

LAKE CONROE LAND LEASE

17100 HIGHWAY 105 W, MONTGOMERY, TX 77316

FOR LEASE: CALL FOR TERMS

PROPERTY SUMMARY | LAND



PROPERTY DESCRIPTION

- 1.68 acre, 1.3 acre, 0.4 acre tracts available ideal for boat/trailer storage, or mobile home or boat sales
- Located at the entrance to Lake Conroe Village Blvd
- Concrete slab for mobile office with utilities on site
- Great traffic count & visibility on Highway 105 W
- Cleared and ready to use, 1.3 acre tract currently set up to accommodate 10 food trucks
- 380ft of Hwy 105 frontage

LOCATION DESCRIPTION

This site is positioned less than a mile from the picturesque Lake Conroe. Its proximity to a major roadway ensures high visibility and easy accessibility, making it a prime location for a variety of ventures. The area is a hub of activity, surrounded by an abundance of major retailers, restaurants, and other amenities, catering to a diverse range of needs and interests. The site is strategically located at the entrance of the popular Lake Conroe Village subdivision.

ADAM OLSEN, CCIM

713.614.2670

adam@thecommercialprofessionals.com

THE COMMERCIAL PROFESSIONALS

To Schedule A Showing Call 713.538.1638

OFFERING SUMMARY

Lease Rate:	\$1,000.00 - 3,000.00 per month (Gross)
Available SF:	0.4 - 1.68 Acres
Lot Size:	3.45 Acres

SPACES

	LEASE RATE	SPACE SIZE
Parcel 1 - 1.68 Acres Ground Lease	Negotiable	1.68 Acres
Parcel 2 - 0.4 +/- Acres Ground Lease	\$1,000 per month	0.4 Acres
Parcel 3 - 1.3 +/- Acres Ground Lease	\$3,000 per month	1.3 Acres

DEMOGRAPHICS

	0.5 MILES	1 MILE	1.5 MILES
Total Households	421	1,538	3,447
Total Population	896	3,251	7,229

THE COMMERCIAL PROFESSIONALS

713.614.2670

thecommercialprofessionals.com

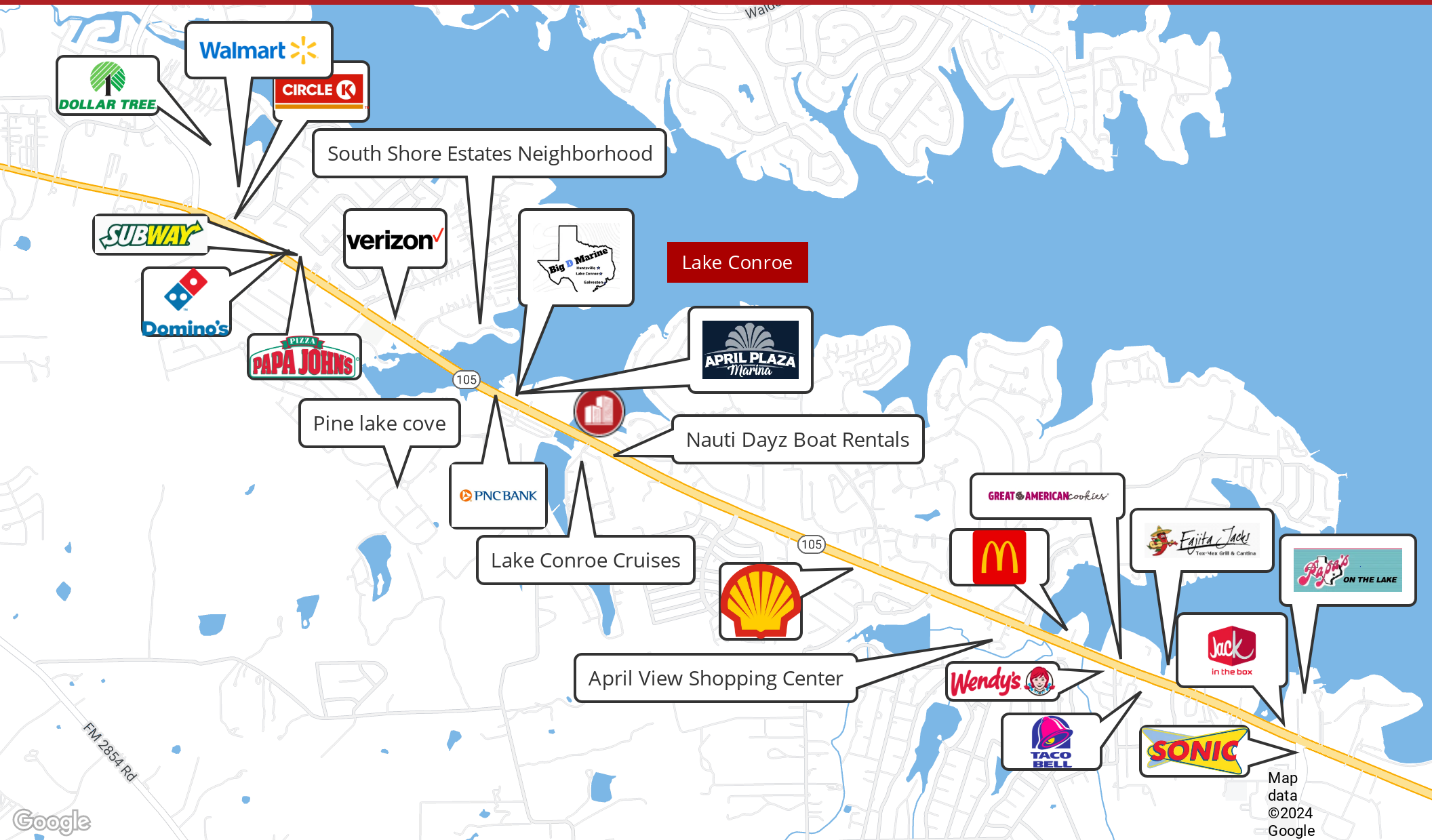
2800 Post Oak Blvd, Suite 4100, Houston, TX 77056

LAKE CONROE LAND LEASE

17100 HIGHWAY 105 W, MONTGOMERY, TX 77316

FOR LEASE: \$1,000.00 - 3,000.00 PER MONTH (GROSS)

RETAILER MAP | LAND



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

LAKE CONROE LAND LEASE

17100 HIGHWAY 105 W, MONTGOMERY, TX 77316

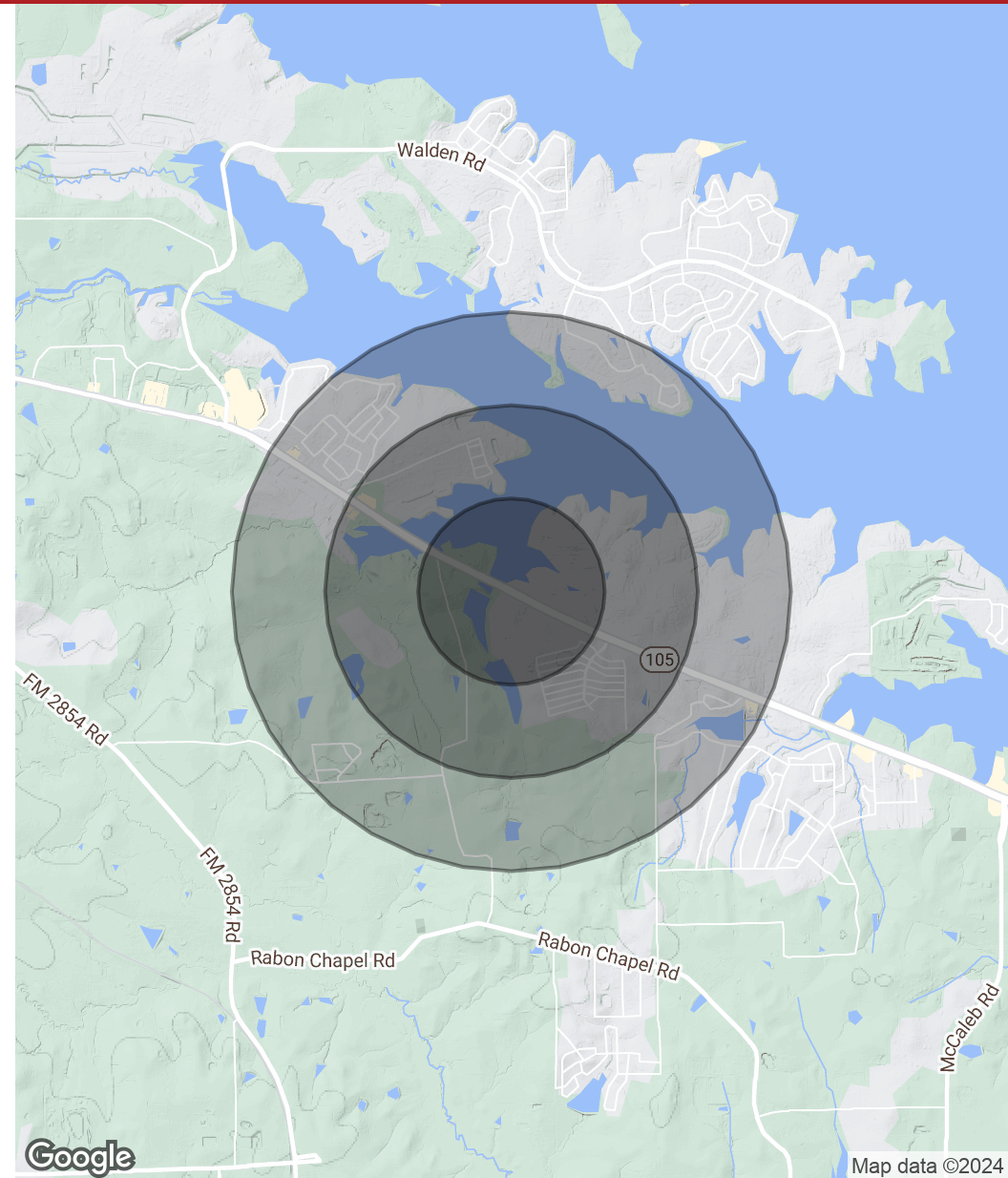
FOR LEASE: \$1,000.00 - 3,000.00 PER MONTH (GROSS)

DEMOGRAPHICS MAP & REPORT | LAND

POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	896	3,251	7,229
Average Age	40.0	40.3	41.6
Average Age (Male)	39.5	39.7	41.3
Average Age (Female)	41.4	41.3	41.4

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	421	1,538	3,447
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$91,431	\$95,635	\$96,883
Average House Value	\$246,099	\$257,014	\$251,245

2020 American Community Survey (ACS)



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