



PRIMESQUARE



ARTAVIA

BY AIRIA DEVELOPMENT COMPANY

Maveria

242
TEXAS



FARM
1314
ROAD

PAD SITES AVAILABLE

NEC of TX 242 and FM 1314



PRIMESPOT

AVAILABLE PAD SITES



THE OPPORTUNITY

The intersection of Highway 242 and FM 1314 in Conroe, Texas, is a rapidly developing area that serves as a gateway to several thriving Master Planned Residential communities including Maveria, Evergreen, Artavia and Stonecrest Ranch. Located approximately 10 miles east of The Woodlands and about 35 miles north of downtown Houston, this intersection provides convenient access to major employment centers and urban amenities while maintaining a suburban feel.

For more information about the opportunity, please contact broker.



30 minutes to George Bush Intercontinental Airport (IAH)



40 minutes to Downtown Houston



20 minutes to The Woodlands



Demographics



46,754

Total population



\$126,811

Median household
Income



\$367,123

Average
home value



35.1

Median age

Traffic Data

18,098 VPD

TX 242, at FM 1314

13,878 VPD

FM 1314, at TX 242

22.72%

Est. population growth
Within 1-mile from 2023 to 2028

AREA AERIAL



EVERGREEN
+2,000 Lots

MAVERA
+/-2,988 Lots

SUMMERSET ESTATES
+/-350 Lots

ARTAVIA
+/-5,095 Lots

STONECREST RANCH
+79 Lots



14,740 VPD

18,129 VPD

27,091 VPD

24,255 VPD

For more info, contact:

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