

For sale or ground lease

±3.8 Acres available

Hard corner of W Davis St and Pentair Dr
Conroe, TX 77304

Site Details

Location

Located at the hard corner of W Davis ST and Pentair Dr. in Conroe, TX

Size

±3.8 AC Available for sale or ground lease

Site Details

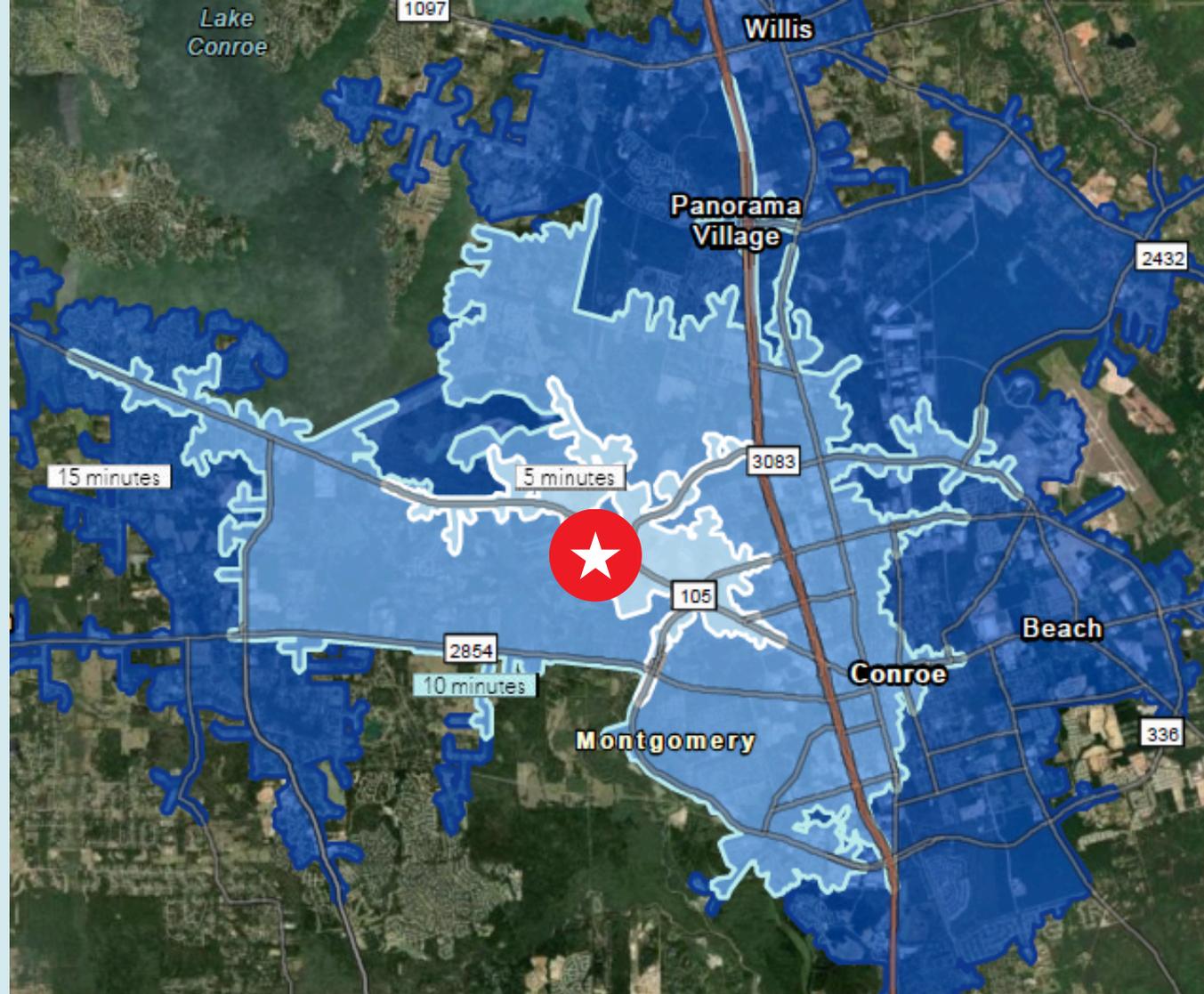
- Next door to The Learning Experience and West Fork Village
- Located next to West Fork residential and golfing community in high growth Conroe
- Surrounding new homes nearby from \$400K-\$750K
- Highway access and close proximity to HEB and other national retailers

About the Area

Situated 40 miles north of Houston and easily accessible via Interstate 45, Conroe offers a blend of urban convenience and outdoor recreation, featuring Lake Conroe and numerous parks and recreational facilities.

Price

\$1,900,000



	1 mile	3 miles	5 miles
2024 Total Population	5,025	35,357	99,100
2024 Median Age	34.7	36.1	36.6
Average HH Income	\$110,446	\$104,683	\$115,197
Average Home Value	\$427,452	\$459,245	\$403,047

Survey

...ED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (2011 ADJUSTMENT), CENTRAL ZONE. SURVEY FEET BASED ON GPS OBSERVATIONS TABLED SURVEY, LLC AND CAN BE BROUGHT TO SURFACE WITH A COMBINED SCALE FACTOR 15019739. SCHEDULE B NOTES PERTAINING TO SUBJECT TRACT

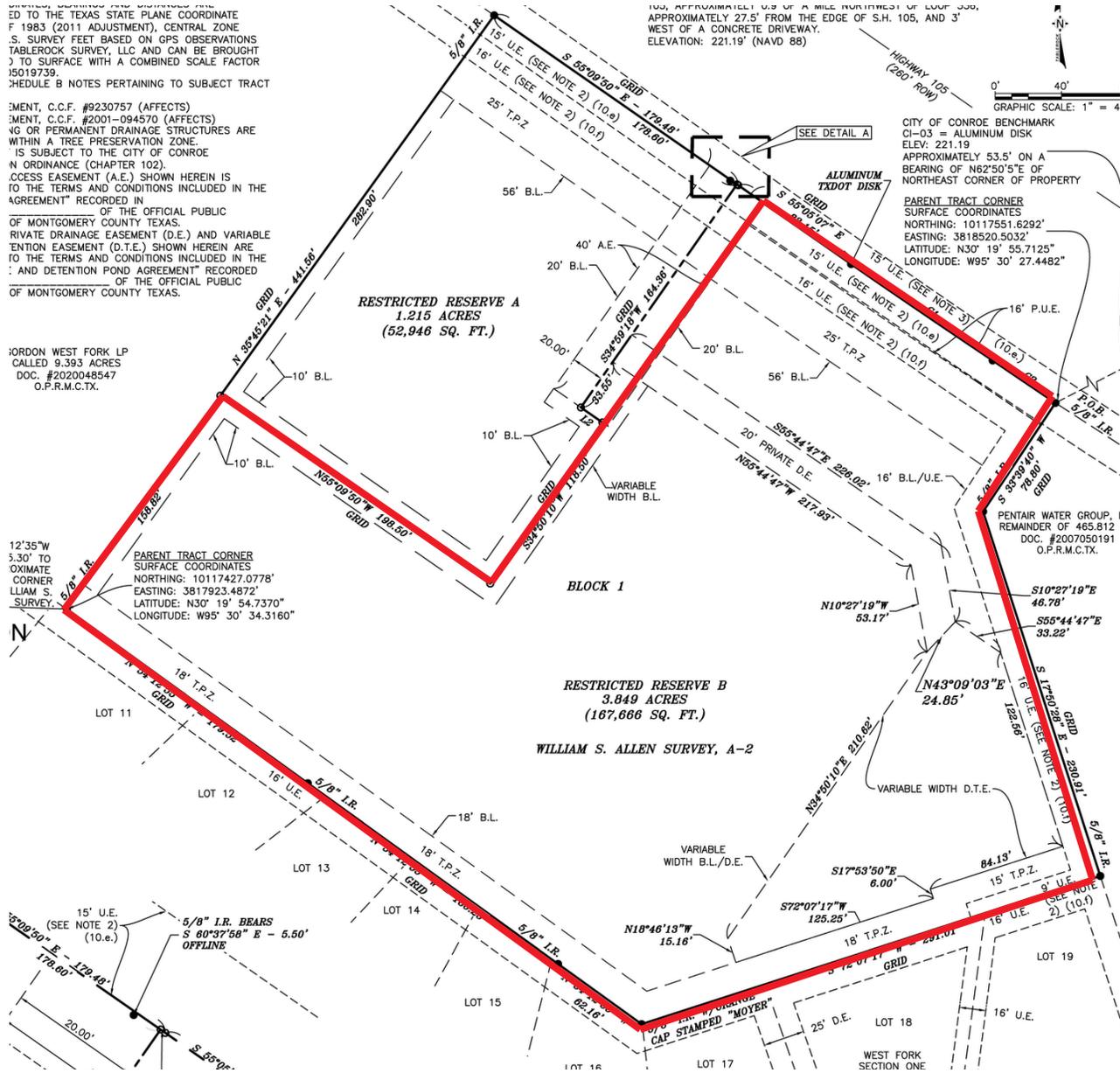
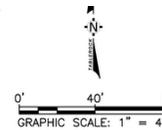
...MENT, C.C.F. #9230757 (AFFECTS) ...MENT, C.C.F. #2001-094570 (AFFECTS) ...NG OR PERMANENT DRAINAGE STRUCTURES ARE WITHIN A TREE PRESERVATION ZONE. ...IS SUBJECT TO THE CITY OF CONROE ORDINANCE (CHAPTER 102). ...CESS EASEMENT (A.E.) SHOWN HEREIN IS TO THE TERMS AND CONDITIONS INCLUDED IN THE AGREEMENT" RECORDED IN ...OF THE OFFICIAL PUBLIC OF MONTGOMERY COUNTY TEXAS. ...RIVATE DRAINAGE EASEMENT (D.E.) AND VARIABLE WIDTH DRAINAGE EASEMENT (D.W.D.E.) SHOWN HEREIN ARE TO THE TERMS AND CONDITIONS INCLUDED IN THE AGREEMENT" RECORDED IN ...OF THE OFFICIAL PUBLIC OF MONTGOMERY COUNTY TEXAS.

JORDON WEST FORK LP
CALLED 9.393 ACRES
DOC. #2020048547
O.P.R.M.C.TX.

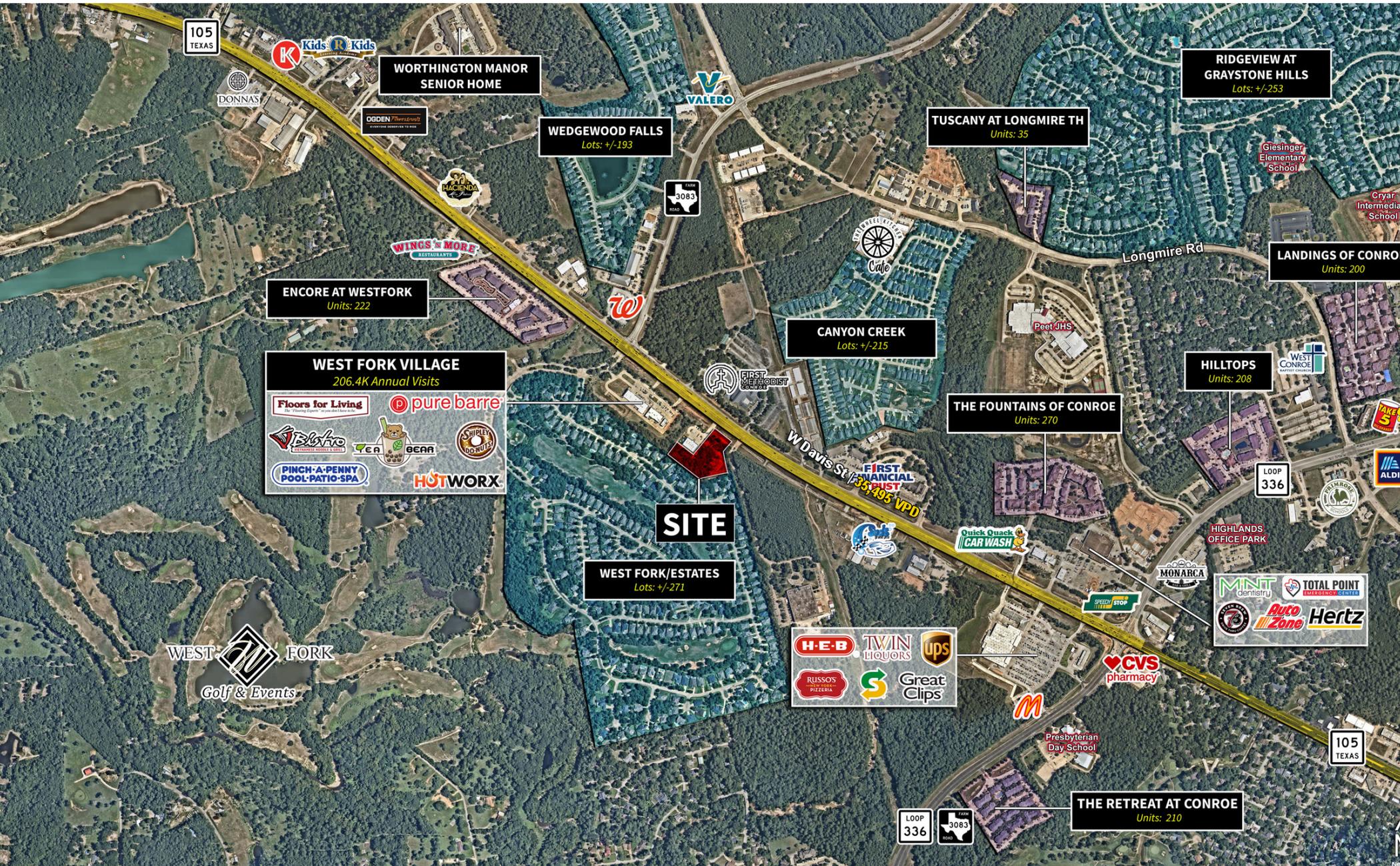
PARENT TRACT CORNER
SURFACE COORDINATES
NORTHING: 10117427.0778'
EASTING: 3817923.4872'
LATITUDE: N30° 19' 54.7370"
LONGITUDE: W95° 30' 34.3160"

... APPROXIMATELY 0.3 OF A MILE NORTHWEST OF LOOP 330, APPROXIMATELY 27.5' FROM THE EDGE OF S.H. 105, AND 3' WEST OF A CONCRETE DRIVEWAY. ELEVATION: 221.19' (NAVD 88)

CITY OF CONROE BENCHMARK
CI-03 = ALUMINUM DISK
ELEV. 221.19
APPROXIMATELY 53.5' ON A BEARING OF N62°50'5"E OF NORTHEAST CORNER OF PROPERTY
PARENT TRACT CORNER
SURFACE COORDINATES
NORTHING: 10117551.6292'
EASTING: 3818520.5032'
LATITUDE: N30° 19' 55.7125"
LONGITUDE: W95° 30' 27.4482"



Trade Area Aerial



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