

# LAND FOR SALE ±7.09 AC



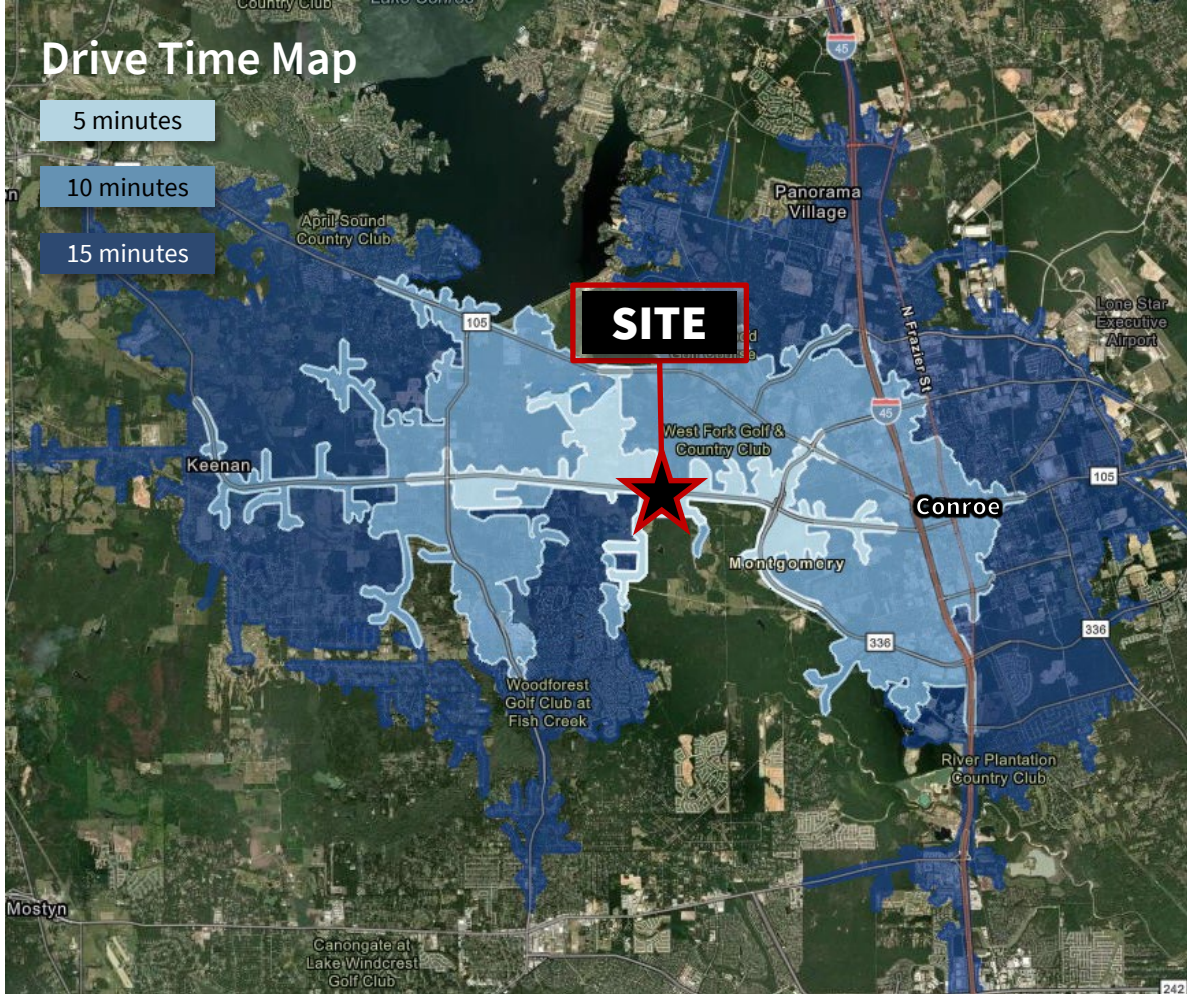
0 FM 2854 RD | CONROE, TX 77304



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# AREA LOCATION

±7.09 AC | 0 FM 2854 RD | CONROE, TX 77304  2



## Location

0 FM 2854 Rd Conroe, TX 77304  
30°19'00.1"N 95°32'00.7"W

## Size

±7.09 AC

## Property Information

- City Water and Sewer Nearby
- No floodplain
- No Zoning
- ±486.81' of FM 2854 Frontage
- Convenient access to Loop 336, 105, and I-45 North or South
- Additional land available

## Surrounding Area

Conroe is situated approximately 40 miles north of downtown Houston, making it part of the Houston-The Woodlands-Sugar Land metropolitan area. It is easily accessible via Interstate 45, which connects the city to Houston and other major cities in Texas. Residents and visitors of Conroe can enjoy a range of outdoor activities. The city is surrounded by beautiful lakes, including Lake Conroe, which offers opportunities for boating, fishing, and water sports. Additionally, Conroe is home to several parks, golf courses, and recreational facilities.

## Price

Call broker for pricing



## Demographics

Population Summary	1-Mile	3-Mile	5-Mile
2023 Population	1,129	26,509	85,902
2023 Median Age	43.8	42.3	38.7
Average Household Income	\$101,337	\$137,256	\$118,714
Average Home Value	\$431,460	\$431,308	\$374,772

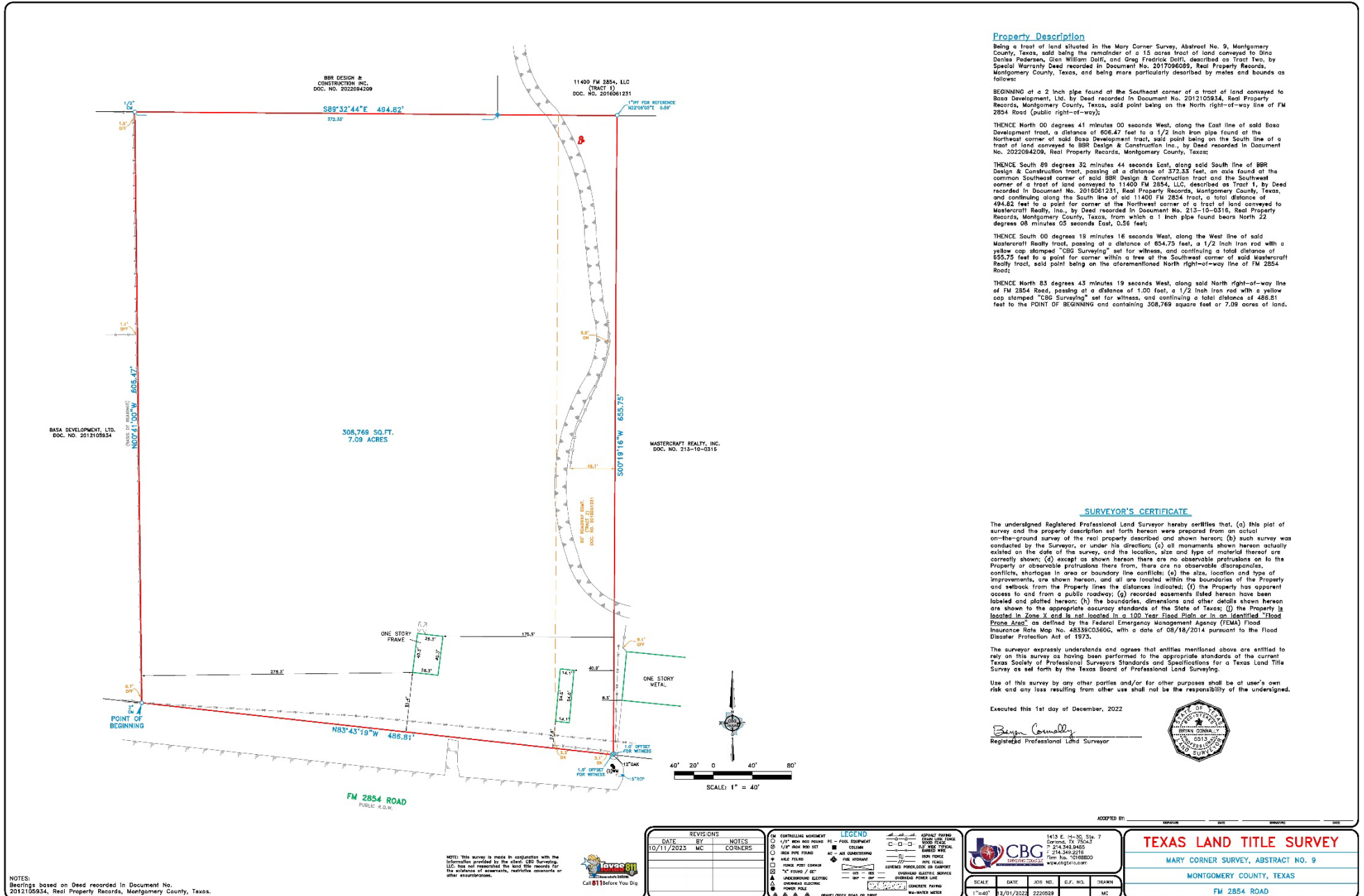


## Drive Times

Locations	Minutes
HCA Houston Healthcare Conroe	10
The Lone Star Convention & Expo Center	15
Lone Star College Montgomery	20
The Woodlands Mall	20

# SURVEY

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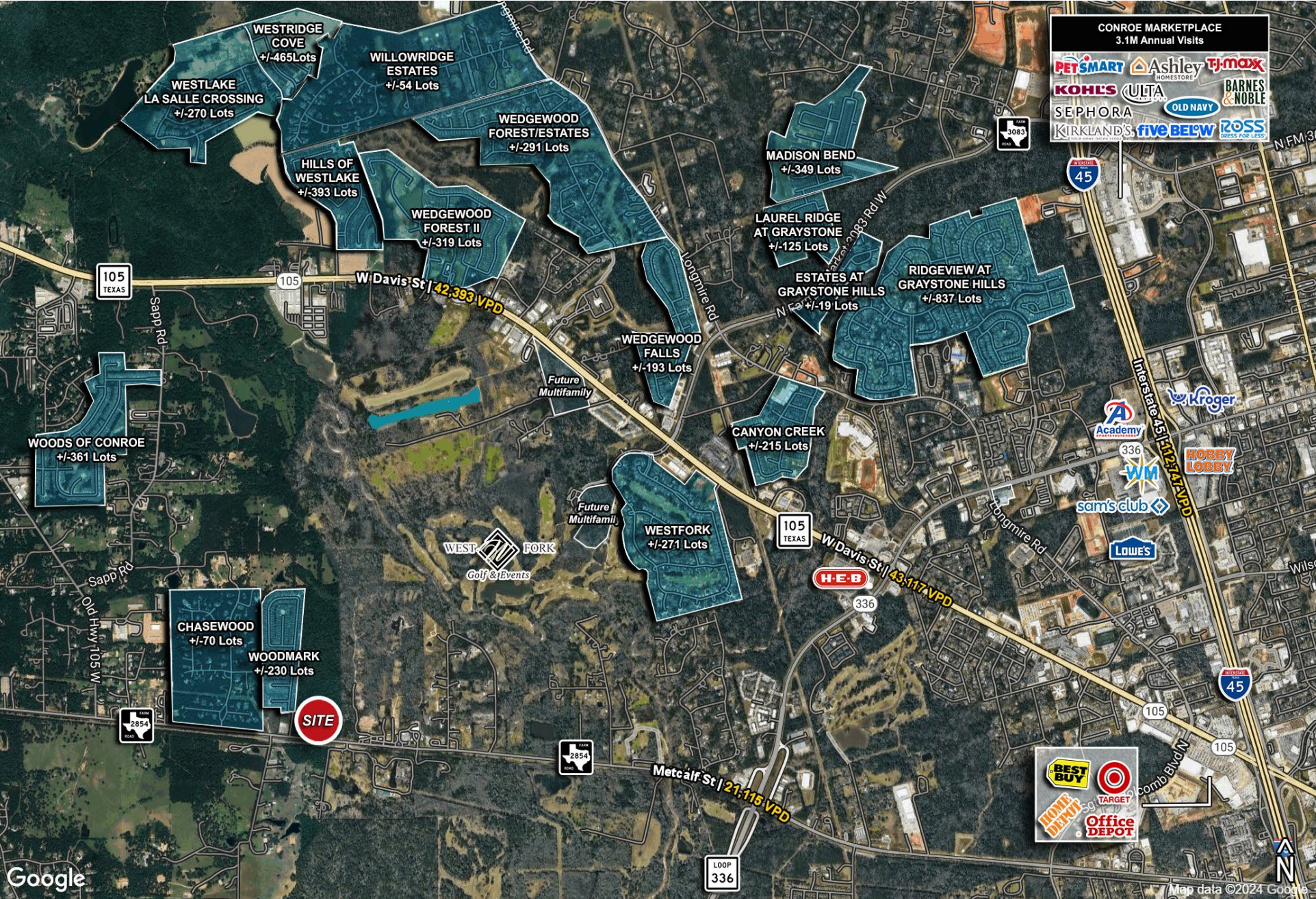
# PROPERTY AERIAL

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# AROUND THE AREA

±7.09 AC | 0 FM 2854 RD | CONROE, TX 77304



# CONTACT

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