

GABE RODARTE

(936) 218-2723
2800 POST OAK BLVD SUITE
4100 HOUSTON, TX 77056

ADAM OLSEN

(713) 614-2670
2800 POST OAK BLVD SUITE
4100 HOUSTON, TX 77056

±5 ACRES DEVELOPMENT-READY FOR SALE

14187 TOMMY SMITH ROAD | CONROE, TX 77306



OFFERING SUMMARY

SALE PRICE

\$274,950

LOT SIZE

5 ACRES

PROPERTY TYPE

COMMERCIAL, RETAIL,
INDUSTRIAL/DEVELOPMENT

PROPERTY HIGHLIGHTS

±5 acres of development-ready land in Conroe 77306 with electric already in place and located outside the floodplain. The partially cleared, level site offers flexible use potential for residential, light commercial, or investment purposes.

Convenient access to Loop 336, FM 1485, and I-45 provides quick connectivity to The Woodlands, Houston, and nearby Lake Conroe, making this a rare opportunity in a fast-growing Montgomery County corridor.

Aerial Map



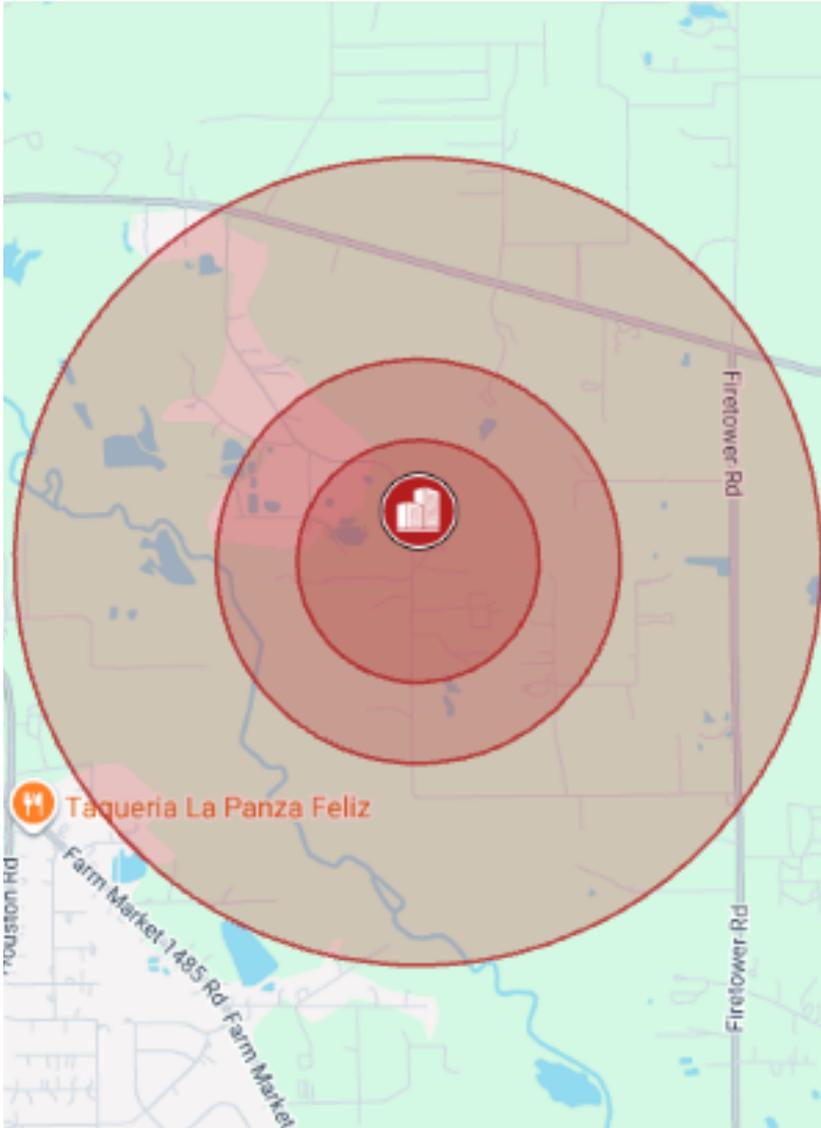
Property Photos



Demographics

Situated on ±5 acres in Conroe, 14187 Tommy Smith Road offers a private, development-ready site just minutes from Loop 336, FM 1485, and I-45, providing convenient access to The Woodlands and Houston.

Outside the floodplain with electric in place, the partially cleared tract supports a variety of residential, light commercial, or investment uses. Located within a rapidly growing Montgomery County corridor near Lake Conroe, the property combines rural flexibility with strong long-term growth potential.



	1 Mile	3 Miles	5 Miles
Total population	867	9,669	24,558
Workday Population	981	7,239	16,841
Total household	302	3,160	7,826
Average household income	\$65,107	\$73,236	\$84,319
Average age	39	37	36
Male Population	38	37	36
Female Population	39	37	37

Demographics data derived from AlphaMap

Market Overview

Conroe, Texas is one of the fastest-growing cities in the Greater Houston metropolitan area and serves as the county seat of Montgomery County. Located along Interstate 45 and supported by strong regional infrastructure, Conroe offers excellent connectivity to The Woodlands, North Houston, and Downtown Houston. Its strategic location, combined with strong population growth and expanding commercial development, continues to position Conroe as a major driver of economic activity in North Houston.

The Conroe area has experienced significant residential expansion, with large-scale master-planned communities and new housing developments contributing to sustained population increases. This rapid residential growth has fueled increased demand for retail, healthcare, medical office, industrial, and service-oriented commercial uses. Continued commercial development along major corridors reflects strong consumer demand and ongoing investor confidence in the market.

From a real estate perspective, Conroe benefits from strong demographics, consistent absorption, and growing demand across multiple commercial property types. Limited availability of developable commercial sites in certain corridors, combined with rapid population growth, supports healthy occupancy and long-term value appreciation. As one of the most active growth markets in North Houston, Conroe remains well-positioned for long-term value creation and stable investment performance.



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