



OFFERING MEMORANDUM

11522 MOCKINGBIRD
HILL CONROE, TX 77303

Opportunities include residential development, warehouse distribution, corporate headquarters, and airport-related ventures



ADAM OLSEN, CCIM

713-614-2670

ADAM@THECOMMERCIALPROFESSIONALS.COM

GABE RODARTE

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GABE@THECOMMERCIALPROFESSIONALS.COM

PROPERTY SUMMARY

11522 Mockingbird Hill Conroe, TX 77303

SALE PRICE: \$3,300,000

PROPERTY TYPE: Land

LOT SIZE: 59.18 Acres

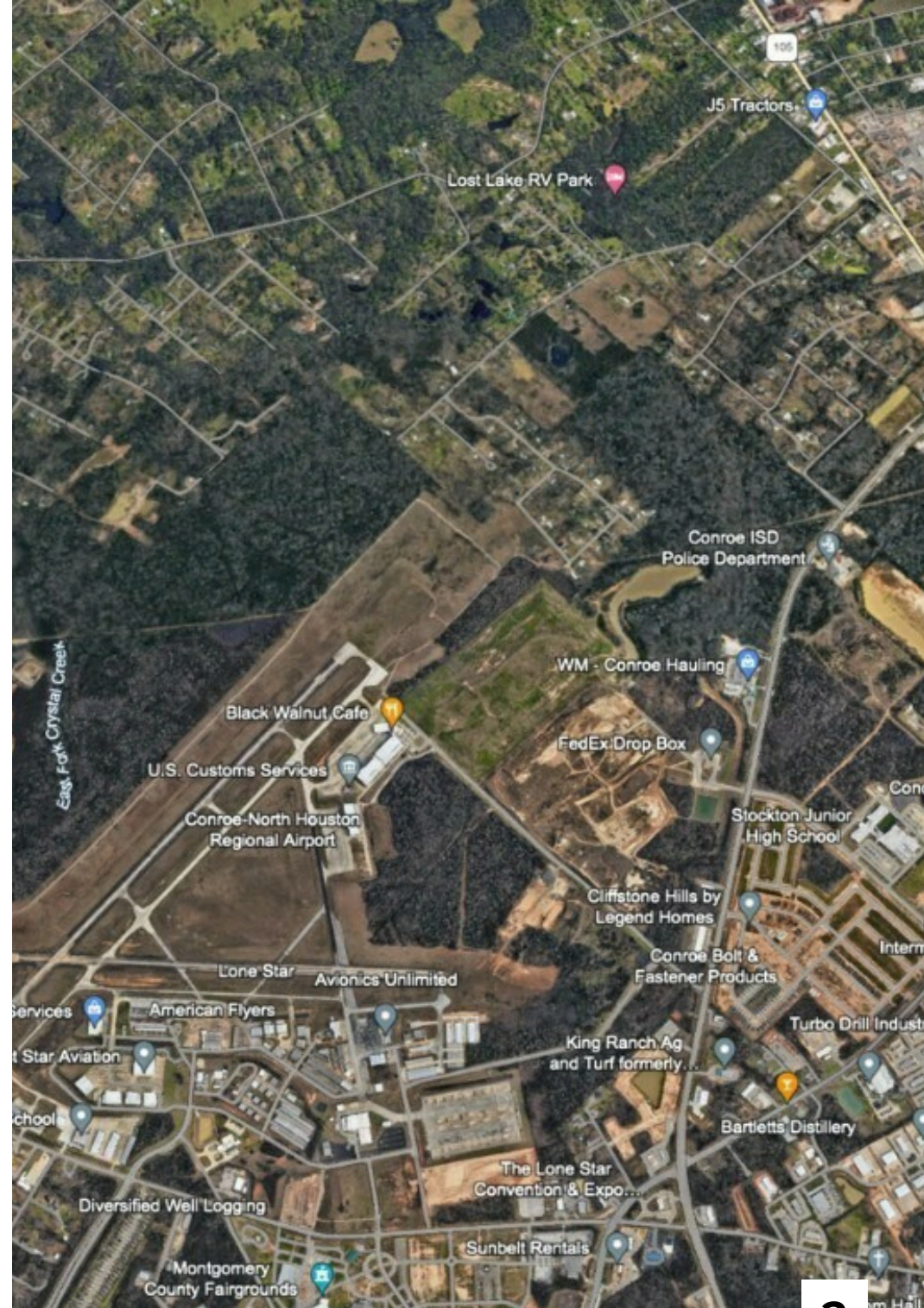
The area is a dynamic mix of major retailers and industrial industries, alongside burgeoning residential developments, creating a diverse and vibrant environment.



PROPERTY HIGHLIGHTS

59 Acres Behind Conroe Airport

- Expansive 59.1-acre property in Montgomery County
- Could be used as cargo distribution or used as air cargo space
- Three points of access from distinct roads
- Strategically positioned next to Conroe Regional Airport
- Prime location for diverse development possibilities
- Opportunities include residential development, warehouse distribution, corporate headquarters, and airport-related ventures
- Blank canvas for creating a space that blends with the local vibe
- Endless possibilities on this versatile property
- Innovation meets strategic location
- Gateway to numerous opportunities



AREA OVERVIEW

To reach this property from W Davis St, you would turn right at the first cross street onto TX-105 E and continue for about 3.8 miles. Then, make a left onto Douget Rd, followed by a left onto Whipporwill Rd, continuing for approximately 1.8 miles. Proceed on Robin Ln, then turn left onto Mockingbird Hill, where this expansive 58-acre property located.

	0.3 Miles	0.5 Miles	1 Miles
Total households	285	4,383	18,339
Total population	905	14,062	53,424
Persons per household	3.2	3.2	2.9
Average household income	\$123,368	\$84,904	\$65,461
Average house value	\$144,431	\$172,767	\$129,132
Average age	33.3	32.3	32.5
Average age male	30.9	32.4	32
Average age female	39.4	33.6	33.7

Wendy's

Circle K

Frost

PNC Bank

Walmart

Stripes

Wells Fargo

Burger Boy

CVS

Gundola Harry's

Pacific Yard House

The Red Brick Tavern

Valero

Exxon

7-Eleven

Black Walnut - Conroe

OMG WINGS

Stockton Junior High School

First Financial Bank

El Tio Pollo's Asado

McDonald's

Shell

Conroe-Woodlands Antique Mall

Conroe-North Houston Regional Airport

Lone Star College - Conroe Center

Austin Elementary School

Willis Waukegan Rd

FM 1484 Rd

Highway 45

Highway 105

Highway 336

Highway 75

Highway 36

Highway 101

Highway 103

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