

# OFFERING MEMORANDUM

12665 FM 1314,  
CONROE, TX 77302

Discover the perfect blend of residential comfort and commercial potential. This versatile property offers a unique opportunity to live where you work, situated on 3.22 acres of unrestricted land, making it ideal for various developments.



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# PROPERTY SUMMARY

12665 FM 1314, Conroe, TX 77302

**SALE PRICE:** Negotiable

**PROPERTY TYPE:** Commercial

**LOT SIZE:** 3 Acres

Discover the perfect blend of residential comfort and commercial potential. This versatile property offers a unique opportunity to live where you work, situated on 3.22 acres of unrestricted land, making it ideal for various developments.

This property is a rare find, combining residential comfort with significant commercial opportunities. Whether you're looking to establish a home-based business, develop the land for commercial use, or invest in a property with versatile potential, 12665 FM 1314 Rd offers it all.

Don't miss out on this exceptional opportunity—contact us today to schedule a viewing and explore the possibilities!



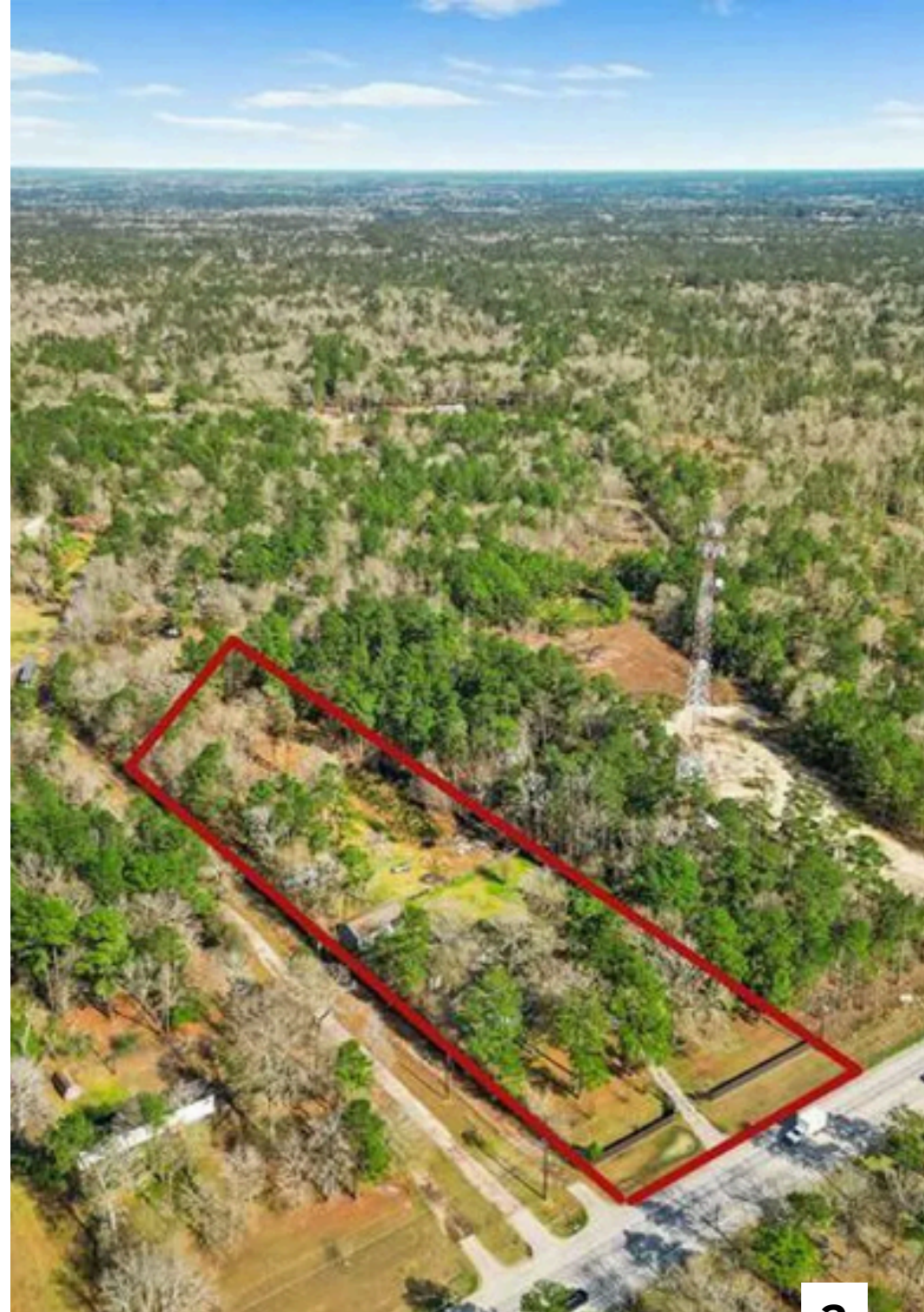


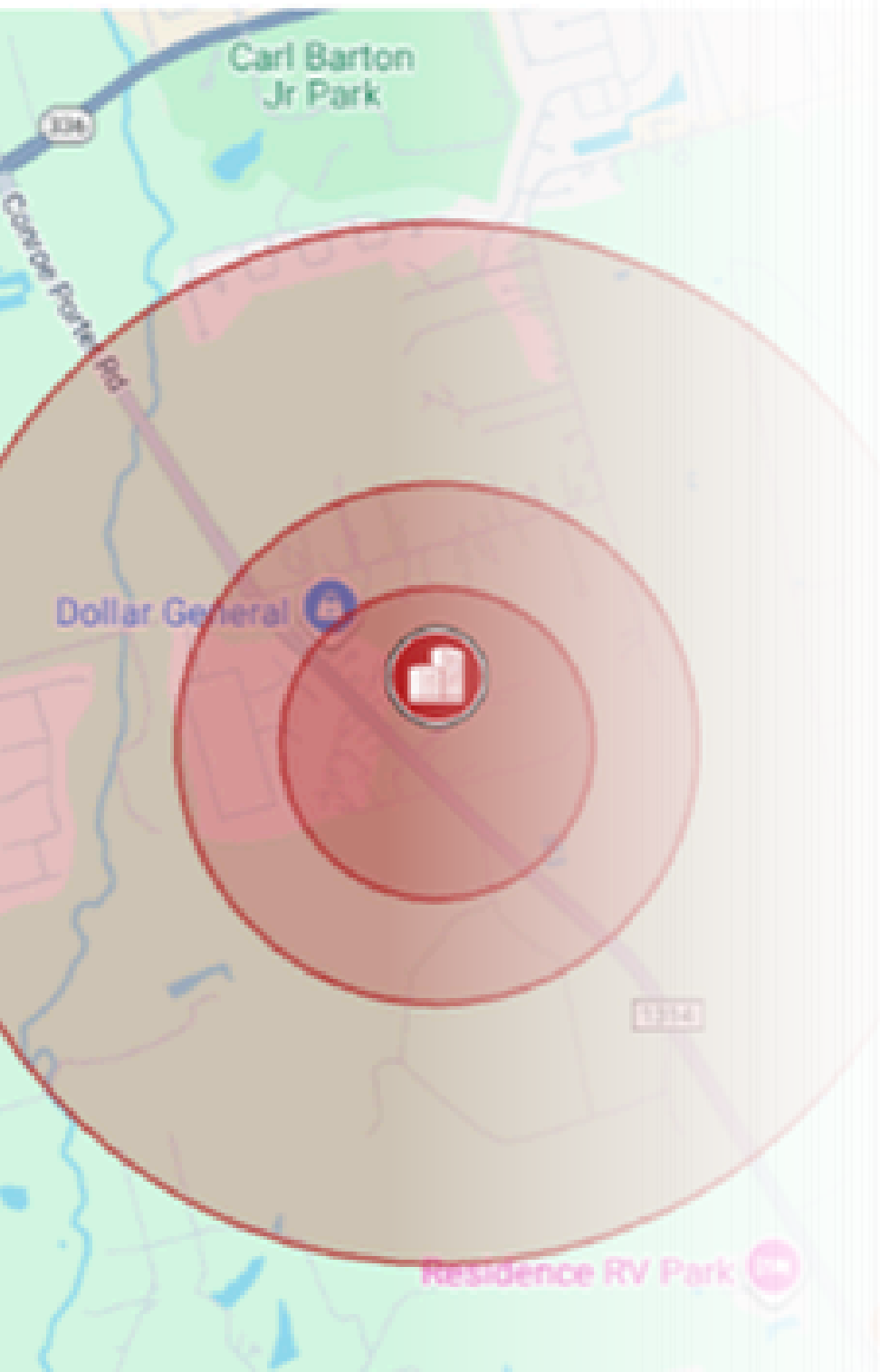
# PROPERTY HIGHLIGHTS

## 3-Acre Unrestricted Property-Residential or Commercial Use

Strategically located near major roadways, enjoy easy access to I-45 and just 10 miles from The Woodlands. Surrounded by high-traffic businesses, including a Dollar General down the street, a large storage facility next door, and multiple RV parks nearby, this versatile property is primed for growth and opportunity.

- Motivated Seller | Bring All Offers
- Residence: A 2,743 sq. ft home
- Additional Structure: An 880 sq ft shop suitable for business operations, storage, or a personal workshop.
- Recent Upgrades: A new roof installed in 2024 and an updated kitchen equipped with quartz countertops, modern backsplash, and appliances.
- Outdoor Amenities: The property includes outdoor storage closet, two outdoor restrooms (each with two stalls, ceiling fans, exhaust fans, and sinks), a three-car covered carport, and an electric gate.
- Utilities: Equipped with a traditional conventional septic system and a water well.





## AREA OVERVIEW

Situated along the rapidly expanding FM 1314 corridor, this property offers exceptional visibility and accessibility in one of Montgomery County's fastest-growing areas. Located just minutes from Highway 242, I-59, and I-45, the site benefits from convenient connections to Conroe, Porter, and The Woodlands.

	0.3 Miles	0.5 Miles	1 Miles
Total households	41	179	545
Total population	112	488	1,493
Persons per household	2.7	2.7	2.7
Average household income	\$127,947	\$129,874	\$127,631
Average house value	\$422,394	\$426,166	\$412,041
Average age	40	40	39
Average age male	38	38	38
Average age female	41	41	41

# RETAILER MAP







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