

**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

## 242 FRONTAGE LOTS FOR SALE

TBD HWY 242 S | CONROE, TX 77385



## OFFERING SUMMARY

### SALE PRICE

**\$585,000**

### LOT SIZE

**0.68 ACRES**

### PROPERTY TYPE

**RESIDENTIAL, COMMERCIAL,  
INVESTMENT, INDUSTRIAL**

## PROPERTY HIGHLIGHTS

Prime Development Opportunity – Two Hwy 242 Frontage Lots in Conroe, TX

These two adjacent land lots offer excellent visibility and access along Hwy 242, located in one of Conroe's fastest-growing commercial corridors. Positioned near major thoroughfares and surrounded by expanding residential neighborhoods, medical facilities, and retail centers, this property is ideal for a wide range of development opportunities.

With frontage on a high-traffic highway and situated in a strong growth market, the lots are well-suited for retail, office, service-based businesses, or mixed-use projects. Utilities are nearby, and the flat terrain offers a solid foundation for future construction.



# Aerial Map



# Property Photos

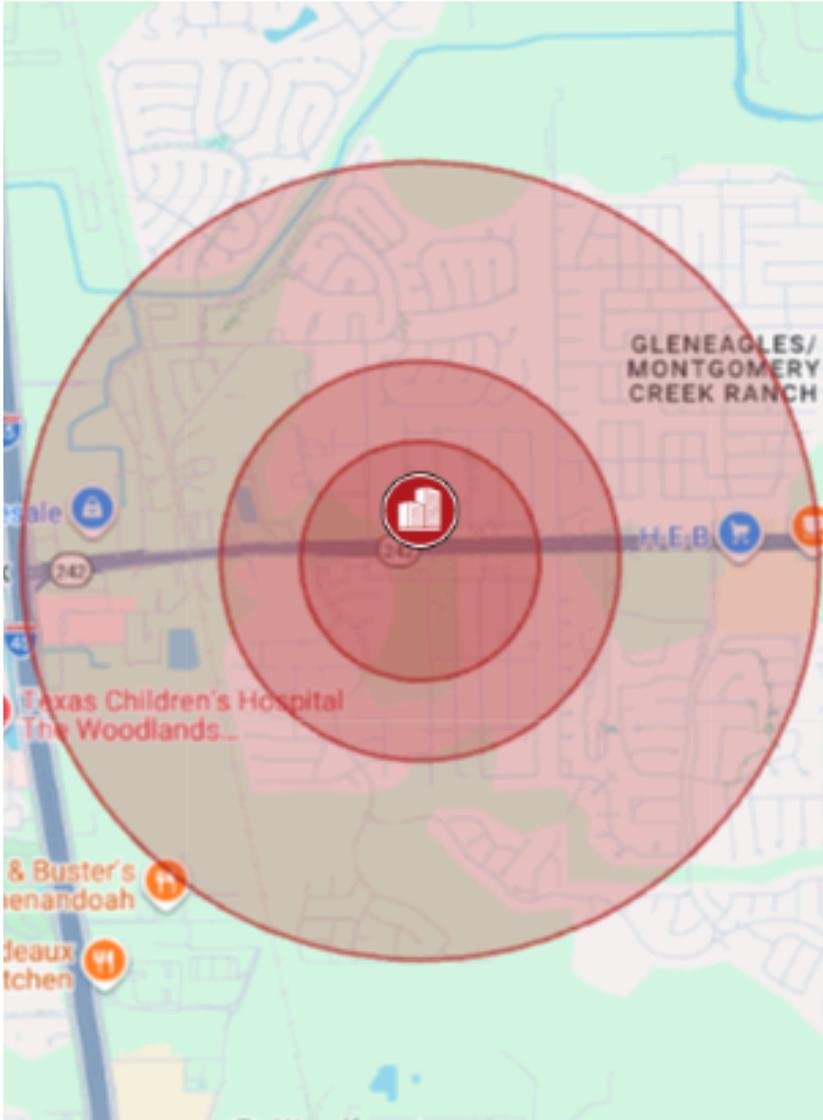


# Demographics

This two-lot property along Highway 242 in Conroe, TX offers outstanding visibility and exposure in a high-traffic corridor.

Positioned just minutes from master-planned communities, top-rated schools, restaurants, grocery stores, and major highways including I-45 and Grand Parkway (99), the site is ideally located for a wide range of commercial uses.

This location is perfect for developments that serve both local residents and daily commuters. The area's rapid growth makes it a strategic opportunity for retail, office, or service-based businesses.



	1 Mile	3 Miles	5 Miles
<b>Total population</b>	10,513	40,292	130,830
<b>Workday Population</b>	5,734	50,727	150,729
<b>Total household</b>	3,463	15,456	49,813
<b>Average household income</b>	\$123,267	\$123,293	\$141,927
<b>Average age</b>	35	40	40
<b>Male Population</b>	34	39	39
<b>Female Population</b>	35	41	41

Demographics data derived from AlphaMap

# Market Overview

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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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