

Conroe Pad Site

I-45 & HWY 105 | Conroe, Texas

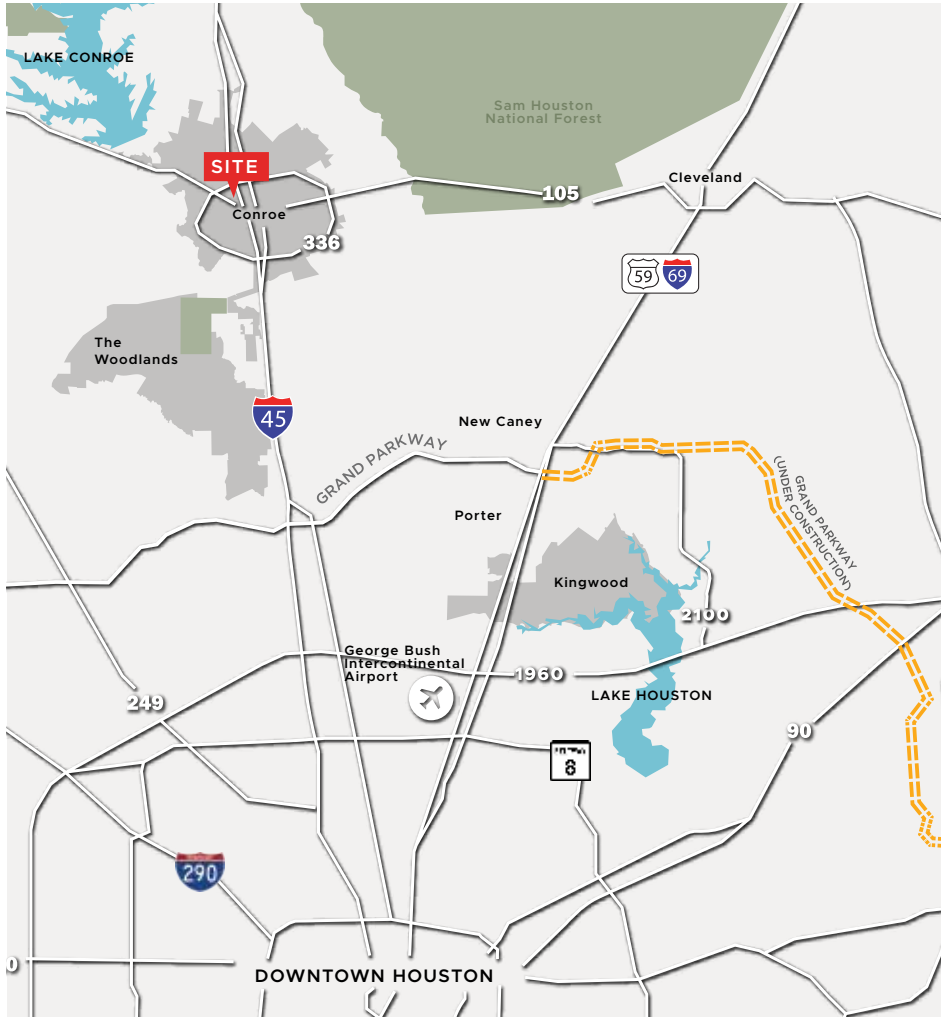
FOR ADDITIONAL INFORMATION

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Property Highlights

- Property is located in the SWQ of Interstate 45 N & Hwy 105 in Conroe which serves as a regional retail and business hub in Conroe and Montgomery County.
- Nearby retailers includes Target, Home Depot, Office Depot, Best Buy, Pier 1 Imports, Hastings, and 6 major auto dealerships within 2.5 miles.
- Excellent Ingress & Egress onto the I-45 frontage road (northbound and southbound) and easy access to Hwy 105
- Nearby major employers include Montgomery County Offices and Courthouse (1,998 employees), Conroe Regional Medical Center (1,300 employees), and City of Conroe (500 employees)

Property Taxes

City of Conroe (COO)	0.4175
Conroe ISD (SCO)	1.2800
Montgomery County (OMO)	0.4667
Lone Star College System (INH)	0.1078
M.C. Hospital District (HMI)	0.0665
Total Effective Tax Rate:	2.3385 per \$100 valuation

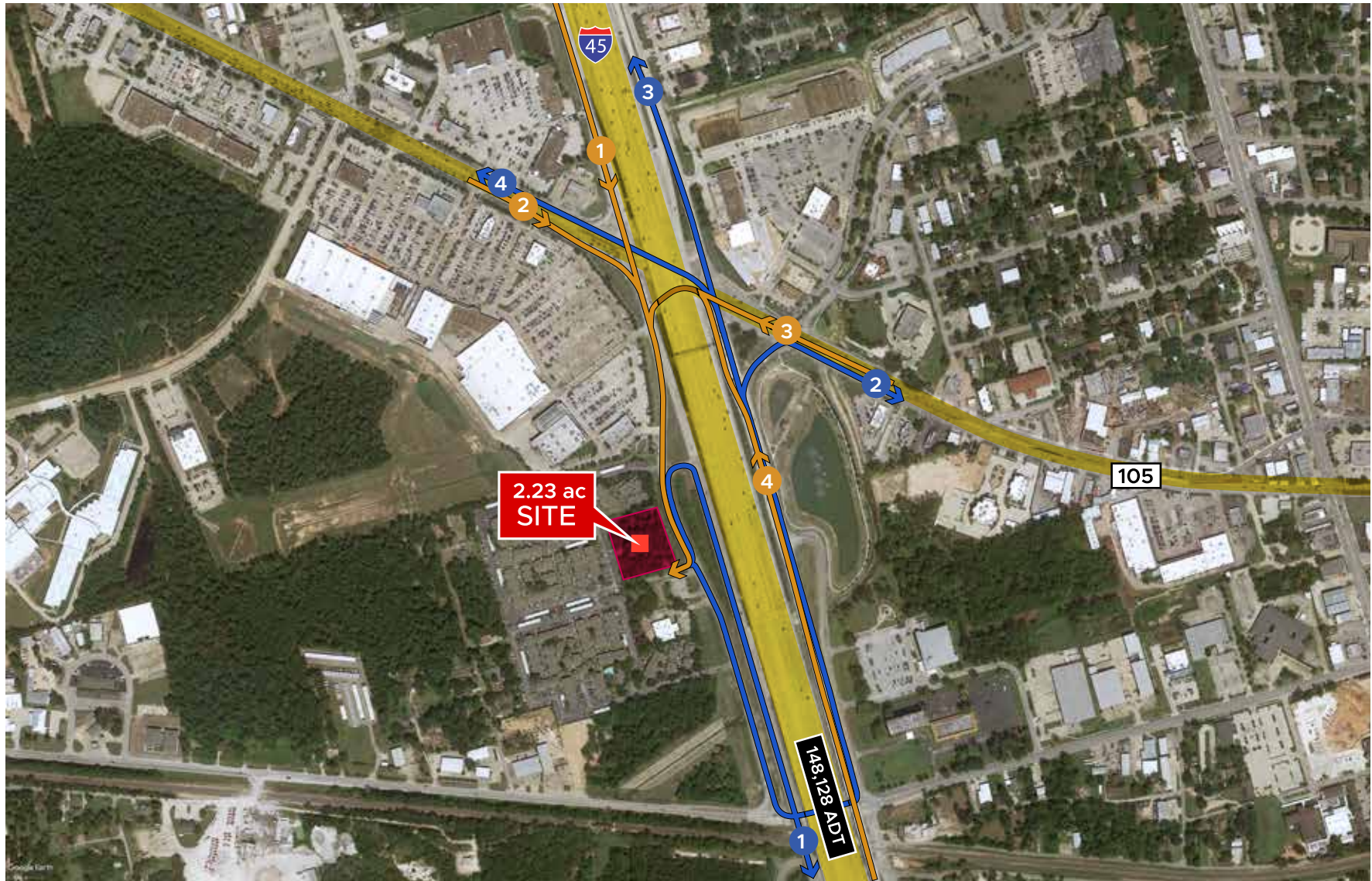
Traffic Count

Intersection	Count	Year
I-45 at FM 2852	148,128 CPD	2016



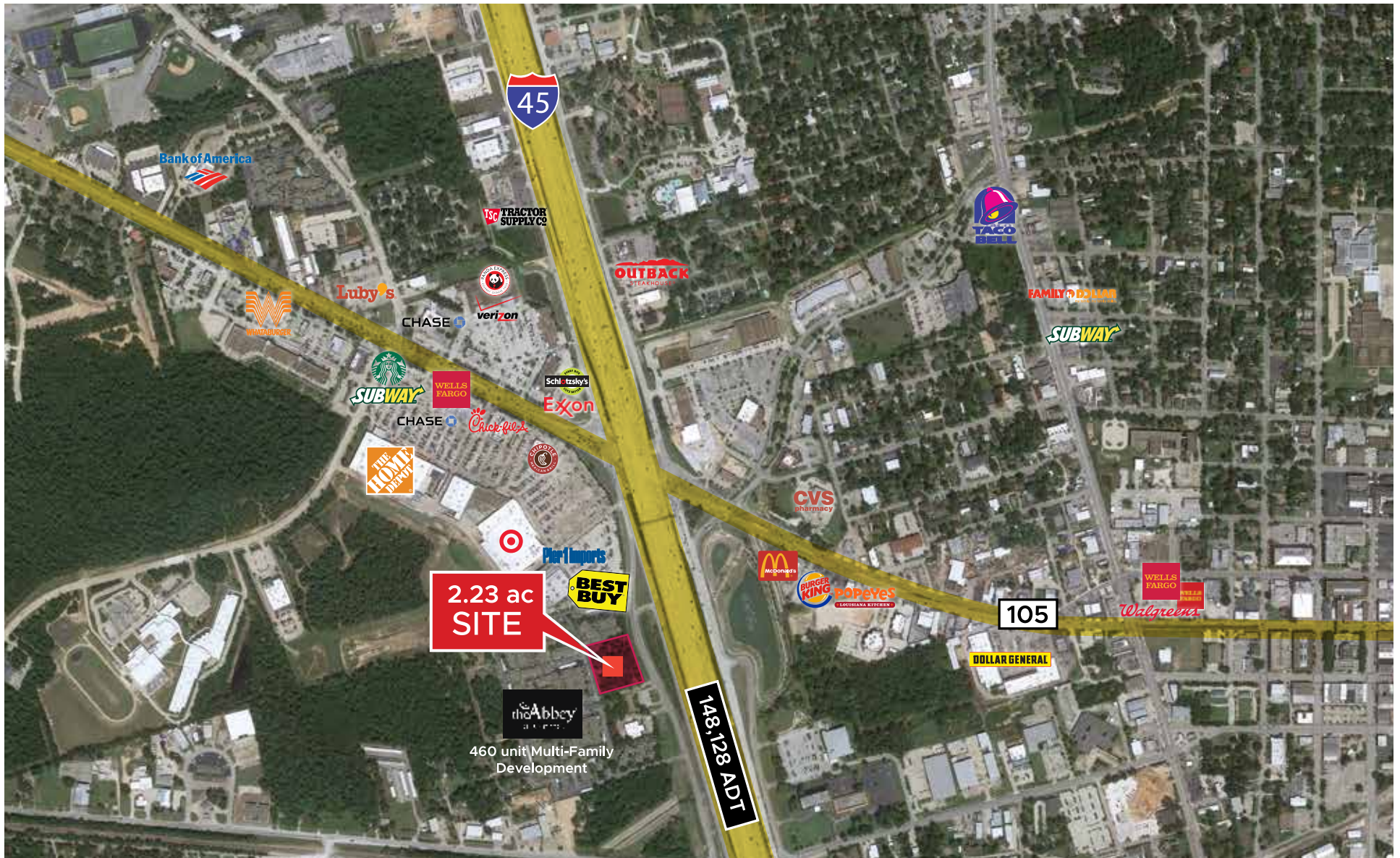
Creating better places to enrich lives and lifestyles

ACCESSIBILITY



- | | | | | | |
|----------------|--|---------------------|---|---------------------------------------|--------------------------|
| INGRESS | | 1 I-45 South | 2 105 Eastbound to I-45 South Feeder | 3 105 Westbound to I-45 Feeder | 4 I-45 Northbound |
| EGRESS | | 1 I-45 South | 2 105 Eastbound | 3 I-45 North | 4 105 Westbound |

AREA AMENITIES



SITE PLAN

