

# CENTERMARK

## +/- 17,000 SF - RETAIL LAND

### GROUND LEASE

**9181 HIGHWAY 242, CONROE, TX 77385**

#### PROPERTY HIGHLIGHTS

- +/- 17,000 SF available, additional +/- 10,000 SF also available
- Possible BTS, possible sale
- Perfect for QSR, Retail, Car Repair or Sales, Storage, Etc.
- Approximately 1.2 miles East of Interstate 45
- 30' wide driveway off of Highway 242
- Water and sewer connections possible, per owner
- Outside floodplain
- School District: Conroe ISD

#### CONTACT BROKER FOR PRICING

**ERIC HUGHES**

Partner

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**BETHANY FONSECA**

Associate

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Bellaire, TX 77401

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All information contained herein is believed to be reliable. All information is subject to error, omissions, and prior withdrawal without notice.







- **PROPERTY DEMOGRAPHICS**

**VEHICLES PER DAY**

242 & Glen Eagle Dr -  
38,913

**AVERAGE HOUSEHOLD INCOME**

2 miles - \$120,079  
5 miles - \$134,909  
10 miles - \$128,045

**TOTAL POPULATION**

2 miles - 22,230  
5 miles - 110,014  
10 miles - 471,530

**DAYTIME EMPLOYEES**

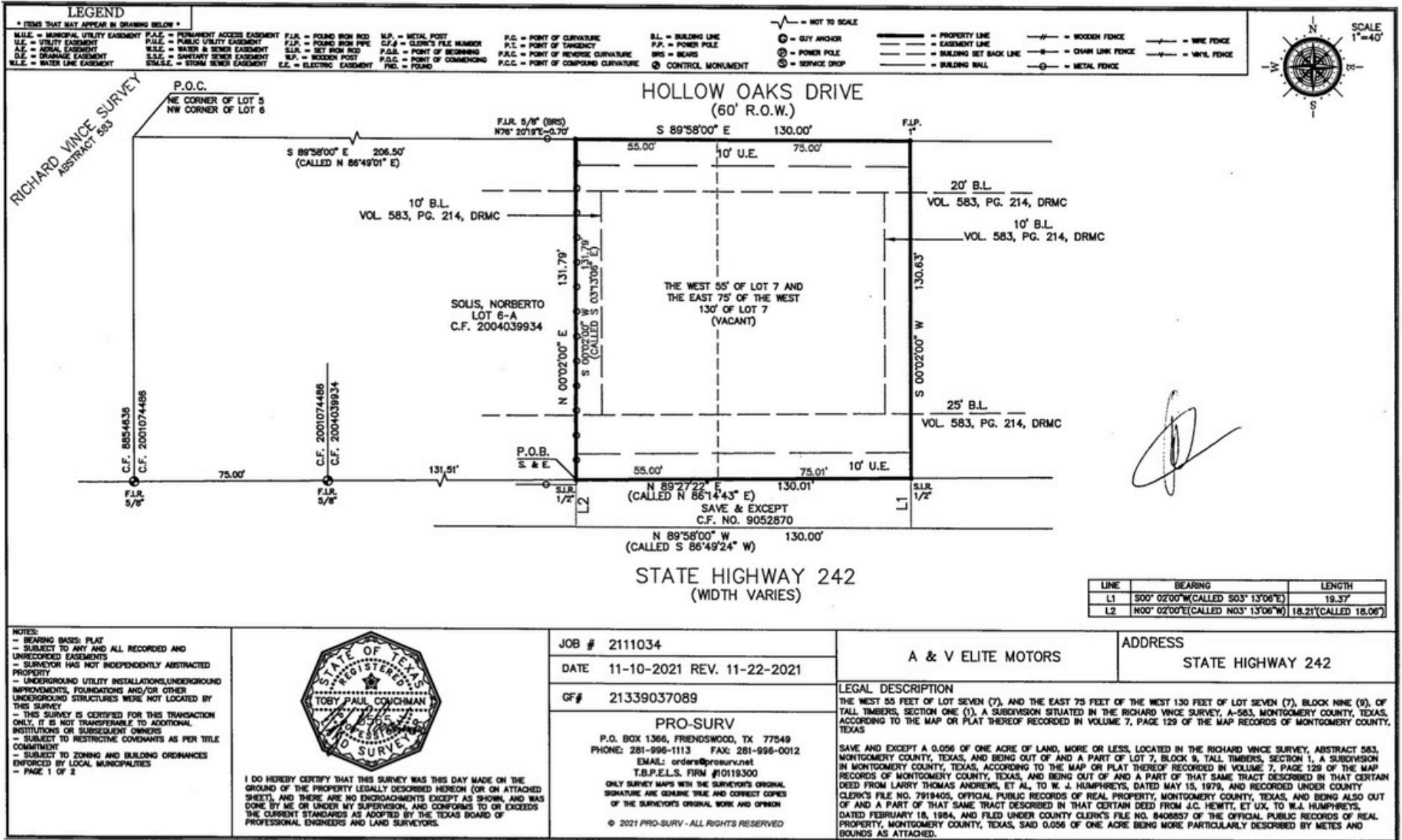
2 miles - 14,198  
5 miles - 65,321  
10 miles - 178,256



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• SURVEY



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