
Trust CRE

It's in the name



+/- 1.67 ac For Sale on FM 3083

FM 3083 & Wedgewood Falls Drive, Conroe, TX 77304

Details

Property Type	Land
Subtype	Commercial
Zoning	C3- Commercial (in City/Under 5.00 Acres)
Land Acres	1.67
Lot Size (sq ft)	72,745
County	Montgomery County
Asking Price	Negotiable

Description

+/- 1.67 acres of prime commercial land located in high growth Lake Conroe area. Fronts the Wedgwood Falls subdivision. This 200-home neighborhood has an average value of \$311,000 based on sales in 2024. Perfect location for a retail center, industrial building, or Brownstone office buildings.

The 2011 TXDOT daily traffic count was estimated at 14,100 cars per day, and that was before the neighborhood was completed. There has been a lot of growth in the area in the last thirteen years! The population of Conroe is now over 96,000, having grown 62.5% since 2013. The 2027 forecast is a population of 110,000 inside the city limits.

Median household income in the city has also skyrocketed, growing to \$70,688, a 102% increase since 2000.

Due to the growth, TXDOT has started a \$26.3M road widening project on FM 3083. \$2.2M has been spent so far, and utilities along the road were being marked in August 2024, so construction should start soon. The subject property has +/- 340 feet of road frontage.

Preliminary plans for developing the site allow for an 8,000 SF building. See the following graphic.

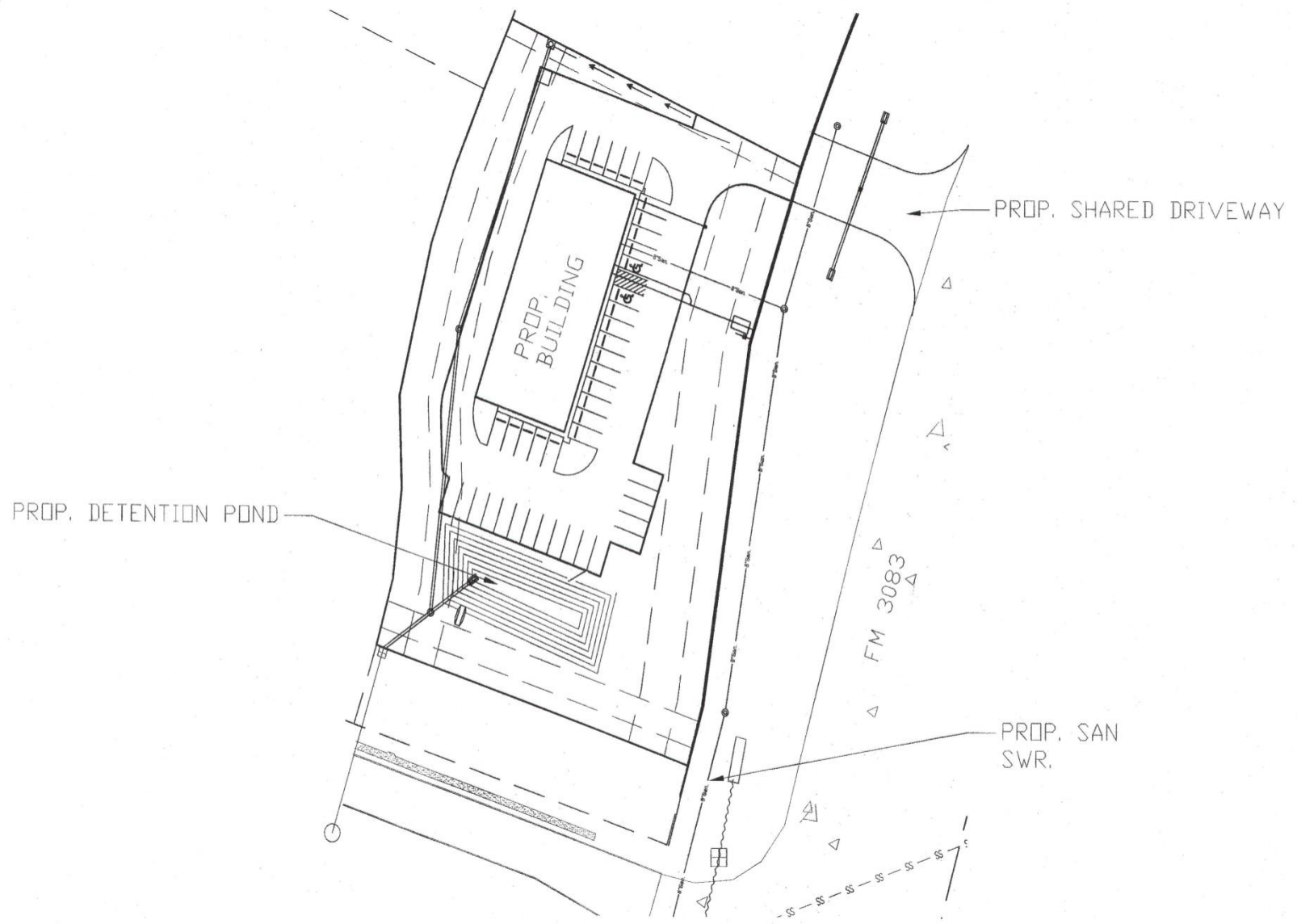
The owner is open to sell, build to suit, or ground lease the property.

Highlights

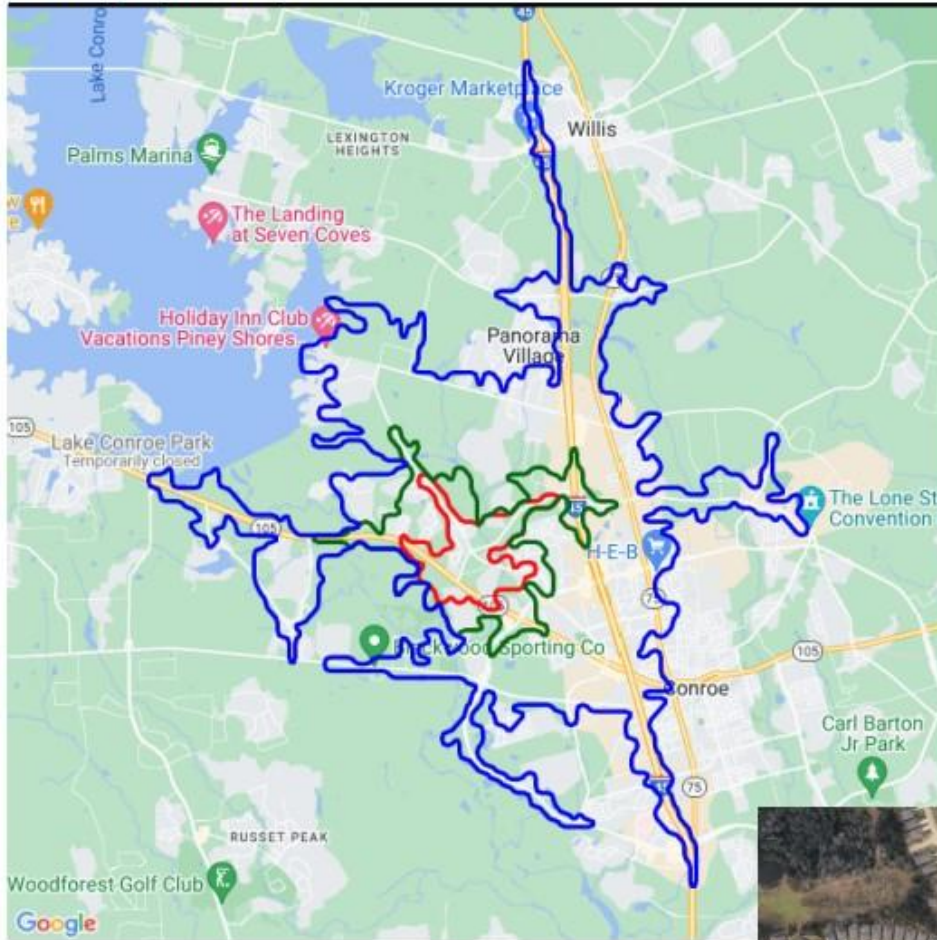
- +/- 1.67 acres
- +/- 340 feet of frontage on FM 3083
- Existing shared drive with neighboring retail center

10-Minute Drive-Time

- Median HHI: \$53,240
- Population: 28,012
- Median age is 30.5
- 58% have some college or higher



Demographic Report



2065 N FM 3083 Road W

Population

Distance	Male	Female	Total
3- Minute	596	577	1,173
5- Minute	1,978	1,956	3,934
10 Minute	13,814	14,197	28,012



Location Facts & Demographics

Demographics are determined by a **10 minute drive** from 2065 N FM 3083 Road W, Conroe, TX 77304

CITY, STATE

Conroe, TX

POPULATION

28,012

AVG. HHSIZE

2.68

MEDIAN HH INCOME

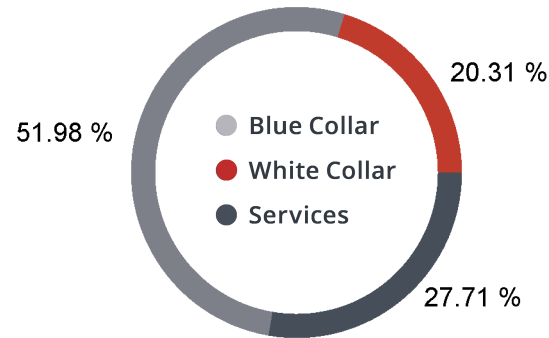
\$53,240

HOME OWNERSHIP

Renters: **5,428**

Owners: **6,060**

EMPLOYMENT

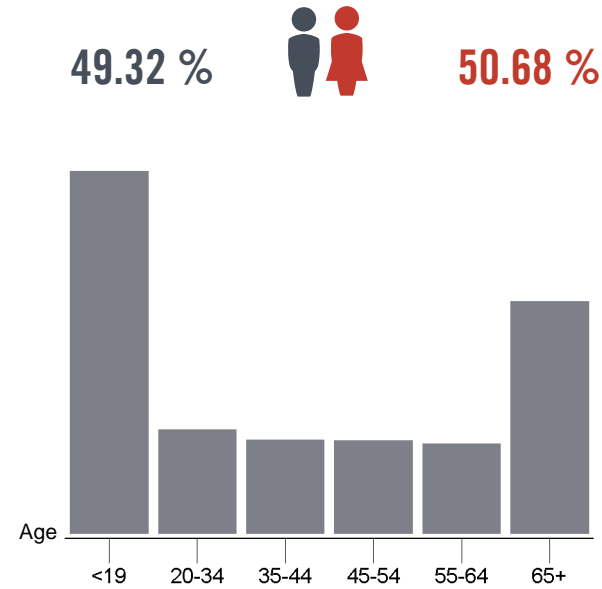


46.95 % Employed
1.33 % Unemployed

EDUCATION

High School Grad: **27.78 %**
Some College: **26.57 %**
Associates: **5.33 %**
Bachelors: **26.11 %**

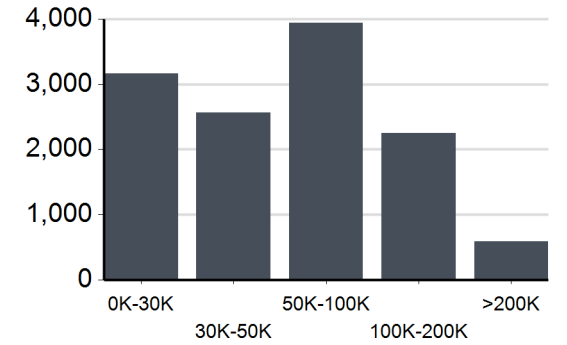
GENDER & AGE



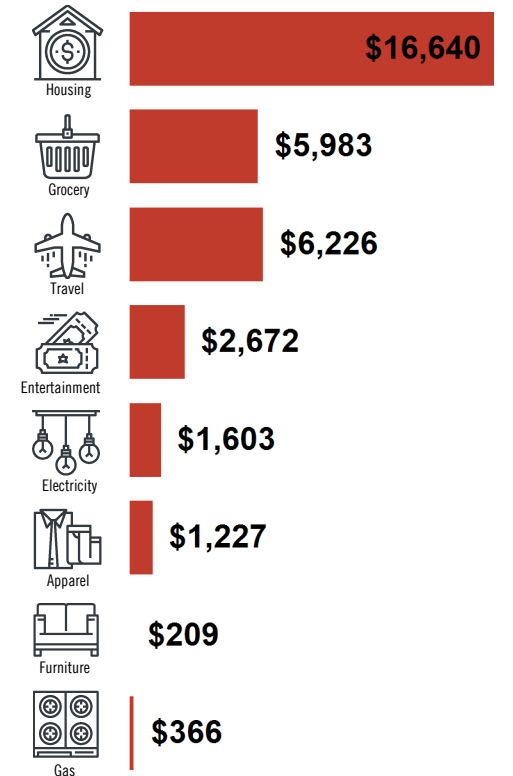
RACE & ETHNICITY

White: **71.33 %**
Asian: **1.88 %**
Native American: **0.22 %**
Pacific Islanders: **0.03 %**
African-American: **6.16 %**
Hispanic: **14.57 %**
Two or More Races: **5.81 %**

INCOME BY HOUSEHOLD



HH SPENDING



Advisor Biography

Jeff Williams is founder of Trust Commercial Real Estate, LLC., a real estate brokerage dedicated to helping clients achieve their financial goals through real estate. Whether the client is a small business looking to lease their first commercial space, or an owner in need strategic analysis of their portfolio in these challenging times, Jeff has the skills and experience to guide them to successful outcomes.

Before setting out to conquer the world of commercial real estate, Jeff spent 20 years in IT, first in technical roles, then as a project manager, leading projects to on-time, on-budget delivery worldwide. One of the highlights of his career was working for Ross Perot, Sr. where Jeff learned the value of sincerely investing in people and building relationships based on trust and hard work towards a common goal.

Walking a fine line between being entrepreneurial and being crazy, Jeff has launched other business with his wife and adult children. And though real estate can sometimes be a 24/7/365 engagement, in his down time Jeff can be found traveling with his wife Stephany or playing guitar.



Jeff Williams
Broker | Owner



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