



Investment Highlights

- Property is located in the SWQ of Interstate 45 S & 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).

	3 Miles	5 Miles	10 Miles
Total Population	68,980	95,449	274,292
Population Growth 2020-2025	15.10%	15.32%	14.26%
Average HHI	\$50,261	\$57,532	\$78,114



148,128
Vehicles Per Day



30,198
Vehicles Per Day



25,200
Vehicles Per Day

I-45 & HWY 105
3.07 Acres | Conroe, TX



I-45 & HWY 105

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I-45 & HWY 105

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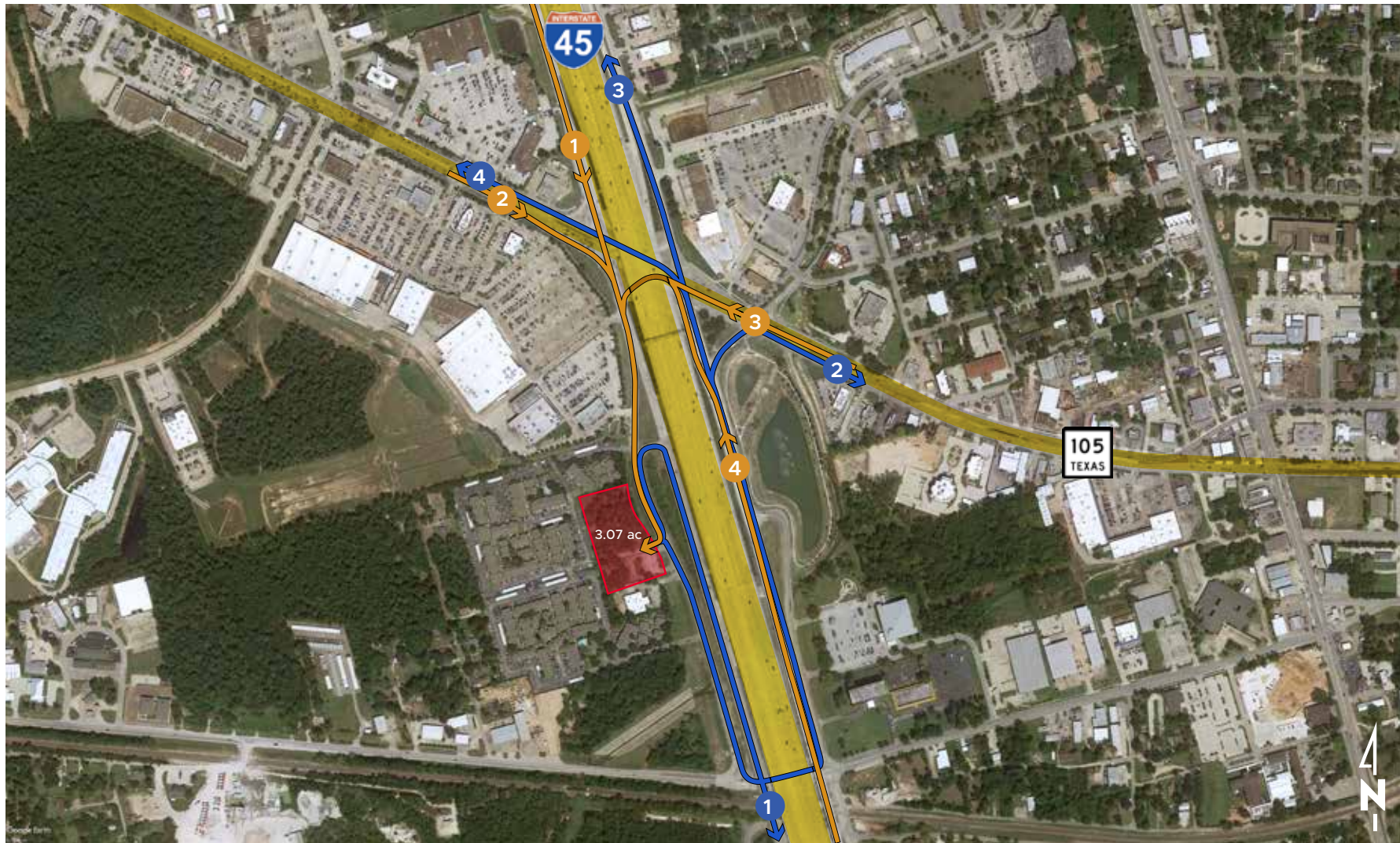
I-45 & HWY 105



3.07 Acres | Conroe, TX



I-45 & HWY 105

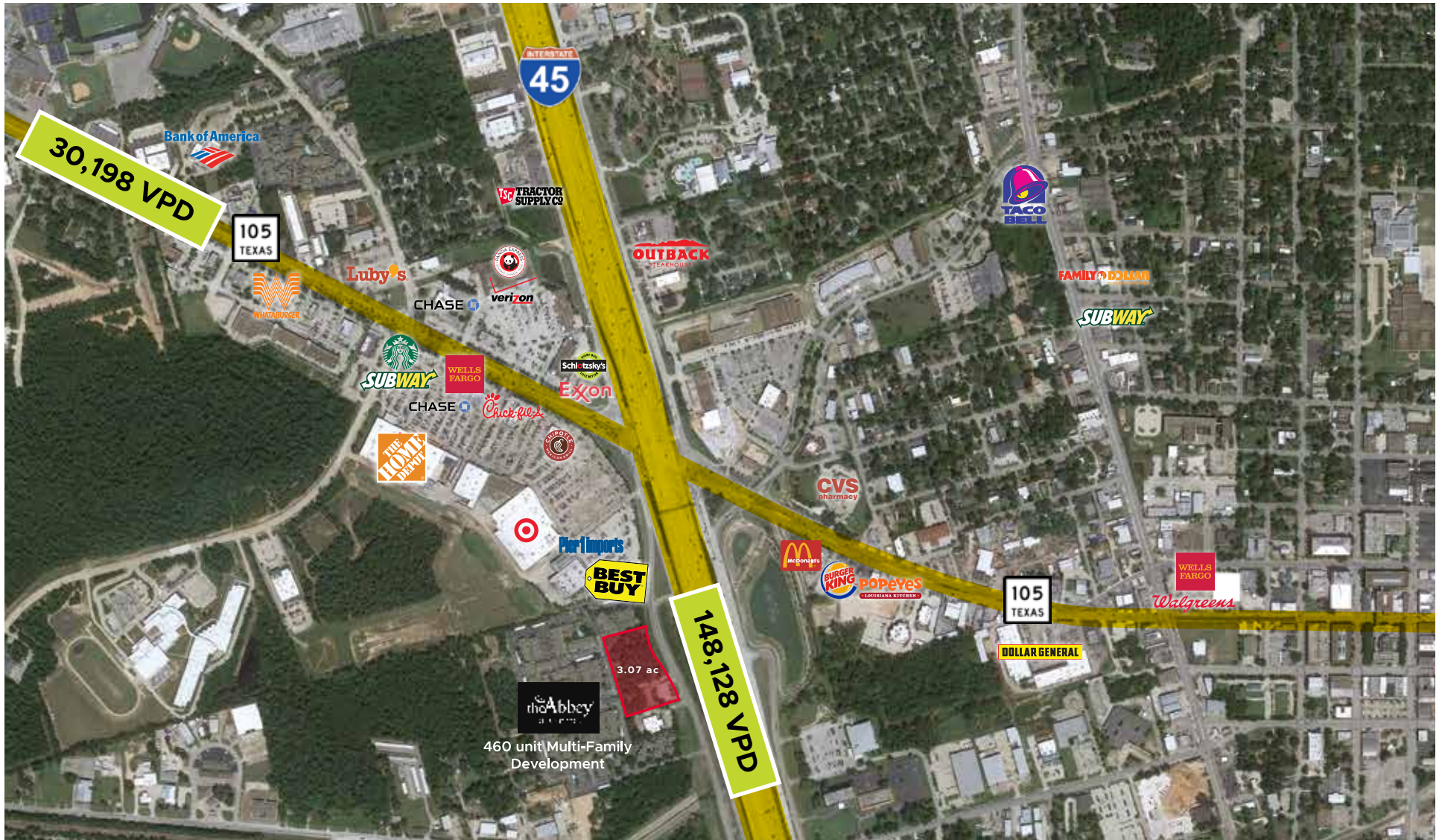
3.07 Acres | Conroe, TX



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

I-45 & HWY 105

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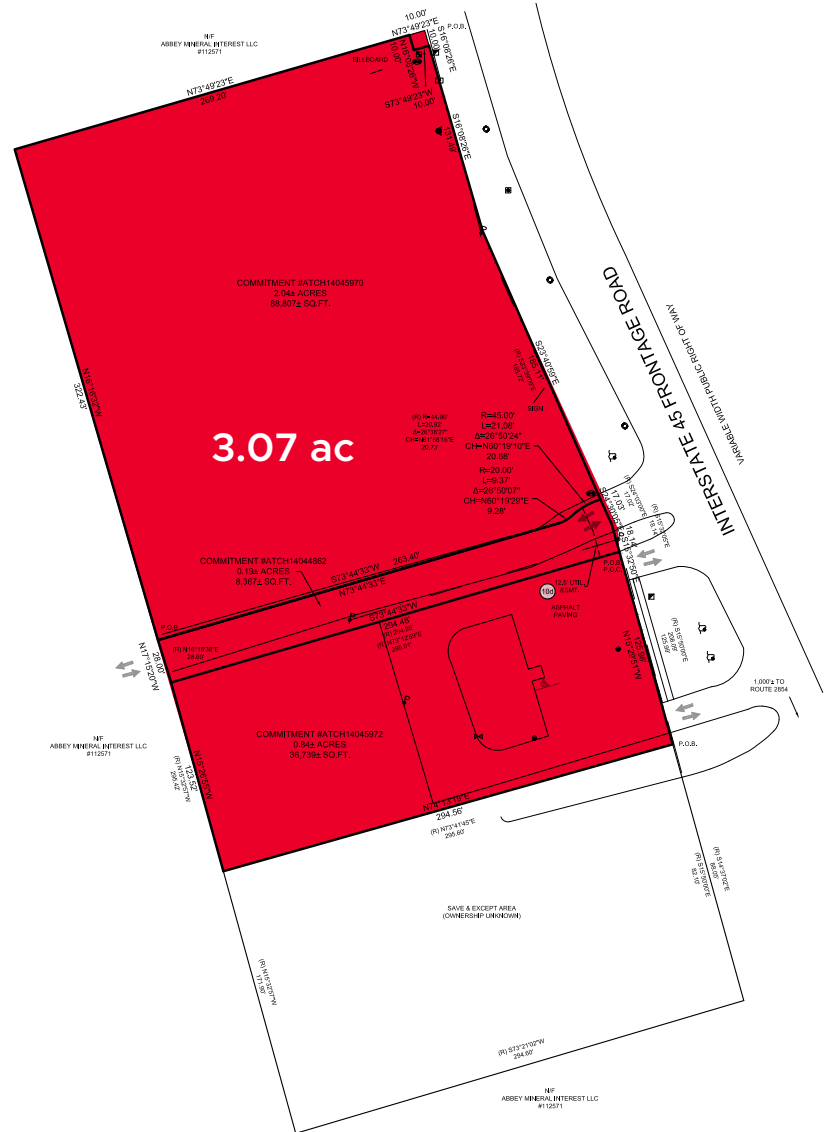


I-45 & HWY 105

3.07 Acres | Conroe, TX



Site Plan



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