

FOR SALE

0 SEMANDS RD

CONROE, TX 77301

+/- 5.68 ACRES

RifleCRE

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PROPERTY SUMMARY

LOCATION DESCRIPTION

This prime parcel of land is situated at the corner of E Semands Ave and Gilmore St, offering excellent visibility and accessibility. Nestled in a thriving and growing community, the property is just minutes from downtown Conroe, major highways and local amenities.

PROPERTY DESCRIPTION

5.68 tract with all utilities to the site. Located outside the 100 and 500 year floodplain, the tract would support a wide variety of users.

PROPERTY HIGHLIGHTS

Full city utilities to the site

Located outside 100 year and 500 year floodplain

Close proximity to Industrial users

1/4 mile from City Bus Stop

OFFERING SUMMARY

Sale Price: \$742,262 (\$3/SF)

Lot Size: 5.68 Acres

DEMOGRAPHICS

	0.25 MILES	0.5 MILES	1 MILE
Total Population:	446	1,179	2,849
Average HH Income:	1,641	4,672	9,986
Average HH Income:	\$48,142	\$52,469	\$58,513

PHOTOS



PHOTOS



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