

# 2.48 ACRES WITH PRIME FRONTAGE

00 FM 3083, CONROE, TX 77302

FOR SALE: \$449,000

PROPERTY SUMMARY | COMMERCIAL, RESIDENTIAL



## PROPERTY DESCRIPTION

Discover a prime investment opportunity in the Conroe area with this exceptional property. Boasting a strategic location on FM 3083, this site presents an ideal prospect for land or retail pad investors seeking to capitalize on the area's growth. With its high visibility and accessibility, this property offers a competitive edge. The generous lot size provides ample space for development, and its favorable zoning sets the stage for a wide range of retail and commercial possibilities. Don't miss the chance to secure a valuable asset in the thriving Conroe area, with significant potential for a lucrative return on investment.

## PROPERTY HIGHLIGHTS

- Strategic location on FM 3083
- High visibility and accessibility
- Generous 2.48-acre lot size for development
- Favorable zoning for retail and commercial use
- Prime investment opportunity in the Conroe area

**ADAM OLSEN, CCIM**

713.614.2670

adam@thecommercialprofessionals.com

**THE COMMERCIAL PROFESSIONALS**

To Schedule A Showing Call 713.538.1638

## OFFERING SUMMARY

Sale Price:	\$449,000
Lot Size:	2.5 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	17	54	219
Total Population	52	162	647
Average HH Income	\$78,483	\$79,265	\$81,671

**THE COMMERCIAL PROFESSIONALS**

713.614.2670

thecommercialprofessionals.com

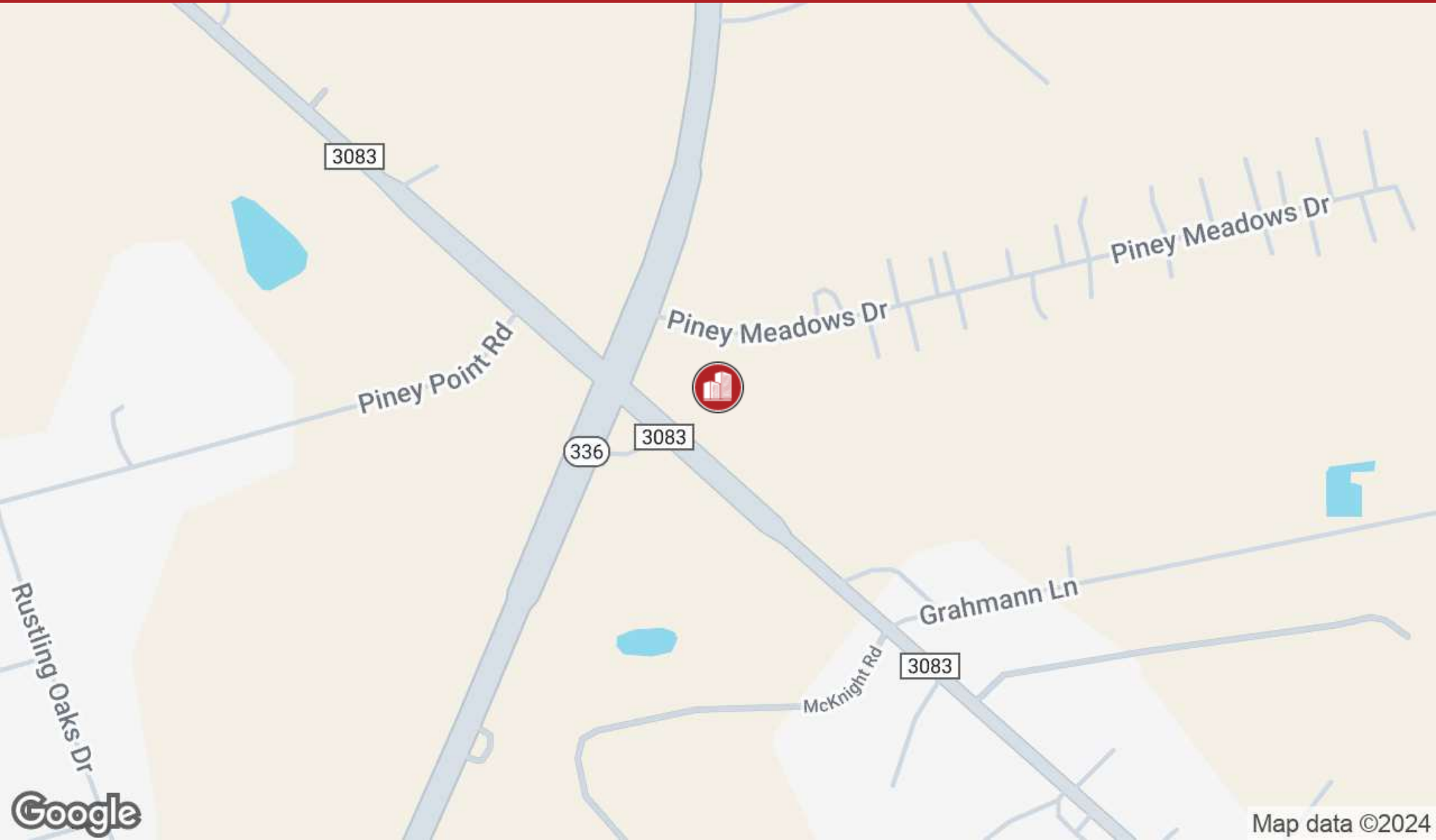
2800 Post Oak Blvd, Suite 4100, Houston, TX 77056

# 2.48 ACRES WITH PRIME FRONTAGE

00 FM 3083, CONROE, TX 77302

FOR SALE: \$449,000

LOCATION MAP | COMMERCIAL, RESIDENTIAL



ADAM OLSEN, CCIM

713.614.2670

adam@thecommercialprofessionals.com

**THE** COMMERCIAL  
**PROFESSIONALS**

To Schedule A Showing Call 713.538.1638

**THE COMMERCIAL PROFESSIONALS**

713.614.2670

thecommercialprofessionals.com

2800 Post Oak Blvd, Suite 4100, Houston, TX 77056

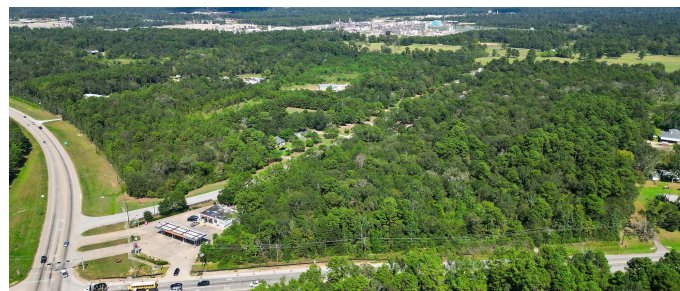
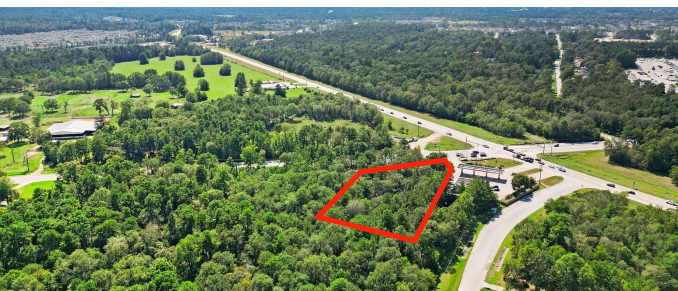
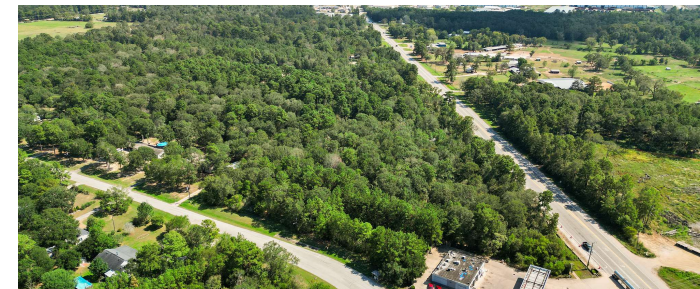
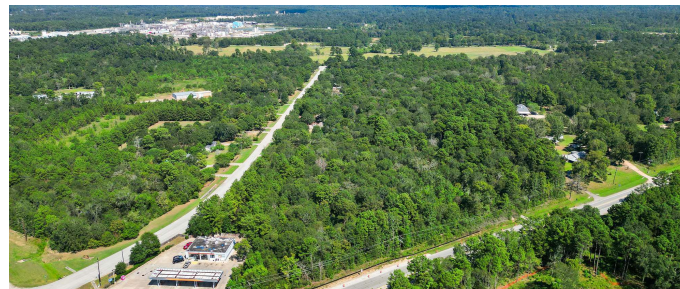
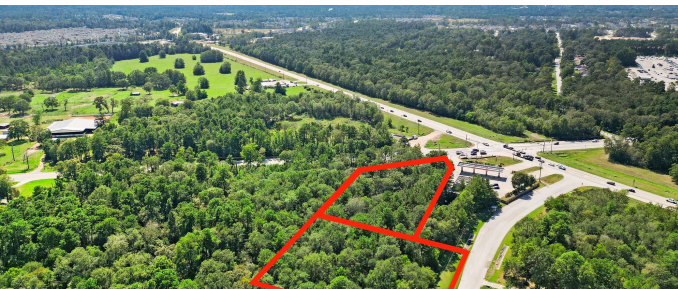
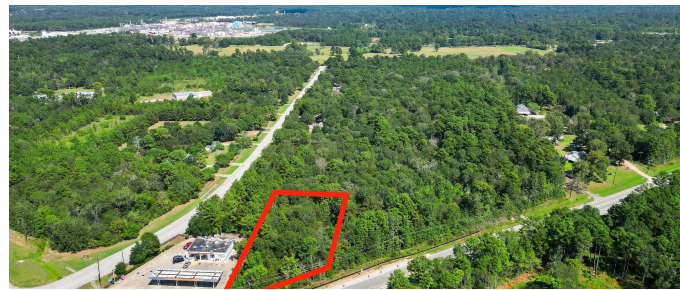
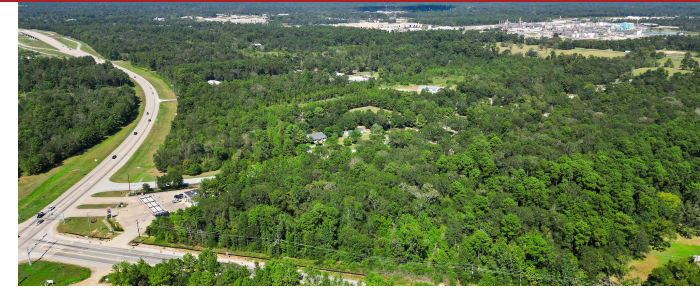
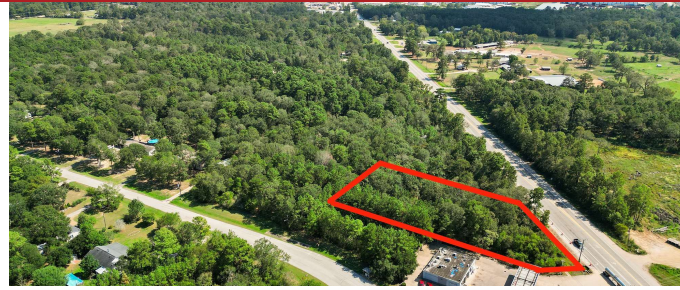


# 2.48 ACRES WITH PRIME FRONTAGE

00 FM 3083, CONROE, TX 77302

FOR SALE: \$449,000

ADDITIONAL PHOTOS | COMMERCIAL, RESIDENTIAL



ADAM OLSEN, CCIM

713.614.2670

adam@thecommercialprofessionals.com

**THE** COMMERCIAL  
**PROFESSIONALS**

To Schedule A Showing Call 713.538.1638

**THE COMMERCIAL PROFESSIONALS**

713.614.2670

thecommercialprofessionals.com

2800 Post Oak Blvd, Suite 4100, Houston, TX 77056



# 2.48 ACRES WITH PRIME FRONTAGE

00 FM 3083, CONROE, TX 77302

FOR SALE: \$449,000

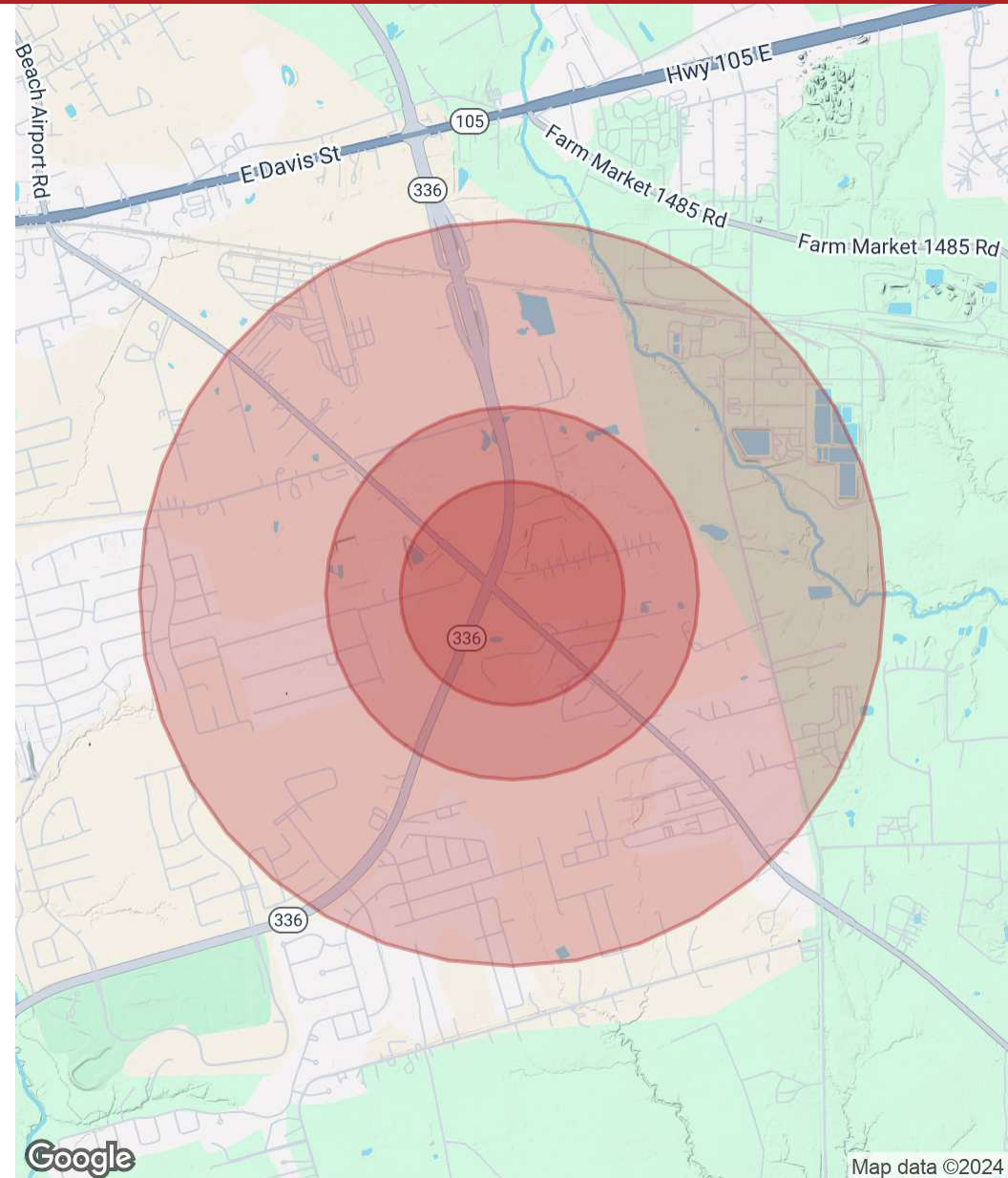
DEMOGRAPHICS MAP & REPORT | COMMERCIAL, RESIDENTIAL

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	52	162	647
Average Age	40	40	39
Average Age (Male)	40	39	39
Average Age (Female)	40	40	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	17	54	219
# of Persons per HH	3.1	3	3
Average HH Income	\$78,483	\$79,265	\$81,671
Average House Value	\$195,694	\$200,341	\$206,098

Demographics data derived from AlphaMap



ADAM OLSEN, CCIM

713.614.2670

adam@thecommercialprofessionals.com

**THE COMMERCIAL PROFESSIONALS**

To Schedule A Showing Call 713.538.1638

**THE COMMERCIAL PROFESSIONALS**

713.614.2670

thecommercialprofessionals.com

2800 Post Oak Blvd, Suite 4100, Houston, TX 77056