



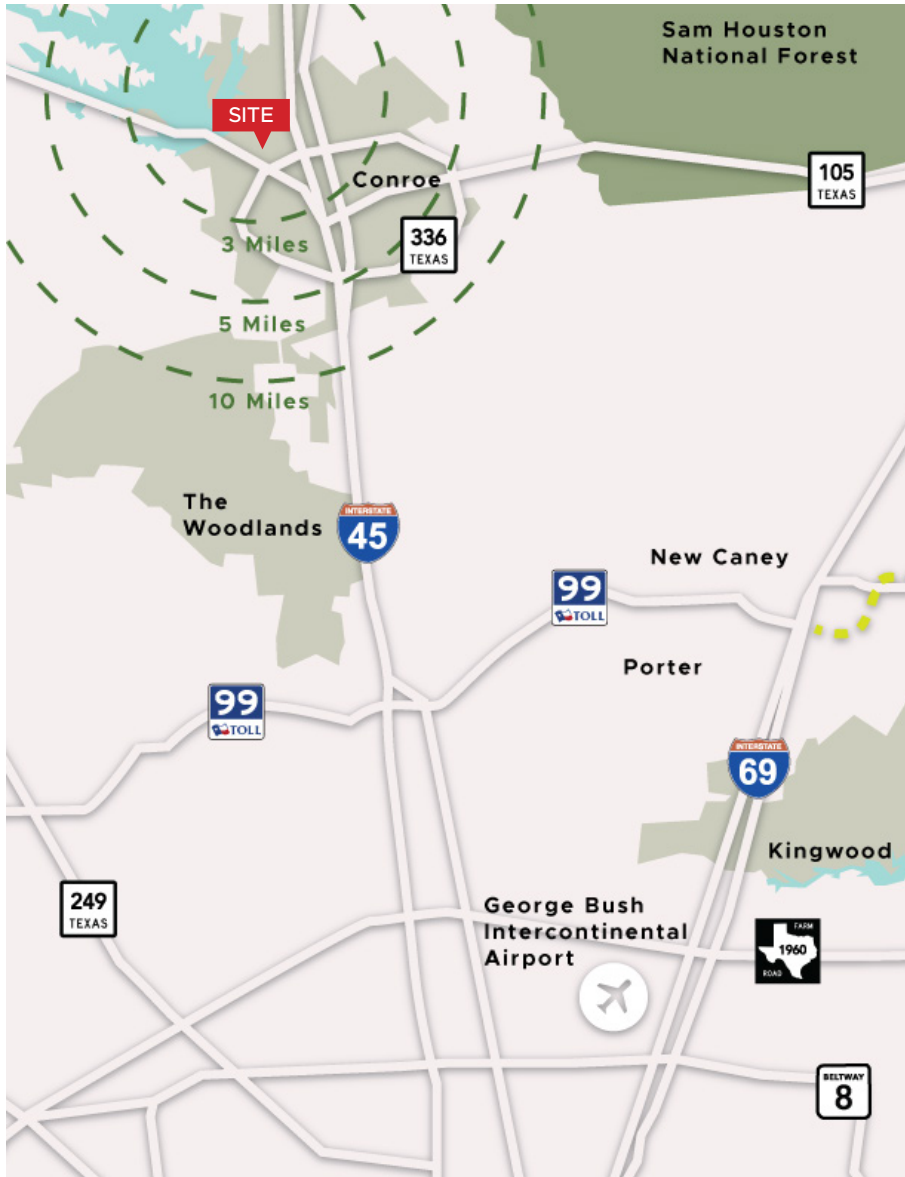
**Build Up To 30,000 SQ FT of Retail**

*Longmire Road at FM 3083*



# Build Up To 30,000 SQ FT of Retail

Longmire Road at FM 3083



## Property Highlights

- ± 1,500 feet of frontage along Longmire Road providing excellent visibility
- Property is situated in close proximity to FM 3083 and Hwy 105 providing easy access to I-45 and Downtown Conroe.
- Surrounded by multiple master planned communities.
- Conroe was the 9th fastest growing city in the United States from 2010 to 2019, and has a 15% expected growth rate over the next five years.
- Build-to-Suit, for sale or lease.

	3 Miles	5 Miles	10 Miles
Total Population	68,378	93,629	267,887
Total Households	23,638	32,532	95,661
Average HHI	\$72,266	\$81,454	\$105,686

<b>110,898</b> Vehicles Per Day	<b>30,198</b> Vehicles Per Day	<b>25,200</b> Vehicles Per Day	<b>15,856</b> Vehicles Per Day
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\*Map not to scale, details in this subject to change without notice.



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## Area Amenities



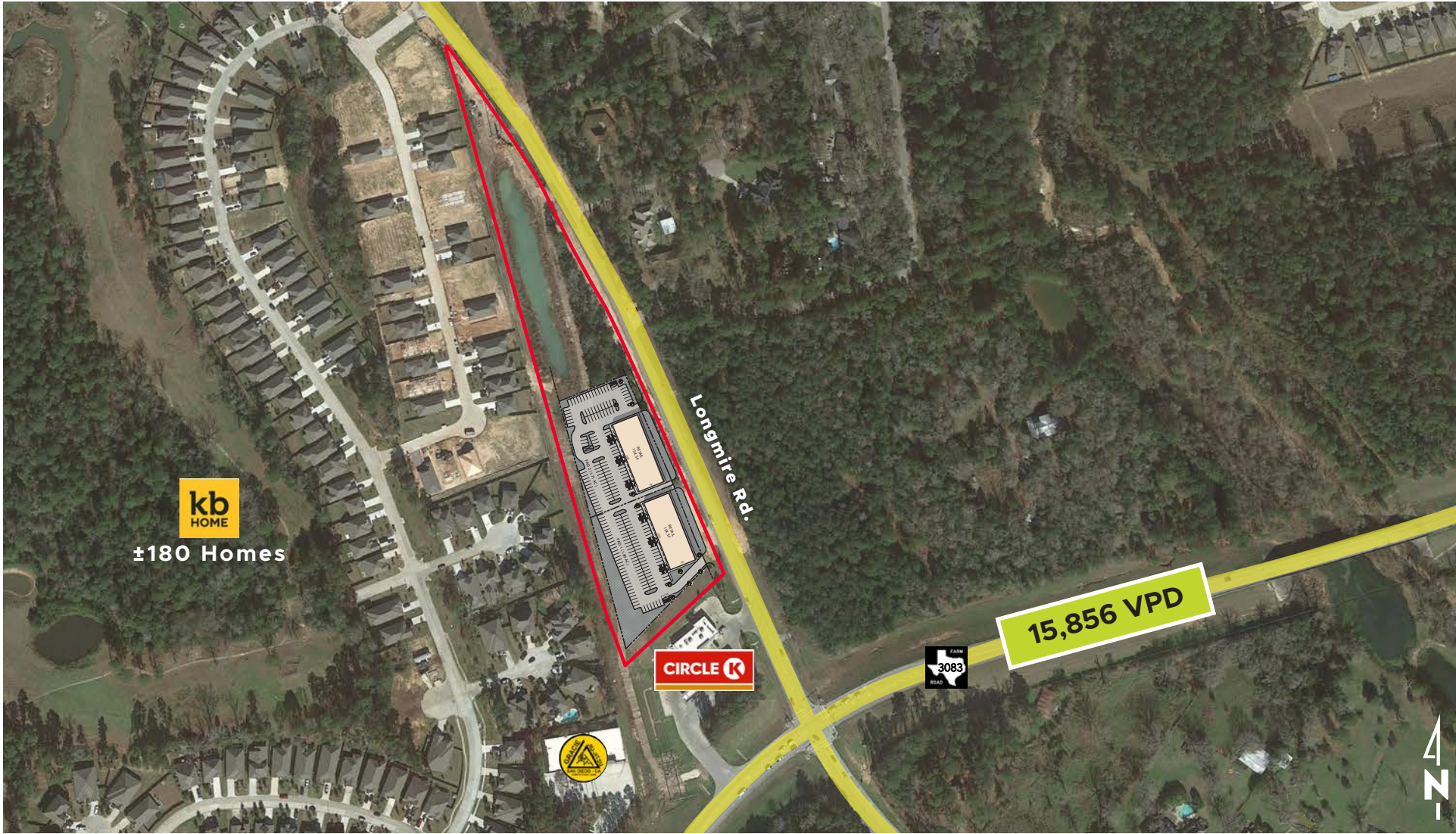


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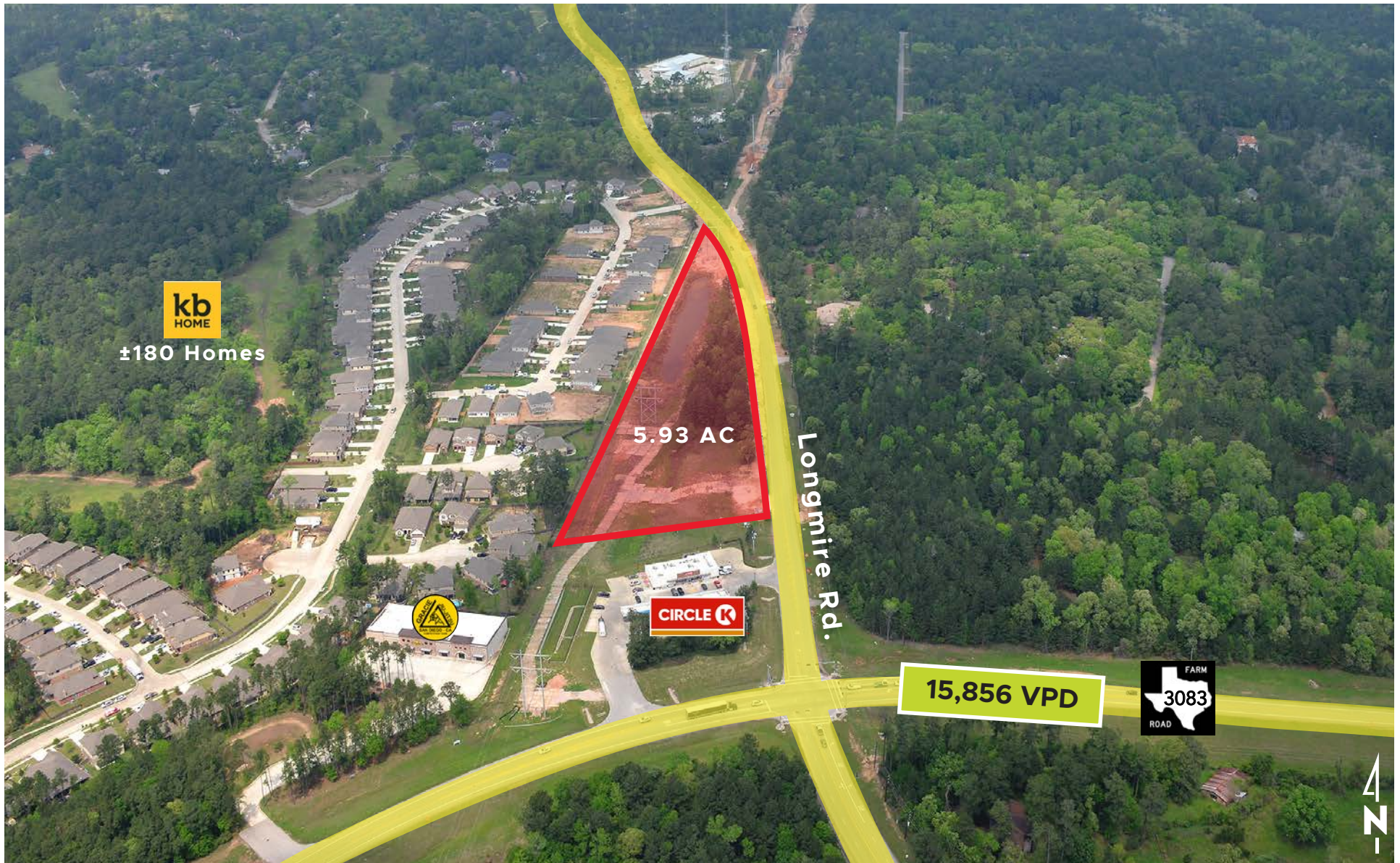
Site Plan





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Longmire Road at FM 3083



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