

LAND FOR SALE

7+ ACRE DEVELOPMENT OPPORTUNITY IN CONROE

17576 Tx Hwy 242, Conroe, TX 77302



SALE PRICE:	\$1,024,999
PRICE PER ACRE:	\$141,770
LOT SIZE:	7.23 Acres
APN #:	0753-00-00125
ZONING:	Commercial
MARKET:	Conroe
SUB MARKET:	Outlying Montgomery County
CROSS STREETS:	Old Houston Rd.

PROPERTY OVERVIEW

7+ acre development opportunity in Conroe, Tx. Approximately 630+ feet of frontage along TX Hwy - 242. Centrally located SE of Conroe, Texas. 9.5 miles East of I-45 and 7 miles West I-69 within close proximity to the new Grand Texas Theme Park! The intersection of TX -242 and Old Houston Rd. is .3 miles West of the entrance to the property. TX Hwy - 242 planned expansion to a divided four-lane highway approved by TXDOT in January of 2017

PROPERTY FEATURES

- 7+ Acres
- Great Development Opportunity
- 630+' of TX - 242 frontage
- Centrally located between I-45 and I-69

KW COMMERCIAL
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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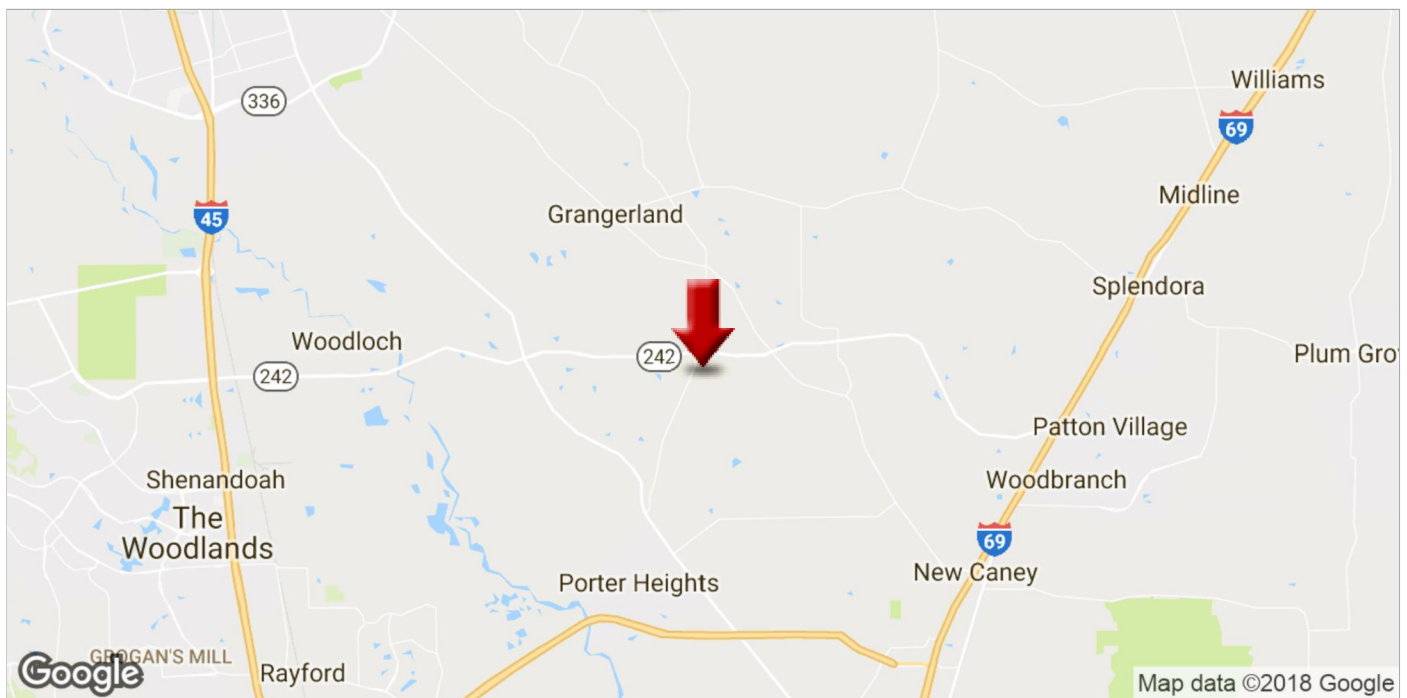
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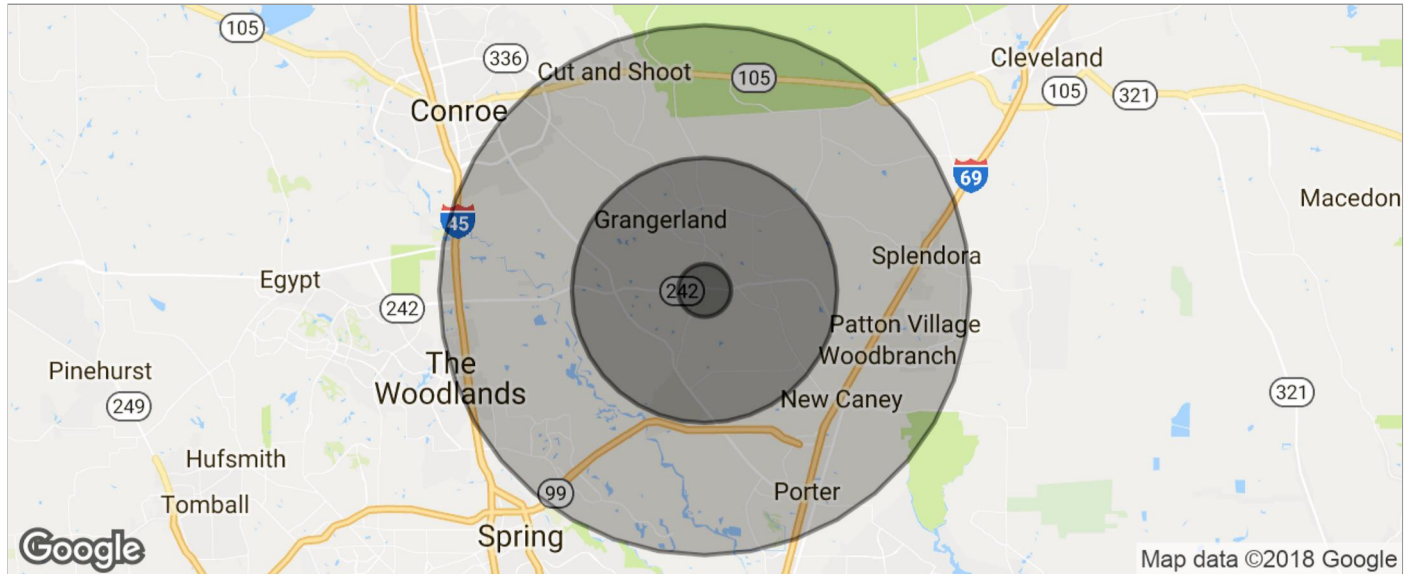
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,582	23,101	119,086
MEDIAN AGE	33.8	33.3	32.6
MEDIAN AGE (MALE)	33.6	33.4	32.1
MEDIAN AGE (FEMALE)	34.3	33.3	33.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	491	7,511	39,164
# OF PERSONS PER HH	3.2	3.1	3.0
AVERAGE HH INCOME	\$52,198	\$57,583	\$72,954
AVERAGE HOUSE VALUE		\$162,997	\$162,232
RACE	1 MILE	5 MILES	10 MILES
% WHITE	90.8%	87.9%	85.5%
% BLACK	0.6%	2.5%	4.6%
% ASIAN	0.8%	0.7%	1.7%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	0.1%	0.4%	0.3%
% OTHER	6.8%	7.3%	6.1%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	25.2%	25.9%	22.6%

* Demographic data derived from 2010 US Census

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