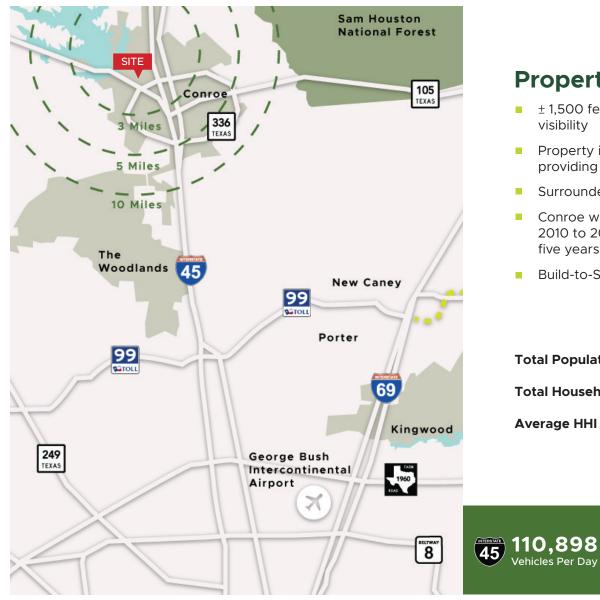




#### **Longmire Commercial Property** 5.93 Acres | Conroe, TX





#### **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.

30.198

Vehicles Per Day

- 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.

105

TEXAS

Vehicles Per Dav

	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

336 25,200

TEXAS Vehicles Per Day

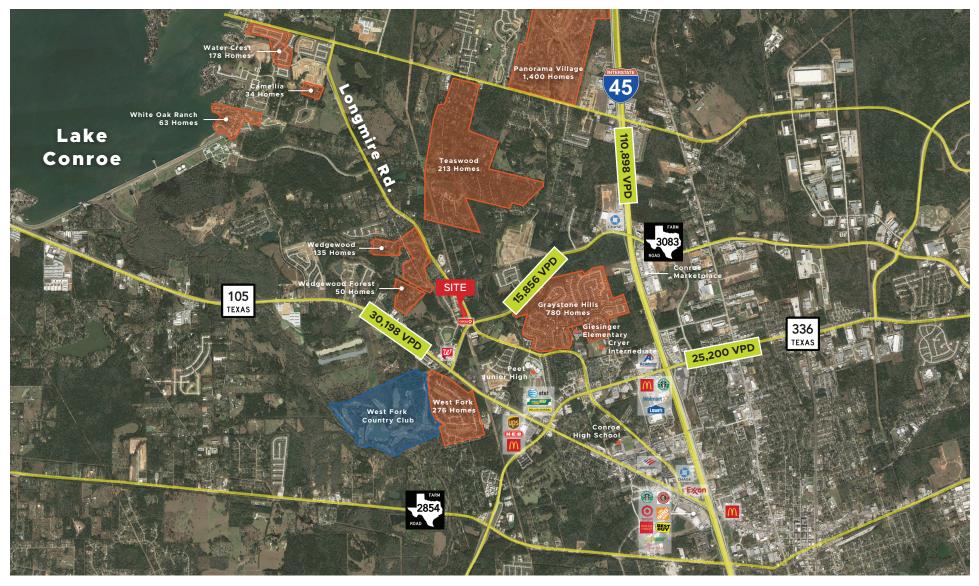
15.856

Vehicles Per Dav



5.93 Acres | Conroe, TX

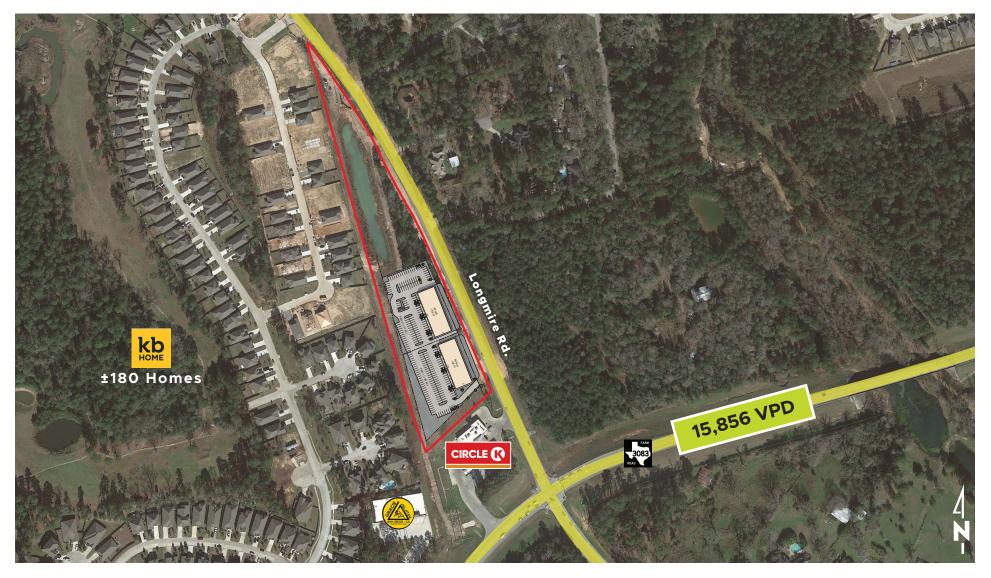
#### Area Amenities





5.93 Acres | Conroe, TX

#### Site Plan















### **Parker White**

Commercial Development Associate

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