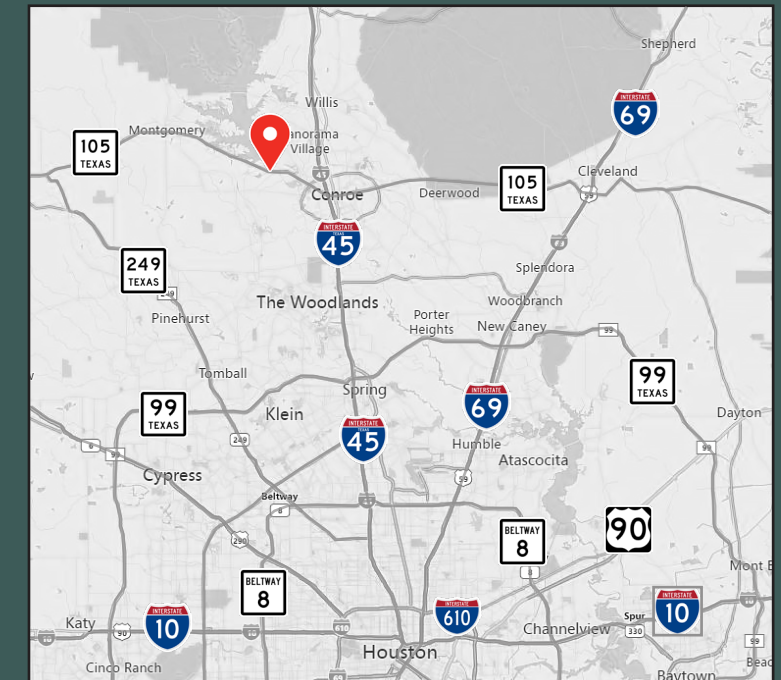


# Land for Sale or Lease: 19.8 AC Hwy 105, Conroe, TX



## Contact

Tommy LeBlanc, Partner  
tleblanc@mlbcre.com

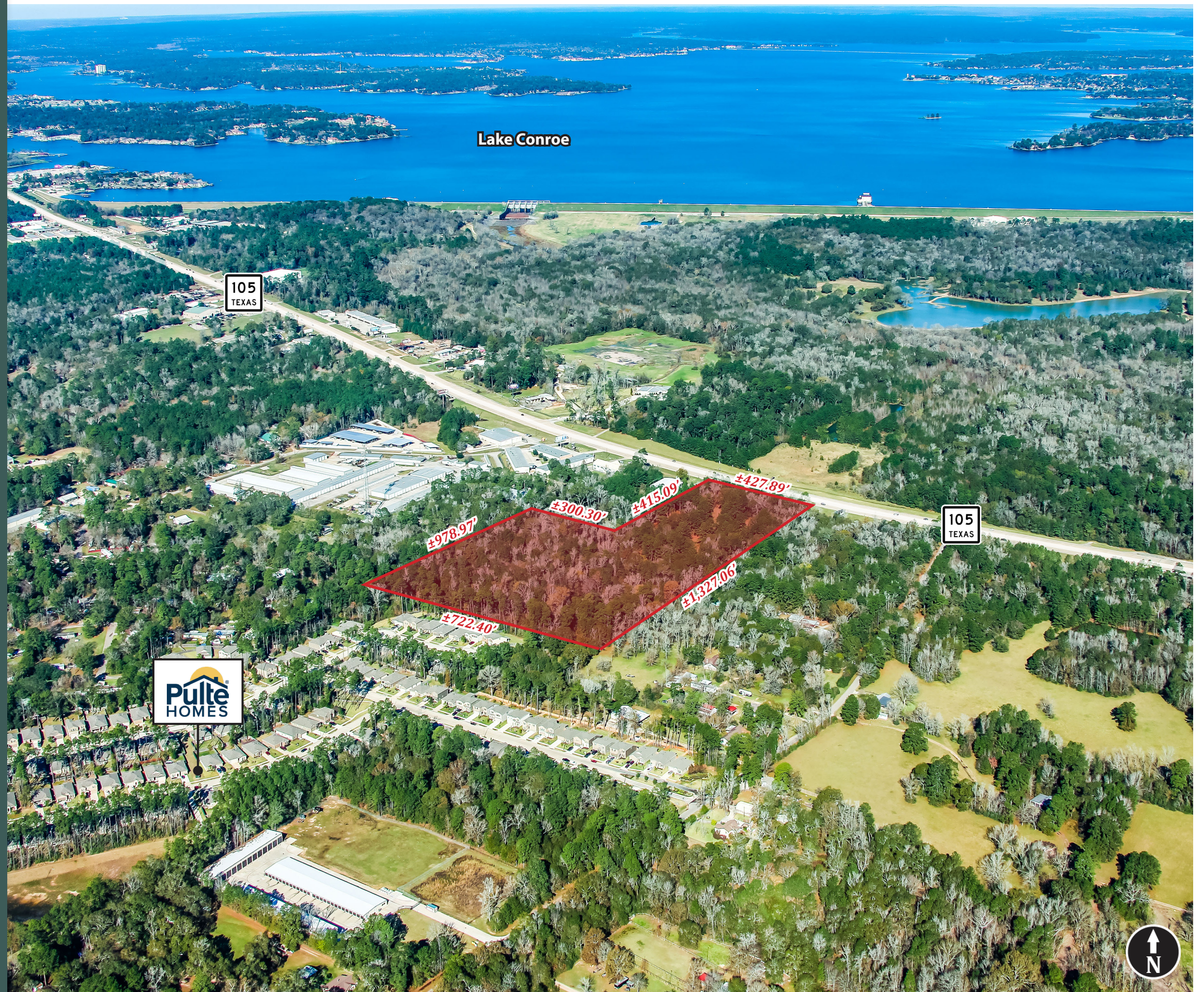
John-Michael Kamel, Vice President  
jmkamel@mlbcre.com

mlbcre.com | (713) 622-1400



## Property Features

- **PRICE:** \$4.00/SF
- **LEASE RATE:** Contact Broker
- **LOCATION:** The subject is located in Montgomery County, on the south side of Hwy 105 in Conroe, TX
- **SIZE:** 19.8 AC
- **FRONTAGE:** Hwy 105:  $\pm 434'$
- **UTILITIES:** Currently provided via the City of Conroe
- **ZONING:** None
- **ENCUMBRANCES:**
  - Floodplain: 500 and 100-yr floodplain in the SE corner of the subject
  - Pipelines: None
- **SCHOOL DISTRICT:** Conroe ISD





Property Information  
& Surveys

2023 Tax Rates

District	Description	2023 Rate
CCO	City of Conroe	0.4272
GMO	Montgomery Cnty	0.3764
HM1	Mont Co Hospital	0.0502
JNH	Lone Star College	0.1076
SCO	Conroe ISD	0.9621
	Total	1.9235

Demographics & Traffic Counts

Population		
	1 Mile	3 Miles
	1,885	17,360

Median Household Income		
	1 Mile	3 Miles
	\$80,429	\$95,029

Traffic Counts		
	State Hwy 105	38,127 CPD

Source: CoStar

