



STATE HIGHWAY 105 NEAR LAKE CONROE

Conroe, Texas 77304
26 ACRES

Lake Conroe

PROPERTY HIGHLIGHTS

-  ±26.339 ACRES
-  570' Frontage on Hwy 105
-  City of Conroe Utilities Available
-  Property in Flood Zone
-  Located in one of the fastest growing cities in the U.S

PRICE

\$800,000

TRAFFIC COUNTS

 Hwy 105 | 44,000 (25')

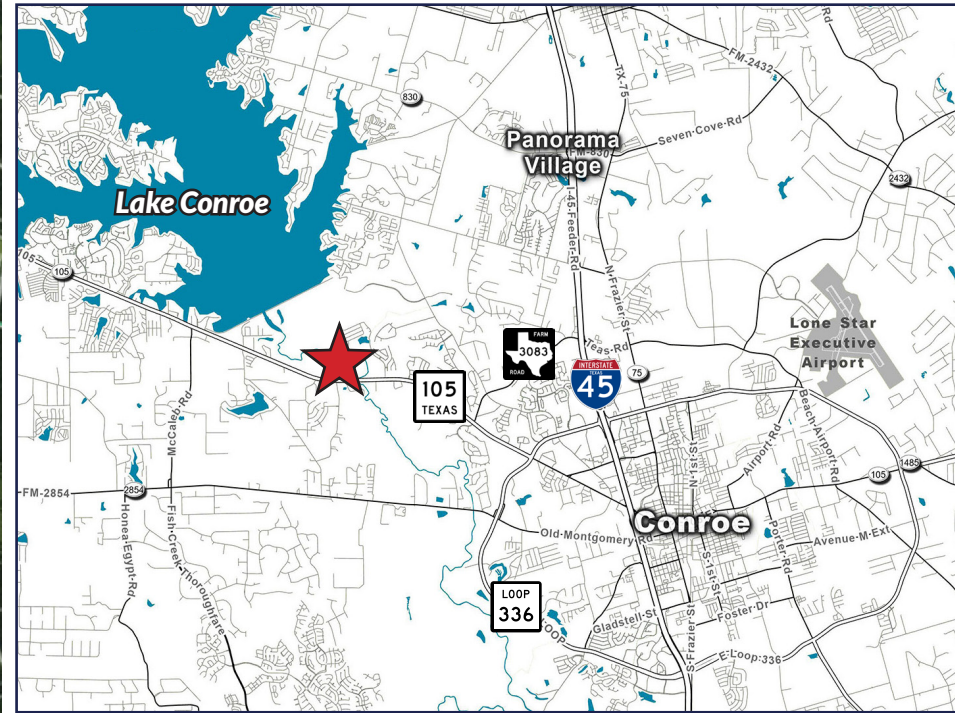
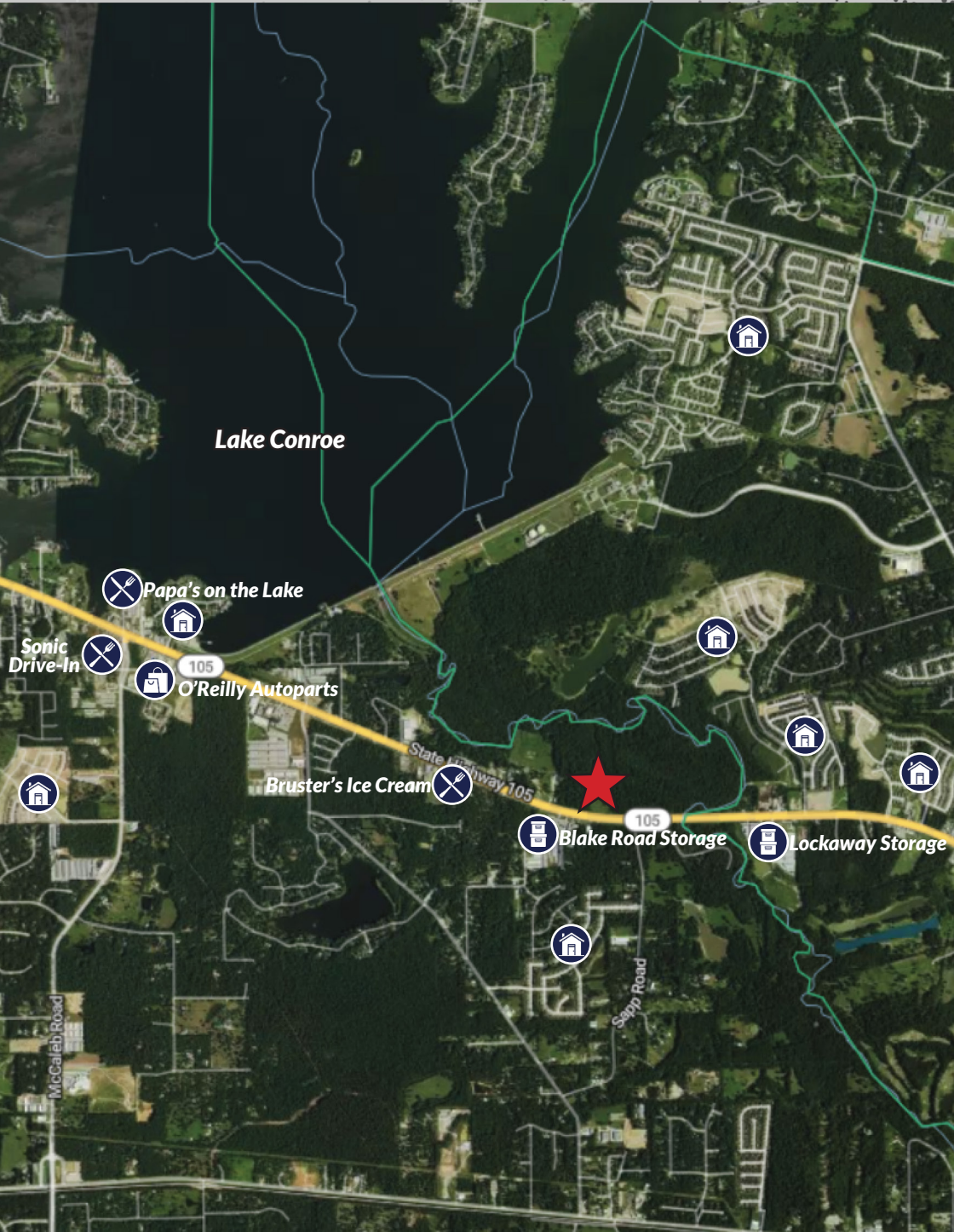
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PROPERTY LOCATION




LOCATION DETAILS

- 6 Miles to I-45
- 12 Minutes to Downtown Conroe
- Quick and easy access to Lake Conroe
- 15 Minutes Drive to Downtown Montgomery
- Surrounded by established and expanding residential developments
- Excellent Retail or Office/Warehouse Development Opportunity

SITE DETAILS



 Conroe ISD

 Topography | Sloping

 Elevation Range | 35.9 FT

715'

1,907'

2,089'

570'

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