



Map not to scale, details in this subject to change without notice.

Property Highlights

- 4.1 Acres located on the NWC and SWC of the recently completed M.P. Clark Road and Little Egypt Road between FM 830 and League Line Road.
- The location features over 800 feet of frontage on M.P. Clark Road at the entrance to The City of Conroe's John Burge Park at Shadow Lakes.
- The property is located across M.P. Clark Road from Howard Hughes brand new 2,000 acre master planned community, The Woodlands Hills and Willis ISD's proposed new Elementary School.
- Lake Conroe Is major tourist destination in the Houston area and the property is just two miles from the lake.

	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

Little Egypt Rd. & M.P. Clark Rd.
4.1 Acres | Conroe, TX



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Property Location



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