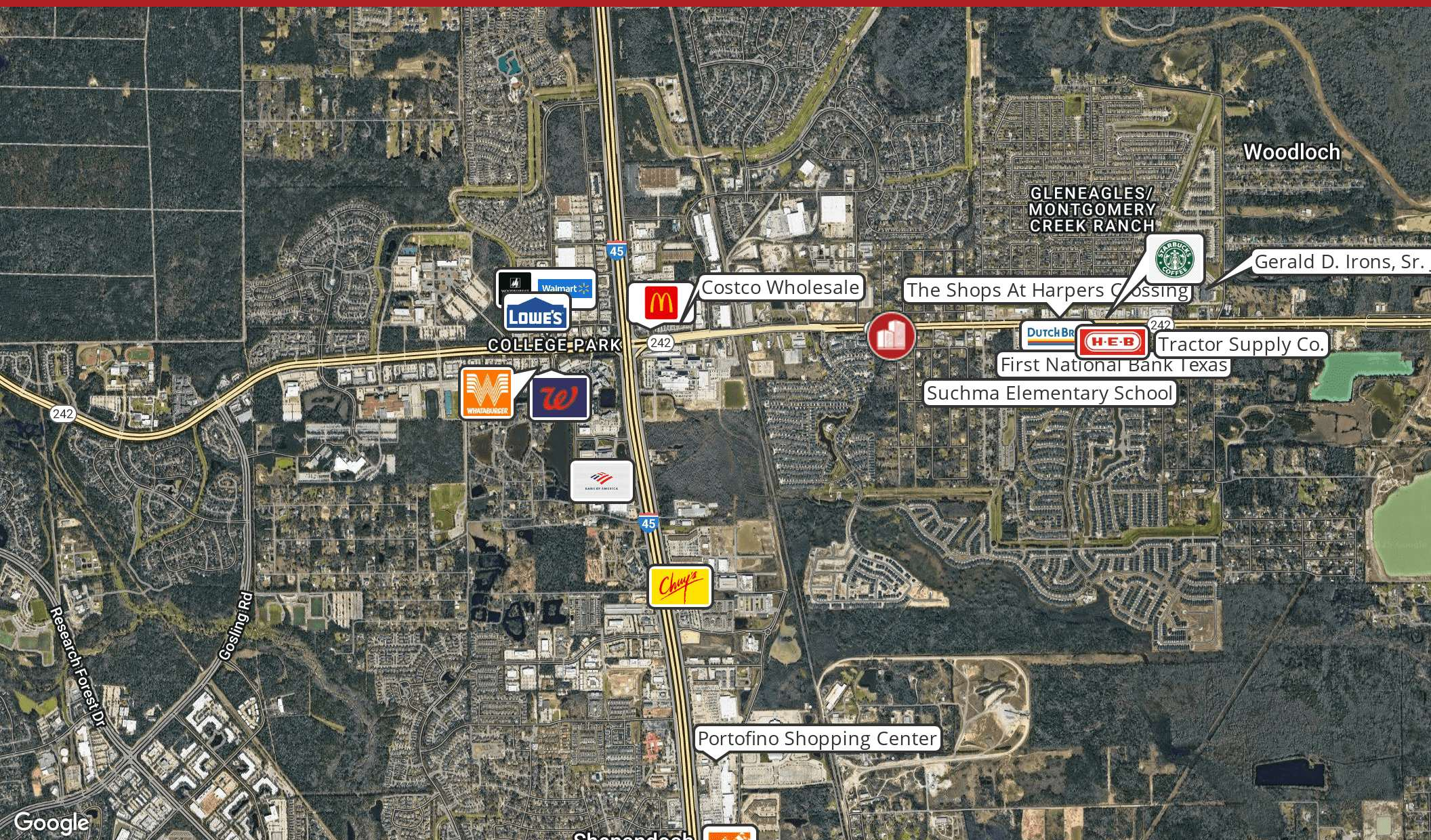
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RETAILER MAP | RESIDENTIAL, COMMERCIAL, INVESTMENT, INDUSTRIAL

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