



PROPERTY HIGHLIGHTS

-  0.48 - .68 Acre Pad Sites
-  497' Frontage on Hwy 105
-  City of Conroe Utilities
-  Retail, QSR, Bank, Car Wash

PRICE

Contact Broker

TRAFFIC COUNTS

-  Hwy 105 | 44,000 (25')

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NEWCOR

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PROPERTY LOCATION



LOCATION DETAILS

- Stop light approved and coming soon
- 6 Miles to I-45
- 7 Minutes to Loop 336
- 11 Minutes to Downtown Conroe
- Quick and easy access to Lake Conroe
- 20 Minutes Drive to Downtown Montgomery
- Surrounded by established and expanding residential developments

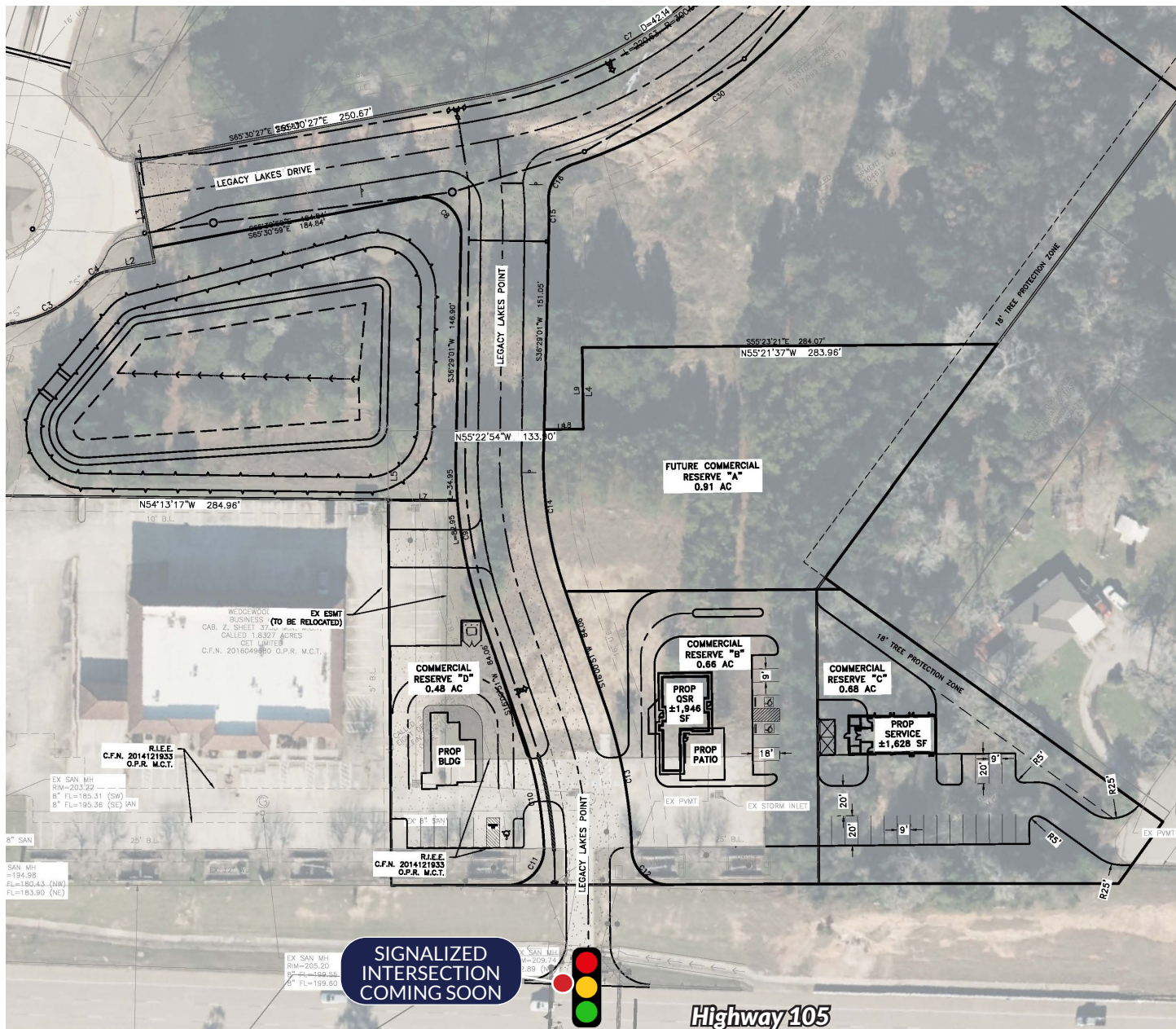
SITE PLAN & DEMOGRAPHICS

EXECUTIVE SUMMARY

This highly visible commercial development is strategically positioned along Highway 105 at the future signalized intersection with Legacy Lakes Drive, providing exceptional access and exposure. The site offers opportunities for a quick-service restaurant, service retail, and additional commercial users within a growing trade area. Surrounded by nearly 98,000 residents within a 5-mile radius, over \$1.1 billion in annual consumer spending, and average household incomes exceeding \$100,000, the property is well-positioned to serve the expanding residential base and daily workforce. Planned infrastructure improvements and continued area growth make this an outstanding opportunity for retailers seeking a premier location in one of the market's fastest-growing corridors.

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	3,893	34,711	97,605
Households	1,597	14,161	36,164
Avg Income	\$107,717	\$100,876	\$102,453
Consumer Spending	\$54.1M	\$446.3M	\$1.1B
Day Employment	1,683	16,370	45,688



**SIGNALIZED
INTERSECTION
COMING SOON**

Highway 105

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NEW DEVELOPMENTS



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LOCAL SURROUNDINGS



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NEWCOR

ADDITIONAL PHOTOS

Lake Conroe



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