



Available Commercial/Industrial Land Greater Conroe Area October 2014



1. Tract 14 Highway 105 W Conroe, TX 77304 Land	Sale Price: \$1,025,163 Price/AC: \$239,524.07 Parcel Size: 4.28 AC Proposed Use: Commercial, Retail, MultiFamily	Sale Status: Active Days On Market: 3,153 Zoning: 1	Sales Company: Top Guns Land Company Sales Contacts: Rex Phillips (936) 588-4006
2. Crighton Park, Vacant Land S Loop 336 @ FM-1314 Conroe, TX 77301 Land	Sale Price: For Sale Price/AC: - Parcel Size: 323.59 AC Proposed Use: -	Sale Status: Active Days On Market: 3,021 Zoning: NONE	Sales Company: TARACORP Sales Contacts: Edward E. Taravella (281) 872-8888
3. cross street 105 west on south side N Loop 336 W @ State 105 Conroe, TX 77304 Land	Sale Price: \$1,437,480 Price/AC: \$239,580.00 Parcel Size: 6 AC Proposed Use: Commercial, Retail	Sale Status: Active Days On Market: 2,713 Zoning: None	Sales Company: Nelson Real Estate Sales Contacts: Paul Nelson (936) 756-6187
4. West of I-45 League Line Rd @ I-45 Conroe, TX 77301 Land	Sale Price: For Sale Price/AC: - Parcel Size: 12.76 AC Proposed Use: Commercial, Retail, Apartment Units, Apartment Units -	Sale Status: Active Days On Market: 2,707 Zoning: None	Sales Company: D'Agostino Companies Sales Contacts: Charles P. D'Agostino (936) 524-8020 X307
5. At Loop 336 NW Longmire Rd @ Loop 336 NW Conroe, TX 77301 Land	Sale Price: For Sale Price/AC: - Parcel Size: 3.46 AC Proposed Use: Retail, Office	Sale Status: Active Days On Market: 2,707 Zoning: 1	Sales Company: D'Agostino Companies Sales Contacts: Charles P. D'Agostino (936) 524-8020 X307
6. Loop 336 Conroe, TX 77303 Land	Sale Price: \$2,448,500 Price/AC: \$29,500.00 Parcel Size: 83 AC Proposed Use: Commercial	Sale Status: Active Days On Market: 2,693 Zoning: 1	Sales Company: Homeland Properties, Inc Sales Contacts: Andy Flack (936) 295-2500 X227
7. Tract 16 0 Hwy 105 Hwy W Conroe, TX 77304 Land	Sale Price: \$1,152,205 Price/AC: \$195,953.23 Parcel Size: 5.88 AC Proposed Use: Apartment Units, Apartment Units - Condo, Hotel, Motel,	Sale Status: Active Days On Market: 2,635 Zoning: -	Sales Company: Top Guns Land Company Sales Contacts: Rex Phillips (936) 588-4006
8. Hwy 75 and Woodland Hills Conroe, TX 77303 Land	Sale Price: \$2,886,000 Price/AC: \$19,500.00 Parcel Size: 148 AC Proposed Use: -	Sale Status: Active Days On Market: 2,457 Zoning: 1	Sales Company: Halberdier Real Estate LLC Sales Contacts: Trey Halberdier (281) 362-2829
9. FM 3083 Conroe, TX 77301 Land	Sale Price: \$60,000 Price/AC: \$88,235.29 Parcel Size: 0.68 AC Proposed Use: Commercial	Sale Status: Active Days On Market: 2,429 Zoning: Commercial	Sales Company: Homeland Properties, Inc Sales Contacts: Andy Flack (936) 295-2500 X227
10. Interstate 45 @ Crighton Rd Conroe, TX 77385 Land	Sale Price: For Sale Price/AC: - Parcel Size: 300 AC Proposed Use: Commercial, Industrial, Retail, Office	Sale Status: Active Days On Market: 2,356 Zoning: 1	Sales Company: Foldetta Commercial Sales Contacts: Ross Foldetta (281) 466-2880 X1 Corey King (281) 466-2880 X2
11. Hwy 105 Conroe, TX 77304 Land	Sale Price: \$927,305 Price/AC: \$261,359.92 Parcel Size: 3.55 AC Proposed Use: Commercial	Sale Status: Active Days On Market: 2,279 Zoning: 1	Sales Company: MuchLand.com Sales Contacts: Bill Bloh (936) 524-2666

12. Tract A 2575 N I-45 Conroe, TX 77301 Land	Sale Price: \$470,448 Price/AC: \$392,040.00 Parcel Size: 1.20 AC Proposed Use: Commercial	Sale Status: Active Days On Market: 2,209 Zoning: Commercial	Sales Company: Outpost Ventures Ltd Sales Contacts: Bill Benson (936) 760-1800 Cathy Benson (936) 760-1800
13. Tract B 2575 N I-45 Conroe, TX 77301 Land	Sale Price: \$627,264 Price/AC: \$392,040.00 Parcel Size: 1.60 AC Proposed Use: Commercial	Sale Status: Active Days On Market: 2,209 Zoning: 1	Sales Company: Outpost Ventures Ltd Sales Contacts: Bill Benson (936) 760-1800 Cathy Benson (936) 760-1800
14. Tract C 2575 N I-45 Conroe, TX 77301 Land	Sale Price: \$588,060 Price/AC: \$392,040.00 Parcel Size: 1.50 AC Proposed Use: Commercial	Sale Status: Active Days On Market: 2,209 Zoning: 1	Sales Company: Outpost Ventures Ltd Sales Contacts: Bill Benson (936) 760-1800 Cathy Benson (936) 760-1800
15. NEC Crighton & Kharbatt Rd Conroe, TX 77301 Land	Sale Price: For Sale Price/AC: - Parcel Size: 2 AC Proposed Use: Day Care Center	Sale Status: Active Days On Market: 2,112 Zoning: -	Sales Company: Foldetta Commercial Sales Contacts: Corey King (281) 466-2880 X2
16. 3300 E Davis St Conroe, TX 77301 Land	Sale Price: \$348,980 Price/AC: \$237,401.36 Parcel Size: 1.47 AC Proposed Use: Retail, Office	Sale Status: Active Days On Market: 1,932 Zoning: C	Sales Company: Colliers International Sales Contacts: Bill Byrd (713) 830-2131 Todd Edmonds (713) 830-2113 Michelle Soderberg (713) 222-2111
17. W of I45 SH 336 Conroe, TX 77304 Land	Sale Price: \$3,553,929 Price/AC: \$239,579.95 Parcel Size: 14.83 AC Proposed Use: Commercial	Sale Status: Active Days On Market: 1,887 Zoning: 1	Sales Company: NewQuest Properties Sales Contacts: Jeffrey B. Lokey (281) 477-4300
18. Loop 336 Conroe, TX 77304 Land	Sale Price: \$800,000 Price/AC: \$677,966.10 Parcel Size: 1.18 AC Proposed Use: Mixed Use	Sale Status: Active Days On Market: 1,659 Zoning: 1	Sales Company: The Marion Franke Team Sales Contacts: Marion Franke (936) 647-4400
19. 2.3 Acres 924 I-45 Conroe, TX 77304 Land	Sale Price: \$1,500,000 Price/AC: \$652,173.91 Parcel Size: 2.30 AC Proposed Use: -	Sale Status: Active Days On Market: 1,651 Zoning: 1	Sales Company: ICA Sales Contacts: Jim Girard (214) 733-4063
20. 777 I-45 N Conroe, TX 77301 Land	Sale Price: \$1,953,013 Price/AC: \$311,982.91 Parcel Size: 6.26 AC Proposed Use: Commercial, Office, Warehouse	Sale Status: Active Days On Market: 1,616 Zoning: 1	Sales Company: Houston Asset Management Sales Contacts: Robert W. Frater (713) 629-1534
21. 13.74 Acres Montgomery Park Blvd Conroe, TX 77303 Land	Sale Price: \$824,400 Price/AC: \$60,000.00 Parcel Size: 13.74 AC Proposed Use: MultiFamily	Sale Status: Active Days On Market: 1,613 Zoning: 1	Sales Company: SITERRA Properties, LLC Sales Contacts: Joel English (713) 473-7200
22. I-45 Fwy Conroe, TX 77303 Land	Sale Price: \$2,725,222 Price/AC: \$239,579.96 Parcel Size: 11.38 AC Proposed Use: Commercial, MultiFamily	Sale Status: Active Days On Market: 1,610 Zoning: None	Sales Company: Nelson Real Estate Sales Contacts: Paul Nelson (936) 756-6187

23. 1-45 Fwy Conroe, TX 77303 Land	Sale Price: \$5,586,570 Price/AC: \$206,910.00 Parcel Size: 27 AC Proposed Use: Commercial, MultiFamily	Sale Status: Active Days On Market: 1,610 Zoning: 4	Sales Company: Nelson Real Estate Sales Contacts: Paul Nelson (936) 756-6187
24. Ac Loop 336 Conroe, TX 77385 Land	Sale Price: For Sale Price/AC: - Parcel Size: 20 AC Proposed Use: Commercial, MultiFamily	Sale Status: Active Days On Market: 1,650 Zoning: None	Sales Company: Foldetta Commercial Sales Contacts: Ross Foldetta (281) 466-2880 X1
25. 0 Highway 336 Conroe, TX 77301 Land	Sale Price: \$379,900 Price/AC: \$98,675.32 Parcel Size: 3.85 AC Proposed Use: Commercial	Sale Status: Active Days On Market: 1,593 Zoning: -	Sales Company: Ashton Properties Sales Contacts: Randa Ayash (713) 465-0902
26. 4000 Piney Meadows Conroe, TX 77301 Land	Sale Price: \$110,000 Price/AC: \$77,192.98 Parcel Size: 1.43 AC Proposed Use: Commercial	Sale Status: Active Days On Market: 1,593 Zoning: -	Sales Company: Ashton Properties Sales Contacts: Randa Ayash (713) 465-0902
27. E Tx-336 Loop Conroe, TX 77303 Land	Sale Price: \$2,134,593 Price/AC: \$84,942.02 Parcel Size: 25.13 AC Proposed Use: Commercial	Sale Status: Active Days On Market: 1,593 Zoning: 1	Sales Company: Texas Country Real Estate Sales Contacts: John Knupp (713) 854-4731
28. 0 FM 3083 Conroe, TX 77301 Land	Sale Price: \$100,000 Price/AC: \$95,238.10 Parcel Size: 1.05 AC Proposed Use: Commercial	Sale Status: Active Days On Market: 1,592 Zoning: 1	Sales Company: Ashton Properties Sales Contacts: Randa Ayash (713) 465-0902
29. Tx-105 Conroe, TX 77304 Land	Sale Price: \$2,970,000 Price/AC: \$769,430.05 Parcel Size: 3.86 AC Proposed Use: Commercial	Sale Status: Active Days On Market: 1,578 Zoning: commercial	Sales Company: Lake Conroe Realty Sales Contacts: Allison Yancy (936) 448-1400
30. Tx-105 Conroe, TX 77304 Land	Sale Price: \$1,176,120 Price/AC: \$784,080.00 Parcel Size: 1.50 AC Proposed Use: Commercial	Sale Status: Active Days On Market: 1,578 Zoning: Commercial	Sales Company: Lake Conroe Realty Sales Contacts: Allison Yancy (936) 448-1400
31. Vacant Land Loop 336 & Pat George Blvd @ Pat George Blvd Conroe, TX 77301 Land	Sale Price: \$1,814,274 Price/AC: \$152,460.00 Parcel Size: 11.90 AC Proposed Use: Commercial, Industrial, Mixed Use, MultiFamily, Religious	Sale Status: Active Days On Market: 1,565 Zoning: 1	Sales Company: Caldwell Companies Sales Contacts: Mark Terpstra (281) 664-6634
32. Vacant Land/Lot 1 NW CNR Loop 336 & Airport Rd Conroe, TX 77301 Land	Sale Price: \$1,019,304 Price/AC: \$283,140.00 Parcel Size: 3.60 AC Proposed Use: Commercial	Sale Status: Active Days On Market: 1,565 Zoning: 1	Sales Company: Caldwell Companies Sales Contacts: Mark Terpstra (281) 664-6634
33. S Hwy 105 & Fm 2854 Conroe, TX 77304 Land	Sale Price: \$1,498,610 Price/AC: \$220,708.39 Parcel Size: 6.79 AC Proposed Use: Commercial	Sale Status: Active Days On Market: 1,536 Zoning: -	Sales Company: Halberdier Real Estate LLC Sales Contacts: Trey Halberdier (281) 362-2829

34. 12.45 acres S Hwy 105 & Fm 3083 Conroe, TX 77304 Land	Sale Price: \$2,200,000 Price/AC: \$176,706.83 Parcel Size: 12.45 AC Proposed Use: Commercial	Sale Status: Active Days On Market: 1,536 Zoning: 1	Sales Company: Halberdier Real Estate LLC Sales Contacts: Trey Halberdier (281) 362-2829
35. A-1 .97 ac League Line Rd Conroe, TX 77301 Land	Sale Price: \$403,133 Price/AC: \$438,188.04 Parcel Size: 0.92 AC Proposed Use: Industrial, Retail, Office, MultiFamily,	Sale Status: Active Days On Market: 1,483 Zoning: 4	Sales Company: Melder Real Estate Sales Contacts: Arch Maples (936) 581-2056
36. B 5.81ac League Line Rd Conroe, TX 77301 Land	Sale Price: \$695,978 Price/AC: \$119,789.67 Parcel Size: 5.81 AC Proposed Use: Industrial, Retail, Office, MultiFamily,	Sale Status: Active Days On Market: 1,483 Zoning: 4	Sales Company: Melder Real Estate Sales Contacts: Arch Maples (936) 581-2056
37. C-1 3.9ac League Line Rd Conroe, TX 77301 Land	Sale Price: \$586,100 Price/AC: \$150,282.05 Parcel Size: 3.90 AC Proposed Use: Industrial, Retail, Office, MultiFamily,	Sale Status: Active Days On Market: 1,483 Zoning: 4	Sales Company: Melder Real Estate Sales Contacts: Arch Maples (936) 581-2056
38. A-2 2.99ac League Line Rd Conroe, TX 77301 Land	Sale Price: \$976,830 Price/AC: \$326,699.00 Parcel Size: 2.99 AC Proposed Use: Industrial, Retail, Office, MultiFamily,	Sale Status: Active Days On Market: 1,483 Zoning: 4	Sales Company: Melder Real Estate Sales Contacts: Arch Maples (936) 581-2056
39. Bellshire and I-45 Dr N Conroe, TX 77301 Land	Sale Price: \$337,500 Price/AC: \$1,088,709.68 Parcel Size: 0.31 AC Proposed Use: -	Sale Status: Active Days On Market: 1,446 Zoning: 1	Sales Company: Clay Development & Construction Sales Contacts: Albert W. Clay (713) 789-2529 X102
40. Pad Site 3 Hwy 105 E & N Loop 336 E Conroe, TX 77301 Land	Sale Price: For Sale Price/AC: - Parcel Size: 0.80 AC Proposed Use: Retail, Restaurant	Sale Status: Active Days On Market: 1,417 Zoning: None	Sales Company: Transwestern Sales Contacts: Tony Armstrong (713) 270-3323
41. Pad Site 4 Hwy 105 E & N Loop 336 E Conroe, TX 77301 Land	Sale Price: For Sale Price/AC: - Parcel Size: 0.80 AC Proposed Use: Retail, Retail Warehouse	Sale Status: Active Days On Market: 1,417 Zoning: None	Sales Company: Transwestern Sales Contacts: Tony Armstrong (713) 270-3323
42. 3550 N Frazier St Conroe, TX 77303 Land	Sale Price: For Sale Price/AC: - Parcel Size: 1.80 AC Proposed Use: Commercial, Industrial	Sale Status: Active Days On Market: 1,376 Zoning: none	Sales Company: TKW Realty, Inc Sales Contacts: Troy Walker (936) 321-5510
43. NWC Loop 336 & Grand Lake Dr Conroe, TX 77304 Land	Sale Price: For Sale Price/AC: - Parcel Size: 2.53 AC Proposed Use: Commercial	Sale Status: Active Days On Market: 1,369 Zoning: 1	Sales Company: Caddis Partners/Healthcare Real Estate and Investm Sales Contacts: Jason Hinkel (214) 916-5750
44. I-45 @ River Plantation, 38 Acres I-45 Conroe, TX 77304 Land	Sale Price: For Sale Price/AC: - Parcel Size: 37.80 AC Proposed Use: Industrial, Retail, Motel, Restaurant	Sale Status: Active Days On Market: 1,362 Zoning: 1	Sales Company: Terpstra & Associates Sales Contacts: Peter S. Terpstra (281) 580-4855

45. E Tx-336 Loop Conroe, TX 77303 Land	Sale Price: \$598,841 Price/AC: \$84,941.99 Parcel Size: 7.05 AC Proposed Use: -	Sale Status: Active Days On Market: 1,323 Zoning: 1	Sales Company: Texas Country Real Estate Sales Contacts: John Knupp (713) 854-4731
46. Loop 336E & FM 3083 Conroe, TX 77301 Land	Sale Price: \$632,762 Price/AC: \$98,102.64 Parcel Size: 6.45 AC Proposed Use: -	Sale Status: Active Days On Market: 1,323 Zoning: -	Sales Company: Coldwell Banker Commercial Ingram Group Sales Contacts: Bill Ingram (281) 364-8000 X104
47. FM 1484 Conroe, TX 77301 Land	Sale Price: \$1,250,000 Price/AC: \$161,498.71 Parcel Size: 7.74 AC Proposed Use: Commercial	Sale Status: Active Days On Market: 1,313 Zoning: 1	Sales Company: Allstar Commercial Properties Sales Contacts: Bryan Anthony (936) 537-5460
48. Sugar Pine Business Park, Tract H FM 3083 Conroe, TX 77303 Land	Sale Price: \$1,524,600 Price/AC: \$76,230.00 Parcel Size: 20 AC Proposed Use: Commercial	Sale Status: Active Days On Market: 1,291 Zoning: -	Sales Company: The Commercial Professionals Sales Contacts: Lance Langenhoven (832) 483-8655
49. 100 Fm-1488 & North Freeway Conroe, TX 77384 Land	Sale Price: For Sale Price/AC: - Parcel Size: 2.50 AC Proposed Use: Commercial	Sale Status: Active Days On Market: 1,278 Zoning: -	Sales Company: Staloch Realty Services Sales Contacts: Kevin Staloch (281) 897-9888
50. 77.4 Acres I-45 Conroe, TX 77301 Land	Sale Price: For Sale Price/AC: - Parcel Size: 77.40 AC Proposed Use: -	Sale Status: Active Days On Market: 1,260 Zoning: 4	Sales Company: Betz Commercial Brokerage Inc Sales Contacts: Ronald Dagley (832) 678-4015
51. League Line & Highway 75 Conroe, TX 77303 Land	Sale Price: \$4,800,000 Price/AC: \$57,519.47 Parcel Size: 83.45 AC Proposed Use: Commercial	Sale Status: Active Days On Market: 1,202 Zoning: 4	Sales Company: The Marion Franke Team Sales Contacts: Marion Franke (936) 647-4400
52. E Davis (Hwy 105) Conroe, TX 77301 Land	Sale Price: \$1,927,530 Price/AC: \$54,450.00 Parcel Size: 35.40 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 1,202 Zoning: 1	Sales Company: Colliers International Sales Contacts: Gary A. Mabray (713) 830-2104 Michael J. Taetz (713) 830-2107
53. Loop 336 W Conroe, TX 77304 Land	Sale Price: \$549,000 Price/AC: \$43,126.47 Parcel Size: 12.73 AC Proposed Use: Industrial, MultiFamily, Religious Facility	Sale Status: Active Days On Market: 1,181 Zoning: -	Sales Company: The Marion Franke Team Sales Contacts: Marion Franke (936) 647-4400
54. A 6.8 acres 12500A SH 105 E Conroe, TX 77306 Land	Sale Price: \$1,725,000 Price/AC: \$217,800.28 Parcel Size: 7.92 AC Proposed Use: Commercial	Sale Status: Active Days On Market: 1,141 Zoning: 1	Sales Company: Performance Realty Sales Contacts: Myron Marks (713) 266-1125 X209
55. B 46.3 acres 12500 E South Highway 105 Conroe, TX 77306 Land	Sale Price: \$7,500,000 Price/AC: \$161,987.04 Parcel Size: 46.30 AC Proposed Use: -	Sale Status: Active Days On Market: 1,123 Zoning: 1	Sales Company: Performance Realty Sales Contacts: Myron Marks (713) 266-1125 X209

56. C 7.69 acres 12500 E South Highway 105 Conroe, TX 77306 Land	Sale Price: \$1,675,000 Price/AC: \$217,801.18 Parcel Size: 7.69 AC Proposed Use: -	Sale Status: Active Days On Market: 1,123 Zoning: 1	Sales Company: Performance Realty Sales Contacts: Myron Marks (713) 266-1125 X209
57. SH 105 & Loop 336 W Conroe, TX 77304 Land	Sale Price: \$916,502 Price/AC: \$48,543.54 Parcel Size: 18.88 AC Proposed Use: Commercial, Retail, Restaurant, Service Station	Sale Status: Active Days On Market: 1,033 Zoning: 1	Sales Company: Newcor Commercial Real Estate Sales Contacts: Robert D. Banzhaf (281) 210-3090 X2 David Alexander (281) 210-3090
58. 3453 Butler Rd Conroe, TX 77301 Land	Sale Price: \$95,000 Price/AC: \$43,432.54 Parcel Size: 2.19 AC Proposed Use: Commercial	Sale Status: Active Days On Market: 1,008 Zoning: -	Sales Company: RE/MAX The Woodlands Sales Contacts: Bill Smith (281) 602-8839
59. Hwy 75 @ League Line Rd Conroe, TX 77303 Land	Sale Price: \$244,666 Price/AC: \$103,672.03 Parcel Size: 2.36 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 923 Zoning: None	Sales Company: The National Realty Group, Inc. Sales Contacts: Mary Elizabeth Moore (713) 956-1000 Patrick Wolford (713) 744-7436
60. Hobby Lobby Shopping Center, Pad Site I 45 & Loop 336 N Conroe, TX 77301 Land	Sale Price: For Sale Price/AC: - Parcel Size: 1 AC Proposed Use: Commercial	Sale Status: Active Days On Market: 896 Zoning: 1	Sales Company: Transwestern Sales Contacts: Tony Armstrong (713) 270-3323
61. 1906 Longmire Rd Conroe, TX 77304 Land	Sale Price: \$935,000 Price/AC: \$108,974.36 Parcel Size: 8.58 AC Proposed Use: Commercial	Sale Status: Active Days On Market: 865 Zoning: 1	Sales Company: Bobek Realty Group Sales Contacts: Orville J. Bobek (281) 723-0215
62. 336 Texas 105 Conroe, TX 77301 Land	Sale Price: For Sale Price/AC: - Parcel Size: 8 AC Proposed Use: -	Sale Status: Active Days On Market: 860 Zoning: 1	Sales Company: The Retail Properties Group Sales Contacts: Brad D. Sondock (713) 784-6404 X101
63. Maurel Dr Conroe, TX 77304 Land	Sale Price: \$257,000 Price/AC: \$215,966.39 Parcel Size: 1.19 AC Proposed Use: -	Sale Status: Active Days On Market: 847 Zoning: 1	Sales Company: The Marion Franke Team Sales Contacts: Robert Graham (936) 647-4373
64. 9.4 acres S SH - 105 Fm 3083 @ N FM 3083 Conroe, TX 77304 Land	Sale Price: \$3,400,000 Price/AC: \$361,702.13 Parcel Size: 9.40 AC Proposed Use: Retail, Office, Medical	Sale Status: Active Days On Market: 845 Zoning: Na restrictions	Sales Company: Hawkin Family Partnership Lp Sales Contacts: Karin Brauner (512) 892-6000
65. 105 Avenue E St Conroe, TX 77301 Land	Sale Price: \$249,500 Price/AC: \$83,166.67 Parcel Size: 3 AC Proposed Use: -	Sale Status: Active Days On Market: 844 Zoning: 1	Sales Company: Cameron Real Estate Sales Contacts: Phillip Cameron (281) 592-4442
66. 11418 Hwy 105 E Conroe, TX 77301 Land	Sale Price: \$499,000 Price/AC: \$150,437.14 Parcel Size: 3.32 AC Proposed Use: Commercial	Sale Status: Active Days On Market: 840 Zoning: -	Sales Company: Jacobs Properties Sales Contacts: Tyler Jacobs (936) 597-3305

67. 15496 FM 2854 Conroe, TX 77316 Land	Sale Price: \$250,000 Price/AC: \$500,000.00 Parcel Size: 0.50 AC Proposed Use: Commercial	Sale Status: Active Days On Market: 839 Zoning: 3	Sales Company: Global Advantage Real Estate Sales Contacts: Elizabeth Marshall (281) 363-0833
68. 1604 I-45 & Wilson Rd Conroe, TX 77304 Land	Sale Price: For Sale Price/AC: - Parcel Size: 4 AC Proposed Use: Retail	Sale Status: Active Days On Market: 839 Zoning: 1	Sales Company: Halberdier Real Estate LLC Sales Contacts: Trey Halberdier (281) 362-2829
69. Vacant Land Avenue M Conroe, TX 77301 Land	Sale Price: \$249,000 Price/AC: \$62,250.00 Parcel Size: 4 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 839 Zoning: 1	Sales Company: Arrowstar Realty Sales Contacts: Kevin Hasara (936) 756-3400
70. I-45 & Wilson Rd Conroe, TX 77304 Land	Sale Price: \$6,207,300 Price/AC: \$435,600.00 Parcel Size: 14.25 AC Proposed Use: Commercial, Industrial, Retail, Office, MultiFamily	Sale Status: Active Days On Market: 838 Zoning: -	Sales Company: MHW Real Estate, Inc. Sales Contacts: Jody Czajkoski (713) 560-6069
71. 1105 League Line Rd Conroe, TX 77304 Land	Sale Price: For Sale Price/AC: - Parcel Size: 1.90 AC Proposed Use: Retail, Office, Hotel, Medical, Restaurant	Sale Status: Active Days On Market: 838 Zoning: 4	Sales Company: Michael Desai Sales Contacts: Michael Desai
72. FM 2854 Conroe, TX 77304 Land	Sale Price: \$1,695,000 Price/AC: \$87,101.75 Parcel Size: 19.46 AC Proposed Use: Commercial, Industrial, Retail, Office, MultiFamily, Retail	Sale Status: Active Days On Market: 833 Zoning: 1	Sales Company: Creighton Realty Partners Sales Contacts: Juan Sanchez (832) 607-8678 Bill Cannan (281) 380-8222 Brandon Creighton (936) 524-0042
73. FM 1484 Conroe, TX 77303 Land	Sale Price: For Sale Price/AC: - Parcel Size: 14.58 AC Proposed Use: -	Sale Status: Active Days On Market: 832 Zoning: -	Sales Company: Bejjani & Associates Sales Contacts: Fred Ghabriel (713) 659-3333
74. 100-102 Nugent St Conroe, TX 77301 Land	Sale Price: \$570,636 Price/AC: \$435,600.00 Parcel Size: 1.31 AC Proposed Use: Office, Medical	Sale Status: Active Days On Market: 831 Zoning: -	Sales Company: J. Beard Real Estate Company Sales Contacts: Jeff Beard, CCIM (281) 367-2220 X102
75. 12891 Highway 105 W Conroe, TX 77304 Land	Sale Price: \$923,646 Price/AC: \$261,359.93 Parcel Size: 3.53 AC Proposed Use: Commercial	Sale Status: Active Days On Market: 1,475 Zoning: 1	Sales Company: MuchLand.com Sales Contacts: Bill Bloh (936) 524-2666
76. 15396 I-45 Conroe, TX 77384 Land	Sale Price: \$3,152,002 Price/AC: \$653,942.32 Parcel Size: 4.82 AC Proposed Use: Commercial, Retail, Office, MultiFamily	Sale Status: Active Days On Market: 810 Zoning: 6	Sales Company: M.L. Smith & Company Sales Contacts: Martha Smith (281) 531-7400
77. FM 3083 (Teas Nursery) Rd Conroe, TX 77303 Land	Sale Price: \$2,850,000 Price/AC: \$148,205.93 Parcel Size: 19.23 AC Proposed Use: Industrial, Retail, MultiFamily	Sale Status: Active Days On Market: 795 Zoning: 1	Sales Company: NewQuest Properties Sales Contacts: Jeffrey B. Lokey (281) 477-4300

78. 13843 W Hwy 105 Conroe, TX 77304 Land	Sale Price: \$3,000,000 Price/AC: \$526,315.79 Parcel Size: 5.70 AC Proposed Use: Commercial, Retail, Office, MultiFamily, Fast Food, Hotel,	Sale Status: Active Days On Market: 780 Zoning: 1	Sales Company: Garold Warrington Sales Contacts: Garold Warrington (817) 808-9430
79. Loop 336 Conroe, TX 77303 Land	Sale Price: \$2,697,500 Price/AC: \$32,500.00 Parcel Size: 83 AC Proposed Use: Commercial	Sale Status: Active Days On Market: 725 Zoning: 1	Sales Company: Homeland Properties, Inc Sales Contacts: Andy Flack (936) 295-2500 X227
80. 5.00 Acres 2302 FM 1488 Conroe, TX 77384 Land	Sale Price: \$3,267,000 Price/AC: \$653,400.00 Parcel Size: 5 AC Proposed Use: Commercial	Sale Status: Active Days On Market: 718 Zoning: 6	Sales Company: Jacobs Properties Sales Contacts: Tyler Jacobs (936) 597-3305
81. 14657 FM 1314 Conroe, TX 77302 Land	Sale Price: \$750,000 Price/AC: \$106,232.29 Parcel Size: 7.06 AC Proposed Use: Commercial	Sale Status: Active Days On Market: 718 Zoning: -	Sales Company: Century 21 Realty Partners Sales Contacts: Janet Maass (281) 298-8389
82. I-45 & League Line Rd Conroe, TX 77303 Land	Sale Price: \$1,000,000 Price/AC: \$142,857.14 Parcel Size: 7 AC Proposed Use: Commercial	Sale Status: Active Days On Market: 700 Zoning: 4	Sales Company: Allstar Commercial Properties Sales Contacts: Tully Dunlap (936) 756-8598 Bryan Anthony (936) 537-5460
83. 12868 Highway 105 W Conroe, TX 77304 Land	Sale Price: \$649,000 Price/AC: \$113,859.65 Parcel Size: 5.70 AC Proposed Use: -	Sale Status: Active Days On Market: 665 Zoning: -	Sales Company: The Marion Franke Team Sales Contacts: Marion Franke (936) 647-4400
84. 14901 Tx-105 Conroe, TX 77381 Land	Sale Price: \$1,515,888 Price/AC: \$522,720.00 Parcel Size: 2.90 AC Proposed Use: Commercial	Sale Status: Active Days On Market: 650 Zoning: commercial	Sales Company: Caldwell Companies Sales Contacts: Keith K. Edwards, SIOR, CCIM (281) 664-6633
85. 3519 N Frazier St Conroe, TX 77303 Land	Sale Price: \$400,000 Price/AC: \$60,698.03 Parcel Size: 6.59 AC Proposed Use: Commercial	Sale Status: Active Days On Market: 633 Zoning: None	Sales Company: Lincoln Property Company Sales Contacts: Brandon Brooks (281) 248-8063
86. 1108 Miracle Dr Conroe, TX 77301 Land	Sale Price: \$875,000 Price/AC: \$44,058.41 Parcel Size: 19.86 AC Proposed Use: -	Sale Status: Active Days On Market: 630 Zoning: 1	Sales Company: The Marion Franke Team Sales Contacts: Marion Franke (936) 647-4400
87. Toops John Survey @ Silverdale Conroe, TX 77301 Land	Sale Price: \$425,000 Price/AC: \$49,649.53 Parcel Size: 8.56 AC Proposed Use: -	Sale Status: Active Days On Market: 630 Zoning: 1	Sales Company: The Marion Franke Team Sales Contacts: Marion Franke (936) 647-4400
88. 505 Old Magnolia Rd Conroe, TX 77304 Land	Sale Price: \$784,000 Price/AC: \$196,491.23 Parcel Size: 3.99 AC Proposed Use: Commercial, Industrial, Single Family Development	Sale Status: Active Days On Market: 607 Zoning: 1	Sales Company: Arrowstar Realty Sales Contacts: Kevin Hasara (936) 756-3400

89. Former Conroe Motel 517 W Davis St Conroe, TX 77301 Land	Sale Price: \$1,260,000 Price/AC: \$812,903.23 Parcel Size: 1.55 AC Proposed Use: Hold for Development	Sale Status: Active Days On Market: 605 Zoning: 1	Sales Company: Greater Conroe Economic Development Council Sales Contacts: Fred Welch (936) 522-3014
90. Vacant Land Loop 336 @ Longmire Conroe, TX 77301 Land	Sale Price: For Sale Price/AC: - Parcel Size: 2.10 AC Proposed Use: Retail	Sale Status: Active Days On Market: 553 Zoning: 1	Sales Company: 1st Group Sales Contacts: Mario Arriaga (281) 353-1479
91. Loop 336 & FM 3083 Conroe, TX 77303 Land	Sale Price: \$165,000 Price/AC: \$41,250.00 Parcel Size: 4 AC Proposed Use: -	Sale Status: Active Days On Market: 545 Zoning: -	Sales Company: Olde Homestead Properties Of Texas Sales Contacts: Barbara Gardner (281) 300-8457
92. N Loop 336 & Westview Blvd Conroe, TX 77304 Land	Sale Price: \$550,000 Price/AC: \$350,318.47 Parcel Size: 1.57 AC Proposed Use: Commercial	Sale Status: Active Days On Market: 495 Zoning: 1	Sales Company: EDGE Realty Partners Sales Contacts: Culver Stedman (713) 900-3005
93. Vacant Land, Vacant Land Airport Rd @ Oakmont Conroe, TX 77301 Land	Sale Price: \$28,000 Price/AC: \$80,367.39 Parcel Size: 0.35 AC Proposed Use: Commercial	Sale Status: Active Days On Market: 473 Zoning: -	Sales Company: RE/MAX The Woodlands Sales Contacts: Lewis Walker (281) 747-6334
94. Sgt Ed Holcomb Blvd & Wad Cir Conroe, TX 77304 Land	Sale Price: \$4,356,000 Price/AC: \$217,800.00 Parcel Size: 20 AC Proposed Use: Commercial	Sale Status: Active Days On Market: 468 Zoning: 1	Sales Company: Osenbaugh & Associates Sales Contacts: Lynny Osenbaugh (713) 202-0681
95. Sgt Ed Holcomb Blvd & Sil Rd Conroe, TX 77304 Land	Sale Price: \$1,089,000 Price/AC: \$217,800.00 Parcel Size: 5 AC Proposed Use: Commercial	Sale Status: Active Days On Market: 468 Zoning: 1	Sales Company: Osenbaugh & Associates Sales Contacts: Lynny Osenbaugh (713) 202-0681
96. FM 2854 & Allen Dr Conroe, TX 77304 Land	Sale Price: \$400,000 Price/AC: \$50,505.05 Parcel Size: 7.92 AC Proposed Use: Commercial	Sale Status: Active Days On Market: 468 Zoning: 1	Sales Company: Osenbaugh & Associates Sales Contacts: Lynny Osenbaugh (713) 202-0681
97. S Loop 336 W Conroe, TX 77304 Land	Sale Price: \$252,865 Price/AC: \$87,496.54 Parcel Size: 2.89 AC Proposed Use: Commercial	Sale Status: Active Days On Market: 459 Zoning: 1	Sales Company: Graystreet Realty Advisors Sales Contacts: Kevin Covey (210) 736-5400
98. Conroe Business Park 3300 Pollock Dr Conroe, TX 77303 Land	Sale Price: \$750,000 Price/AC: \$89,073.63 Parcel Size: 8.42 AC Proposed Use: Industrial, Office	Sale Status: Active Days On Market: 454 Zoning: -	Sales Company: Chevaux Group Sales Contacts: Paula McDonald (936) 203-0279
99. 8360 Old Hwy 105 W & Fm 2854 Conroe, TX 77301 Land	Sale Price: For Sale Price/AC: - Parcel Size: 4.90 AC Proposed Use: -	Sale Status: Active Days On Market: 452 Zoning: -	Sales Company: J. Beard Real Estate Company Sales Contacts: Jeff Beard, CCIM (281) 367-2220 X102

100. SEC of I-45 and League Line Road I-45 & League Line Rd Conroe, TX 77304 Land	Sale Price: \$1,000,000 Price/AC: \$1,088,139.28 Parcel Size: 0.92 AC Proposed Use: Retail, Office, Correctional Facility, Medical, Strip Center	Sale Status: Active Days On Market: 447 Zoning: 4	Sales Company: Dac Realty Group Sales Contacts: Don A. Czarneski (713) 973-2100 X27
101. Hwy 105 West & Luther Rd Conroe, TX 77304 Land	Sale Price: \$320,000 Price/AC: \$283,185.84 Parcel Size: 1.13 AC Proposed Use: Commercial	Sale Status: Active Days On Market: 440 Zoning: -	Sales Company: Keller Williams Realty Sales Contacts: John Felton (936) 539-8972
102. 14051 Old Conroe Rd Conroe, TX 77384 Land	Sale Price: For Sale Price/AC: - Parcel Size: 186.52 AC Proposed Use: -	Sale Status: Active Days On Market: 419 Zoning: -	Sales Company: The Marion Franke Team Sales Contacts: Robert Graham (936) 647-4373
103. 9.0 Acres & 94K SF Office Warehouse 15477 Interstate 45 S Conroe, TX 77385 Land	Sale Price: \$4,500,000 Price/AC: \$500,000.00 Parcel Size: 9 AC Proposed Use: Industrial, Self-Storage	Sale Status: Active Days On Market: 411 Zoning: 6	Sales Company: Colliers International Sales Contacts: Todd Edmonds (713) 830-2113 Michelle Soderberg (713) 222-2111
104. Land Portfolio 5 Properties in portfolio <i>Properties cannot be sold individually</i>	Sale Price: \$3,734,595 Price/AC: \$267,634.24 Total Land Area: 13.95 AC	Sale Status: Active Days On Market: 410	Sales Company: Keller Williams Realty Sales Contacts: Jim Clark (936) 525-3200
105. Bryant Road & Hwy 75 Conroe, TX 77301 Land	Sale Price: \$300,564 Price/AC: \$100,188.00 Parcel Size: 3 AC Proposed Use: -	Sale Status: Active Days On Market: 410 Zoning: -	Sales Company: The Nelson Company Sales Contacts: Wade Nelson (713) 907-3482
106. 1296 FM 3083 Conroe, TX 77301 Land	Sale Price: \$600,000 Price/AC: \$16,666.67 Parcel Size: 36 AC Proposed Use: -	Sale Status: Active Days On Market: 405 Zoning: -	Sales Company: The Nelson Company Sales Contacts: Wade Nelson (713) 907-3482
107. Loop 336 And FM 1484 Conroe, TX 77301 Land	Sale Price: \$2,700,000 Price/AC: \$103,846.15 Parcel Size: 26 AC Proposed Use: Industrial, Retail, MultiFamily	Sale Status: Active Days On Market: 392 Zoning: 1	Sales Company: MHW Real Estate, Inc. Sales Contacts: Jody Czajkoski (713) 560-6069
108. Conroe Marketplace, Pad D 2575 I-45 Conroe, TX 77304 Land	Sale Price: For Sale Price/AC: - Parcel Size: 1.60 AC Proposed Use: Commercial	Sale Status: Active Days On Market: 378 Zoning: N/av	Sales Company: Kimco Realty Corporation Sales Contacts: Sarah Ellis (832) 242-6913 X4
109. 10066 League Line Rd Conroe, TX 77304 Land	Sale Price: \$3,300,000 Price/AC: \$84,269.66 Parcel Size: 39.16 AC Proposed Use: Commercial, MultiFamily, Apartment Units, Single Family	Sale Status: Active Days On Market: 363 Zoning: 4	Sales Company: Exit Lone Star Realty Sales Contacts: Susan Mack (281) 292-8886
110. N Loop 336 E Conroe, TX 77303 Land	Sale Price: \$1,800,000 Price/AC: \$156,114.48 Parcel Size: 11.53 AC Proposed Use: -	Sale Status: Active Days On Market: 362 Zoning: 1	Sales Company: Blake & Associates Realty Sales Contacts: Jeff Blake (936) 718-1549

111. 20 Acres 11711 FM 3083 Conroe, TX 77301 Land	Sale Price: \$699,000 Price/AC: \$34,950.00 Parcel Size: 20 AC Proposed Use: Commercial, Industrial, Retail	Sale Status: Active Days On Market: 335 Zoning: 1	Sales Company: The Marion Franke Team Sales Contacts: Robert Graham (936) 647-4373
112. I-45 & Oak Landing Rd Conroe, TX 77304 Land	Sale Price: For Sale Price/AC: - Parcel Size: 12.77 AC Proposed Use: -	Sale Status: Active Days On Market: 318 Zoning: -	Sales Company: J. Beard Real Estate Company Sales Contacts: Jeff Beard, CCIM (281) 367-2220 X102
113. 40 Acres +/- I-45 & League Line Rd Conroe, TX 77304 Land	Sale Price: For Sale Price/AC: - Parcel Size: 39.30 AC Proposed Use: Commercial, Retail, Office, Hospitality, Medical,	Sale Status: Active Days On Market: 318 Zoning: None	Sales Company: J. Beard Real Estate Company Sales Contacts: Jeff Beard, CCIM (281) 367-2220 X102
114. 3009 Hwy 105 Conroe, TX 77304 Land	Sale Price: \$150,000 Price/AC: \$653,310.10 Parcel Size: 0.23 AC Proposed Use: Commercial	Sale Status: Active Days On Market: 314 Zoning: 1	Sales Company: Maverick Advisors Group Sales Contacts: Beau Harris (936) 523-0483
115. 4300 Frazier St Conroe, TX 77303 Land	Sale Price: For Sale Price/AC: - Parcel Size: 7.61 AC Proposed Use: -	Sale Status: Active Days On Market: 294 Zoning: 4	Sales Company: TKW Realty, Inc Sales Contacts: Troy Walker (936) 321-5510
116. FM 3083 Rd Conroe, TX 77301 Land	Sale Price: \$299,000 Price/AC: \$233,776.39 Parcel Size: 1.28 AC Proposed Use: Commercial	Sale Status: Active Days On Market: 293 Zoning: None	Sales Company: Tommy Nichol Real Estate Sales Contacts: Tommy Nichol (936) 756-6600
117. Conroe Industrial Park, Lot 11- 19.08 Acres 1776 Highway 105 Conroe, TX 77301 Land	Sale Price: \$1,662,250 Price/AC: \$87,120.02 Parcel Size: 19.08 AC Proposed Use: Commercial, Industrial	Sale Status: Active Days On Market: 353 Zoning: 1	Sales Company: Capital Real Estate Commercial, Inc. Sales Contacts: Hart E. Schleicher (713) 681-1100 X223 Matt Cooper (713) 681-1100
118. Conroe Industrial Park, Lot 14- 7.27 Acres 1776 Highway 105 Conroe, TX 77301 Land	Sale Price: \$791,702 Price/AC: \$108,899.86 Parcel Size: 7.27 AC Proposed Use: Commercial, Industrial	Sale Status: Active Days On Market: 353 Zoning: 1	Sales Company: Capital Real Estate Commercial, Inc. Sales Contacts: Hart E. Schleicher (713) 681-1100 X223 Matt Cooper (713) 681-1100
119. Conroe Industrial Park, Lot 12- 3.03 Acres 1776 Highway 105 Conroe, TX 77301 Land	Sale Price: \$263,974 Price/AC: \$87,120.13 Parcel Size: 3.03 AC Proposed Use: Commercial, Industrial	Sale Status: Active Days On Market: 353 Zoning: 1	Sales Company: Capital Real Estate Commercial, Inc. Sales Contacts: Hart E. Schleicher (713) 681-1100 X223 Matt Cooper (713) 681-1100
120. Conroe Industrial Park, Lot 13- 3.12 Acres 1776 Highway 105 Conroe, TX 77301 Land	Sale Price: \$407,721 Price/AC: \$130,679.81 Parcel Size: 3.12 AC Proposed Use: Commercial, Industrial, Retail	Sale Status: Active Days On Market: 353 Zoning: 1	Sales Company: Capital Real Estate Commercial, Inc. Sales Contacts: Hart E. Schleicher (713) 681-1100 X223 Matt Cooper (713) 681-1100
121. Conroe Industrial Park, Lot 5- 6.28 Acre 1776 Highway 105 Conroe, TX 77301 Land	Sale Price: \$547,114 Price/AC: \$87,120.06 Parcel Size: 6.28 AC Proposed Use: Commercial, Industrial	Sale Status: Active Days On Market: 353 Zoning: 1	Sales Company: Capital Real Estate Commercial, Inc. Sales Contacts: Hart E. Schleicher (713) 681-1100 X223 Matt Cooper (713) 681-1100

122. Conroe Industrial Park, Lot 6- 6.24 Acres 1776 Highway 105 Conroe, TX 77301 Land	Sale Price: \$951,349 Price/AC: \$152,459.78 Parcel Size: 6.24 AC Proposed Use: Commercial, Industrial, Retail	Sale Status: Active Days On Market: 353 Zoning: 1	Sales Company: Capital Real Estate Commercial, Inc. Sales Contacts: Hart E. Schleicher (713) 681-1100 X223 Matt Cooper (713) 681-1100
123. Conroe Industrial Park, Lot 8- 5.68 Acres 1776 Highway 105 Conroe, TX 77301 Land	Sale Price: \$556,697 Price/AC: \$98,010.04 Parcel Size: 5.68 AC Proposed Use: Commercial, Industrial	Sale Status: Active Days On Market: 353 Zoning: 1	Sales Company: Capital Real Estate Commercial, Inc. Sales Contacts: Hart E. Schleicher (713) 681-1100 X223 Matt Cooper (713) 681-1100
124. Conroe Industrial Park, Lot 7- 5.75 Acres 1776 Highway 105 Conroe, TX 77301 Land	Sale Price: \$556,697 Price/AC: \$96,816.87 Parcel Size: 5.75 AC Proposed Use: Commercial, Industrial, Retail	Sale Status: Active Days On Market: 353 Zoning: 1	Sales Company: Capital Real Estate Commercial, Inc. Sales Contacts: Hart E. Schleicher (713) 681-1100 X223 Matt Cooper (713) 681-1100
125. Conroe Industrial Park, Lot 9- 6.69 Acres 1776 Highway 105 Conroe, TX 77301 Land	Sale Price: \$655,686 Price/AC: \$98,009.87 Parcel Size: 6.69 AC Proposed Use: Commercial, Industrial	Sale Status: Active Days On Market: 353 Zoning: 1	Sales Company: Capital Real Estate Commercial, Inc. Sales Contacts: Hart E. Schleicher (713) 681-1100 X223 Matt Cooper (713) 681-1100
126. Conroe Industrial Park, Lot 10- 7.15 Acres 1776 Highway 105 Conroe, TX 77301 Land	Sale Price: \$1,090,089 Price/AC: \$152,460.00 Parcel Size: 7.15 AC Proposed Use: Commercial, Industrial, Retail	Sale Status: Active Days On Market: 353 Zoning: 1	Sales Company: Capital Real Estate Commercial, Inc. Sales Contacts: Hart E. Schleicher (713) 681-1100 X223 Matt Cooper (713) 681-1100
127. Conroe Industrial Park, Lot 1- 4.25 Acres 1776 Highway 105 Conroe, TX 77301 Land	Sale Price: \$647,955 Price/AC: \$152,460.00 Parcel Size: 4.25 AC Proposed Use: Commercial, Industrial, Retail	Sale Status: Active Days On Market: 353 Zoning: 1	Sales Company: Capital Real Estate Commercial, Inc. Sales Contacts: Hart E. Schleicher (713) 681-1100 X223 Matt Cooper (713) 681-1100
128. Conroe Industrial Park, Lot 4- 18 Acres 1776 Highway 105 Conroe, TX 77301 Land	Sale Price: \$784,080 Price/AC: \$43,560.00 Parcel Size: 18 AC Proposed Use: Commercial, Industrial	Sale Status: Active Days On Market: 353 Zoning: 1	Sales Company: Capital Real Estate Commercial, Inc. Sales Contacts: Hart E. Schleicher (713) 681-1100 X223 Matt Cooper (713) 681-1100
129. Conroe Industrial Park, Lot 3- 8.55 Acres 1776 Highway 105 Conroe, TX 77301 Land	Sale Price: \$372,438 Price/AC: \$43,560.00 Parcel Size: 8.55 AC Proposed Use: Commercial, Industrial	Sale Status: Active Days On Market: 353 Zoning: 1	Sales Company: Capital Real Estate Commercial, Inc. Sales Contacts: Hart E. Schleicher (713) 681-1100 X223 Matt Cooper (713) 681-1100
130. Conroe Industrial Park, Lot 2- 6.17 Acres 1776 Highway 105 Conroe, TX 77301 Land	Sale Price: \$403,147 Price/AC: \$65,339.87 Parcel Size: 6.17 AC Proposed Use: Commercial, Industrial	Sale Status: Active Days On Market: 355 Zoning: 1	Sales Company: Capital Real Estate Commercial, Inc. Sales Contacts: Hart E. Schleicher (713) 681-1100 X223 Matt Cooper (713) 681-1100
131. Longmire Rd & Loop 336 Conroe, TX 77304 Land	Sale Price: \$800,000 Price/AC: \$677,966.10 Parcel Size: 1.18 AC Proposed Use: -	Sale Status: Active Days On Market: 270 Zoning: -	Sales Company: The Marion Franke Team Sales Contacts: Robert Graham (936) 647-4373
132. 6.00 Acres Loop 336 & Hwy 105 Conroe, TX 77301 Land	Sale Price: \$718,500 Price/AC: \$119,750.00 Parcel Size: 6 AC Proposed Use: Commercial, Industrial, Office	Sale Status: Active Days On Market: 269 Zoning: 1	Sales Company: Keller Williams Realty Northeast Sales Contacts: Anne Vickery (281) 852-4545 X250

133. 1014 FM 3083 Rd Conroe, TX 77301 Land	Sale Price: For Sale Price/AC: - Parcel Size: 3.76 AC Proposed Use: Retail	Sale Status: Active Days On Market: 250 Zoning: 1	Sales Company: MHW Real Estate, Inc. Sales Contacts: Jody Czajkoski (713) 560-6069
134. I-45 Conroe, TX 77304 Land	Sale Price: \$4,107,270 Price/AC: \$217,799.87 Parcel Size: 18.86 AC Proposed Use: Retail, Office, MultiFamily	Sale Status: Active Days On Market: 221 Zoning: 4	Sales Company: Caldwell Companies Sales Contacts: Mark Terpstra (281) 664-6634
135. 12766 Hwy 105 East Conroe, TX 77306 Land	Sale Price: \$799,000 Price/AC: \$38,047.62 Parcel Size: 21 AC Proposed Use: -	Sale Status: Active Days On Market: 220 Zoning: 1	Sales Company: KW Commercial Sales Contacts: Bradley Beene (936) 900-1800
136. 15478 Highway 105 Montgomery, TX 77356 Land	Sale Price: \$1,995,000 Price/AC: \$1,201,011.38 Parcel Size: 1.66 AC Proposed Use: Commercial, Single Family Development	Sale Status: Active Days On Market: 215 Zoning: -	Sales Company: JLL Sales Contacts: Mark Nicholas (713) 888-4024 John Harcrow (713) 360-8268
137. 2008 Airport Rd Conroe, TX 77301 Land	Sale Price: \$135,000 Price/AC: \$70,680.63 Parcel Size: 1.91 AC Proposed Use: Commercial	Sale Status: Active Days On Market: 214 Zoning: 1	Sales Company: Allstar Commercial Properties Sales Contacts: Bryan Anthony (936) 537-5460 Tully Dunlap (936) 756-8598
138. W. Davis & W, Fork Blvd Conroe, TX 77304 Land	Sale Price: For Sale Price/AC: - Parcel Size: 3.37 AC Proposed Use: -	Sale Status: Active Days On Market: 202 Zoning: -	Sales Company: Sky Cap Group Sales Contacts: Peter Kim (281) 671-0141
139. Hwy 105 E & FM 3083 Rd Conroe, TX 77301 Land	Sale Price: \$199,500 Price/AC: \$36,605.50 Parcel Size: 5.45 AC Proposed Use: Commercial	Sale Status: Active Days On Market: 200 Zoning: -	Sales Company: Keller Williams Realty Sales Contacts: John Felton (936) 539-8972
140. Lot 20 SH 105 Conroe, TX 77304 Land	Sale Price: \$1,600,000 Price/AC: \$60,629.03 Parcel Size: 26.39 AC Proposed Use: Commercial	Sale Status: Active Days On Market: 199 Zoning: C	Sales Company: Century 21 Hardee-Team Realty Sales Contacts: Chris Hardee (281) 351-5800
141. Ed Kharbat Dr & Southmore Dr Conroe, TX 77301 Land	Sale Price: \$195,000 Price/AC: \$60,073.94 Parcel Size: 3.25 AC Proposed Use: Industrial, Water Retention Facility	Sale Status: Active Days On Market: 193 Zoning: 1	Sales Company: The Commercial Professionals Sales Contacts: Lance Langenhoven (832) 483-8655
142. FM 3083 & Presswood Conroe, TX 77301 Land	Sale Price: \$117,900 Price/AC: \$54,583.33 Parcel Size: 2.16 AC Proposed Use: -	Sale Status: Active Days On Market: 186 Zoning: 1	Sales Company: Allstar Commercial Properties Sales Contacts: Bryan Anthony (936) 537-5460 Tully Dunlap (936) 756-8598
143. FM 3083 & Presswood Conroe, TX 77301 Land	Sale Price: \$110,900 Price/AC: \$54,900.99 Parcel Size: 2.02 AC Proposed Use: -	Sale Status: Active Days On Market: 186 Zoning: 1	Sales Company: Allstar Commercial Properties Sales Contacts: Bryan Anthony (936) 537-5460 Tully Dunlap (936) 756-8598

144. FM 3083 & Presswood Conroe, TX 77301 Land	Sale Price: \$89,900 Price/AC: \$54,817.07 Parcel Size: 1.64 AC Proposed Use: -	Sale Status: Active Days On Market: 186 Zoning: 1	Sales Company: Allstar Commercial Properties Sales Contacts: Bryan Anthony (936) 537-5460 Tully Dunlap (936) 756-8598
145. 3.317 Acres 11412 Hwy 105 E Conroe, TX 77301 Land	Sale Price: For Sale Price/AC: - Parcel Size: 3.32 AC Proposed Use: Commercial	Sale Status: Active Days On Market: 181 Zoning: -	Sales Company: J. Beard Real Estate Company Sales Contacts: Jeff Beard, CCIM (281) 367-2220 X102
146. 3 acres FM 2854 Conroe, TX 77304 Land	Sale Price: \$300,000 Price/AC: \$100,000.00 Parcel Size: 3 AC Proposed Use: -	Sale Status: Active Days On Market: 168 Zoning: -	Sales Company: The Marion Franke Team Sales Contacts: Robert Graham (936) 647-4373
147. 1355 N Loop 336 E Conroe, TX 77301 Land	Sale Price: \$169,900 Price/AC: \$114,026.85 Parcel Size: 1.49 AC Proposed Use: -	Sale Status: Active Days On Market: 168 Zoning: -	Sales Company: The Marion Franke Team Sales Contacts: Matt Nelson (936) 520-0971
148. I-45 on FM 2854 11400 FM 2854 Conroe, TX 77304 Land	Sale Price: \$753,000 Price/AC: \$94,125.00 Parcel Size: 8 AC Proposed Use: Commercial	Sale Status: Active Days On Market: 167 Zoning: 1	Sales Company: The Marion Franke Team Sales Contacts: Marion Franke (936) 647-4400
149. 100 FM 3083 Conroe, TX 77302 Land	Sale Price: \$499,000 Price/AC: \$135,597.83 Parcel Size: 3.68 AC Proposed Use: -	Sale Status: Active Days On Market: 167 Zoning: -	Sales Company: The Marion Franke Team Sales Contacts: Marion Franke (936) 647-4400
150. Loop 336 @ & FM 3083 Conroe, TX 77304 Land	Sale Price: \$1,300,000 Price/AC: \$367,231.64 Parcel Size: 3.54 AC Proposed Use: Convenience Store, Service Station	Sale Status: Active Days On Market: 167 Zoning: -	Sales Company: The Marion Franke Team Sales Contacts: Marion Franke (936) 647-4400
151. A0256 Herndon Path Conroe, TX 77304 Land	Sale Price: \$1,750,000 Price/AC: \$30,162.01 Parcel Size: 58.02 AC Proposed Use: Commercial	Sale Status: Active Days On Market: 164 Zoning: None	Sales Company: RE/MAX The Woodlands Sales Contacts: Lewis Walker (281) 747-6334
152. 4180 Weisinger Ln Conroe, TX 77304 Land	Sale Price: \$1,159,000 Price/AC: \$27,003.73 Parcel Size: 42.92 AC Proposed Use: Commercial	Sale Status: Active Days On Market: 164 Zoning: None	Sales Company: RE/MAX The Woodlands Sales Contacts: Lewis Walker (281) 747-6334
153. 14632 Tx-105 W Conroe, TX 77304 Land	Sale Price: For Sale Price/AC: - Parcel Size: 19 AC Proposed Use: -	Sale Status: Active Days On Market: 139 Zoning: -	Sales Company: Robert C. Watson Associates , Inc. Sales Contacts: Robert C. Watson (713) 465-3100
154. Conroe Park North-Pollok Dr. & FM 3083 N Pollok Dr & FM 3083 Conroe, TX 77303 Land	Sale Price: For Sale Price/AC: - Parcel Size: 445.85 AC Proposed Use: Industrial Park	Sale Status: Active Days On Market: 138 Zoning: -	Sales Company: Greater Conroe Economic Development Council Sales Contacts: Fred Welch (936) 522-3014

155. Conroe Park North FM 1484 & FM 3083 Conroe, TX 77303 Land	Sale Price: \$858,132 Price/AC: \$435,600.00 Parcel Size: 1.97 AC Proposed Use: Retail	Sale Status: Active Days On Market: 137 Zoning: -	Sales Company: Greater Conroe Economic Development Council Sales Contacts: Fred Welch (936) 522-3014
156. Conroe Park North FM 1484 & FM 3083 Conroe, TX 77303 Land	Sale Price: \$888,624 Price/AC: \$435,600.00 Parcel Size: 2.04 AC Proposed Use: Retail	Sale Status: Active Days On Market: 137 Zoning: -	Sales Company: Greater Conroe Economic Development Council Sales Contacts: Fred Welch (936) 522-3014
157. Teas Rd Conroe, TX 77303 Land	Sale Price: \$4,500,000 Price/AC: \$316,901.41 Parcel Size: 14.20 AC Proposed Use: Commercial, Office	Sale Status: Active Days On Market: 109 Zoning: -	Sales Company: Colliers International Sales Contacts: Tom Condon (713) 222-2111 Jason Tangen (713) 830-4006
158. 3821 FM 1485 Rd Conroe, TX 77306 Land	Sale Price: \$125,000 Price/AC: \$20,302.10 Parcel Size: 6.16 AC Proposed Use: -	Sale Status: Active Days On Market: 104 Zoning: None	Sales Company: Sperry Van Ness Sales Contacts: Rick Byers (832) 725-3040
159. 200 Acres Highway 105 Sapp Rd Conroe, TX 77304 Land	Sale Price: \$2,500,000 Price/AC: \$12,500.00 Parcel Size: 200 AC Proposed Use: MultiFamily	Sale Status: Active Days On Market: 96 Zoning: -	Sales Company: Texas Select Property Sales Contacts: Roy T. Harwell (936) 447-3800
160. Land Portfolio 2 Properties in portfolio <i>Properties cannot be sold individually</i>	Sale Price: \$1,255,829 Price/AC: \$343,592.07 Total Land Area: 3.66 AC	Sale Status: Active Days On Market: 81	Sales Company: The Commercial Professionals Sales Contacts: Lance Langenhoven (832) 483-8655
161. CStore 14366 Corner Cut Conroe, TX 77302 Land	Sale Price: \$238,888 Price/AC: \$118,849.75 Parcel Size: 2.01 AC Proposed Use: -	Sale Status: Active Days On Market: 73 Zoning: 1	Sales Company: KW Commercial Sales Contacts: Bradley Beene (936) 900-1800
162. 10630 FM 1484 Conroe, TX 77303 Land	Sale Price: \$300,000 Price/AC: \$116,731.52 Parcel Size: 2.57 AC Proposed Use: Commercial	Sale Status: Active Days On Market: 61 Zoning: 1	Sales Company: Allstar Commercial Properties Sales Contacts: Tully Dunlap (936) 756-8598
163. Drilling Reserve 10630 FM 1484 Conroe, TX 77303 Land	Sale Price: \$50,000 Price/AC: \$10,000.00 Parcel Size: 5 AC Proposed Use: -	Sale Status: Active Days On Market: 61 Zoning: -	Sales Company: Dunlap Properties, Inc. Sales Contacts: Tully Dunlap (918) 250-9167
164. 1909 Longmire Rd Conroe, TX 77304 Land	Sale Price: \$855,000 Price/AC: \$171,000.00 Parcel Size: 5 AC Proposed Use: -	Sale Status: Active Days On Market: 61 Zoning: None	Sales Company: Premier Development Group Sales Contacts: Christopher Helmrich (832) 515-5873
165. 219 Porter Rd Conroe, TX 77301 Land	Sale Price: \$350,000 Price/AC: \$70,000.00 Parcel Size: 5 AC Proposed Use: Commercial	Sale Status: Active Days On Market: 54 Zoning: None	Sales Company: RE/MAX The Woodlands Sales Contacts: Lewis Walker (281) 747-6334

166. Old Montgomery Rd & FM 83 Conroe, TX 77304 Land	Sale Price: \$2,963,191 Price/AC: \$370,398.88 Parcel Size: 8 AC Proposed Use: Industrial, Retail, Office, Religious Facility	Sale Status: Active Days On Market: 32 Zoning: None	Sales Company: Colliers International Sales Contacts: Tom Condon (713) 222-2111
167. Moran Ranch I-45 & FM 830 Conroe, TX 77378 Land	Sale Price: For Sale Price/AC: - Parcel Size: 673 AC Proposed Use: Commercial	Sale Status: Active Days On Market: 31 Zoning: No zone	Sales Company: CBRE Sales Contacts: Jazz Hamilton (713) 577-1805 Alex Makris (713) 577-1827 Darin Gosda (713) 577-1600
168. Plantation Dr Conroe, TX 77303 Land	Sale Price: \$1,311,000 Price/AC: \$283,153.35 Parcel Size: 4.63 AC Proposed Use: Retail, Office, Apartment Units, Hotel	Sale Status: Active Days On Market: 14 Zoning: -	Sales Company: Newcor Commercial Real Estate Sales Contacts: David Alexander (281) 210-3090
169. 36 Acres FM 3083 Conroe, TX 77303 Land	Sale Price: \$1,176,120 Price/AC: \$32,615.64 Parcel Size: 36.06 AC Proposed Use: Commercial, Industrial	Sale Status: Active Days On Market: 11 Zoning: 1	Sales Company: Capital Real Estate Commercial, Inc. Sales Contacts: Frank Blackwood (713) 681-1100
170. FM 3083 Conroe, TX 77303 Land	Sale Price: \$310,136 Price/AC: \$119,743.63 Parcel Size: 2.59 AC Proposed Use: Commercial, Industrial	Sale Status: Active Days On Market: 11 Zoning: 1	Sales Company: Capital Real Estate Commercial, Inc. Sales Contacts: Frank Blackwood (713) 681-1100
171. E Loop 336 and Butler Conroe, TX 77301 Land	Sale Price: \$2,065,179 Price/AC: \$119,789.97 Parcel Size: 17.24 AC Proposed Use: Commercial	Sale Status: Active Days On Market: 5 Zoning: None	Sales Company: Greater Houston Group Sales Contacts: Jerry Ashmore (281) 469-0092 X3 Jake Ashmore (281) 469-0092
172. Loop 336 & Butler Rd Conroe, TX 77301 Land	Sale Price: \$799,000 Price/AC: \$47,000.00 Parcel Size: 17 AC Proposed Use: Commercial	Sale Status: Pending Days On Market: 808 Zoning: -	Sales Company: Keller Williams Realty Sales Contacts: John Felton (936) 539-8972
173. 5455 Hwy 105 W Conroe, TX 77304 Land	Sale Price: \$3,300,000 Price/AC: \$101,820.43 Parcel Size: 32.41 AC Proposed Use: Commercial, Industrial, Retail, Office, MultiFamily,	Sale Status: Under Contract Days On Market: 2,321 Zoning: C	Sales Company: McAlister Real Estate Sales Contacts: James McAlister (713) 535-2233 Matt Herring (713) 535-2231 Chris Hutcheson (713) 535-2235 James Kadlick (713) 535-2207
174. 4000 Waukegan Rd Conroe, TX 77306 Land	Sale Price: \$1,320,000 Price/AC: \$8,000.00 Parcel Size: 165 AC Proposed Use: Commercial	Sale Status: Under Contract Days On Market: 509 Zoning: -	Sales Company: DeGeurin Realty, Inc. Sales Contacts: Greg DeGeurin (713) 269-7003
175. Willis Waukeegan Rd Conroe, TX 77303 Land	Sale Price: \$2,800,000 Price/AC: \$6,222.22 Parcel Size: 450 AC Proposed Use: -	Sale Status: Under Contract Days On Market: 333 Zoning: 1	Sales Company: Blake & Associates Realty Sales Contacts: Jeff Blake (936) 718-1549

1 S Loop 336 @ FM-1314 - Crighton Park, Vacant Land

Conroe, TX 77301
Crighton Park, Vacant Land

Sale Price: **For Sale**
Price/AC: -

Parcel Size (AC): **323.59 AC**
Parcel Size (SF): **14,095,580 SF**

Property Type: **Commercial**
Sale Status: **Active**
Days on Market: **3,021**

Zoning: **NONE**
Proposed Use: -

Sale Conditions: -



Sales Contacts: **TARACORP / Edward E. Taravella (281) 872-8888**

Investment Notes:

Excellent sites for:
Gas Station
Office Business Park
Warehouse/Distribution Facility
Assisted Living/Nursing Facility

2 League Line Rd @ I-45 - West of I-45

Conroe, TX 77301
West of I-45

Sale Price: **For Sale**
Price/AC: -

Parcel Size (AC): **12.76 AC**
Parcel Size (SF): **555,869 SF**

Property Type: **Commercial**
Sale Status: **Active**
Days on Market: **2,707**

Zoning: **None**
Proposed Use: **Commercial, Retail, Apartment Units, Apartment Units - Senior**

Sale Conditions: -



Sales Contacts: **D'Agostino Companies / Charles P. D'Agostino (936) 524-8020 X307**

Investment Notes:

Please contact Broker for further information

3 Longmire Rd @ Loop 336 NW - At Loop 336 NW

Conroe, TX 77301
At Loop 336 NW

Sale Price: **For Sale**
Price/AC: -

Parcel Size (AC): **3.46 AC**
Parcel Size (SF): **150,718 SF**

Property Type: **Commercial**
Sale Status: **Active**
Days on Market: **2,707**

Zoning: **1**
Proposed Use: **Retail, Office**

Sale Conditions: -



Sales Contacts: **D'Agostino Companies / Charles P. D'Agostino (936) 524-8020 X307**

Investment Notes:

Please contact broker for further information.

4 Interstate 45 @ Crighton Rd

Conroe, TX 77385

Sale Price: **For Sale** Parcel Size (AC): **300 AC**
Price/AC: - Parcel Size (SF): **13,068,000 SF**

Property Type: **Commercial** Zoning: **1**
Sale Status: **Active** Proposed Use: **Commercial, Industrial, Retail, Office**
Days on Market: **2,356**
Sale Conditions: -



Sales Contacts: **Foldetta Commercial / Ross Foldetta (281) 466-2880 X1 / Corey King (281) 466-2880 X2**

Investment Notes:

Conroe utilities are available with access on FM 336

Highlights

Located 4 miles north of The Woodlands on I-45
Master-planned Community
Strong population and development growth
Rolling topographical terrain with Stewart's Creek flowing through
Commercial sites - Land for Office, Retail, Multifamily, Hospitality
Mixed-use development project - Call for pricing on individual tracts

Description

+/- 250 acres of prime land 4 miles north of The Woodlands on I-45. Excellent development potential with over 128,000 cars per day of traffic on I-45. Has two exits and utilities are available. Site features rolling hills with topographic elevation changes along Stewart's Creek.

Excellent development opportunity; the last stretch of unimproved land between The Woodlands and Conroe. Uses include developments for Office, Multifamily, Retail, and Hospitality.

Over a mile of frontage alongside I-45 North between Crighton Road and Loop 336. Located within Stewart's Forest 1200 acre community and 4 miles north of The Woodlands. Will divide.

Owner will divide up land depending on location.

Additional land is also available to the east. Information can be provided upon request.

5 NEC Crighton & Kharbatt Rd

Conroe, TX 77301

Sale Price: **For Sale** Parcel Size (AC): **2 AC**
Price/AC: - Parcel Size (SF): **87,120 SF**

Property Type: **Commercial** Zoning: -
Sale Status: **Active** Proposed Use: **Day Care Center**
Days on Market: **2,112**
Sale Conditions: -



Sales Contacts: **Foldetta Commercial / Corey King (281) 466-2880 X2**

Investment Notes:

Please contact broker for sale price

6 Ac Loop 336

Conroe, TX 77385

Sale Price: **For Sale**
Price/AC: -

Parcel Size (AC): **20 AC**
Parcel Size (SF): **871,200 SF**

Property Type: **Commercial** Zoning: **None**
Sale Status: **Active** Proposed Use: **Commercial, MultiFamily**
Days on Market: **1,650**

Sale Conditions: -

Sales Contacts: **Foldetta Commercial / Ross Foldetta (281) 466-2880 X1**



Investment Notes:

- Mixed-use parcels available within the 1,200 acre Stewart's Forest Community
- Retail, Office, Multifamily, Childcare
- Located between Conroe and The Woodlands
- Growing residential area
- Owner may consider Build-to-Suit for synergistic opportunities

7 Hwy 105 E & N Loop 336 E - Pad Site 3

Conroe, TX 77301
Pad Site 3

Sale Price: **For Sale**
Price/AC: -

Parcel Size (AC): **0.80 AC**
Parcel Size (SF): **35,000 SF**

Property Type: **Commercial** Zoning: **None**
Sale Status: **Active** Proposed Use: **Retail, Restaurant**
Days on Market: **1,417**

Sale Conditions: -

Sales Contacts: **Transwestern / Tony Armstrong (713) 270-3323**



Investment Notes:

- Retail
- Restaurant
- Auto User
- Convenience Store
- Professional Office Building

- Recorded Cross- Access Agreement/Easement
- Owner will Sale, Ground Lease or Build-To-Suit

8 Hwy 105 E & N Loop 336 E - Pad Site 4

Conroe, TX 77301
Pad Site 4

Sale Price: **For Sale** Parcel Size (AC): **0.80 AC**
Price/AC: - Parcel Size (SF): **35,000 SF**

Property Type: **Commercial** Zoning: **None**
Sale Status: **Active** Proposed Use: **Retail, Retail Warehouse**
Days on Market: **1,417**

Sale Conditions: -



Sales Contacts: **Transwestern / Tony Armstrong (713) 270-3323**

Investment Notes:

- Retail
- Restaurant
- Auto User
- Convenience Store
- Professional Office Building

- Recorded Cross- Access Agreement/Easement
- Owner will Sale, Ground Lease or Build-To-Suit

9 3550 N Frazier St

Conroe, TX 77303

Sale Price: **For Sale** Parcel Size (AC): **1.80 AC**
Price/AC: - Parcel Size (SF): **78,408 SF**

Property Type: **Commercial** Zoning: **none**
Sale Status: **Active** Proposed Use: **Commercial, Industrial**
Days on Market: **1,376**

Sale Conditions: -



Sales Contacts: **TKW Realty, Inc / Troy Walker (936) 321-5510**

Investment Notes:

The tract is well suited to accommodate Light Industrial and commercial developments capitalizing on its proximity to the City of Conroe, close proximity to major shopping and employment areas.

10 NWC Loop 336 & Grand Lake Dr

Conroe, TX 77304

Sale Price: **For Sale** Parcel Size (AC): **2.53 AC**
Price/AC: - Parcel Size (SF): **110,041 SF**

Property Type: **Commercial** Zoning: **1**
Sale Status: **Active** Proposed Use: **Commercial**
Days on Market: **1,369**

Sale Conditions: -



Sales Contacts: **Caddis Partners/Healthcare Real Estate and Investm / Jason Hinkel (214) 916-5750**

Investment Notes:

The site is located directly west on the Conroe Regional Medical Center. Just .85 miles west of I-45 on Loop 336.

11 I-45 - I-45 @ River Plantation, 38 Acres**Conroe, TX 77304
I-45 @ River Plantation, 38
Acres**

Sale Price: For Sale	Parcel Size (AC): 37.80 AC
Price/AC: -	Parcel Size (SF): 1,646,568 SF
Property Type: Commercial	Zoning: 1
Sale Status: Active	Proposed Use: Industrial, Retail, Motel, Restaurant
Days on Market: 1,362	
Sale Conditions: -	

Sales Contacts: **Terpstra & Associates / Peter S. Terpstra (281) 580-4855****12 100 Fm-1488 & North Freeway****Conroe, TX 77384**

Sale Price: For Sale	Parcel Size (AC): 2.50 AC
Price/AC: -	Parcel Size (SF): 108,900 SF
Property Type: Commercial	Zoning: -
Sale Status: Active	Proposed Use: Commercial
Days on Market: 1,278	
Sale Conditions: -	

Sales Contacts: **Staloch Realty Services / Kevin Staloch (281) 897-9888****13 I-45 - 77.4 Acres****Conroe, TX 77301
77.4 Acres**

Sale Price: For Sale	Parcel Size (AC): 77.40 AC
Price/AC: -	Parcel Size (SF): 3,371,544 SF
Property Type: Commercial	Zoning: 4
Sale Status: Active	Proposed Use: -
Days on Market: 1,260	
Sale Conditions: -	

Sales Contacts: **Betz Commercial Brokerage Inc / Ronald Dagley (832) 678-4015****Investment Notes:**

Call for pricing

**14 I 45 & Loop 336 N - Hobby Lobby Shopping Center, Pad Site****Conroe, TX 77301
Hobby Lobby Shopping
Center, Pad Site**

Sale Price: For Sale	Parcel Size (AC): 1 AC
Price/AC: -	Parcel Size (SF): 43,560 SF
Property Type: Commercial	Zoning: 1
Sale Status: Active	Proposed Use: Commercial
Days on Market: 896	
Sale Conditions: -	

Sales Contacts: **Transwestern / Tony Armstrong (713) 270-3323****Investment Notes:**

Available for ground lease. Please contact directly for pricing.

- Pad site available for ground lease, fronting the I45 North frontage road
- Carl's Jr. scheduled to open in March 2014
- Tenants will have access to newly constructed pylon sign on frontage road of I45
- Multiple access points from the frontage road and Loop 336
- Dense retail trade area



15 336 Texas 105**Conroe, TX 77301**

Sale Price: **For Sale** Parcel Size (AC): **8 AC**
 Price/AC: - Parcel Size (SF): **348,480 SF**

Property Type: **Commercial** Zoning: **1**
 Sale Status: **Active** Proposed Use: -
 Days on Market: **860**

Sale Conditions: -

Sales Contacts: **The Retail Properties Group / Brad D. Sondock (713) 784-6404 X101**

**16 1604 I-45 & Wilson Rd****Conroe, TX 77304**

Sale Price: **For Sale** Parcel Size (AC): **4 AC**
 Price/AC: - Parcel Size (SF): **174,240 SF**

Property Type: **Commercial** Zoning: **1**
 Sale Status: **Active** Proposed Use: **Retail**
 Days on Market: **839**

Sale Conditions: **Ground Lease (Leasehold)**

Sales Contacts: **Halberdier Real Estate LLC / Trey Halberdier (281) 362-2829**

Investment Notes:

- +/- 4.00
- 1604 I-45 North at Wilson Rd.
- Build-to-Suit / Ground Lease / Joint Venture
- Easy access from I-45
- +/- 6,000 sf showroom, previously used as car dealership
- Close to The Woodlands and Conroe
- Key Map: 157U

**17 1105 League Line Rd****Conroe, TX 77304**

Sale Price: **For Sale** Parcel Size (AC): **1.90 AC**
 Price/AC: - Parcel Size (SF): **82,764 SF**

Property Type: **Commercial** Zoning: **4**
 Sale Status: **Active** Proposed Use: **Retail, Office, Hotel, Medical, Restaurant**
 Days on Market: **838**

Sale Conditions: -

Sales Contacts: **Michael Desai / Michael Desai**

Investment Notes:

Great retail site in the heart of the fastest growing Retail corridor. This strategically located tract offers great access to Interstate 45. This site is well suited for a Hotel, Restaurant, Office, Medical or any Retail developments.

Area Highlights:- Adjacent to the Conroe Outlet Mall and North of the Conroe Marketplace Shopping Center. Newly opened Sadler Clinic (60,000 sq.ft Medical Building) and 14 Screen - The Grand Movie Theatre across the freeway. Rapidly growing residential & commercial area. This site is adjacent to Wendy's restaurant.

All utilities are available to the property. No Detention required (Off-site Detention). Great demo & visibility.

Any questions please feel free to contact us.

Located on the east side of I-45 and League Line Road in Conroe Texas at exit 91 adjacent to popular Outlets of Conroe shopping mall.



18 FM 1484**Conroe, TX 77303**

Sale Price: **For Sale** Parcel Size (AC): **14.58 AC**
 Price/AC: - Parcel Size (SF): **635,235 SF**

Property Type: **Commercial** Zoning: -
 Sale Status: **Active** Proposed Use: -
 Days on Market: **832**

Sale Conditions: -



Sales Contacts: **Bejjani & Associates / Fred Ghabriel (713) 659-3333**

Investment Notes:

Land with 14.58 Acres for Sale.

Located in Conroe

19 Loop 336 @ Longmire - Vacant Land**Conroe, TX 77301
Vacant Land**

Sale Price: **For Sale** Parcel Size (AC): **2.10 AC**
 Price/AC: - Parcel Size (SF): **91,476 SF**

Property Type: **Commercial** Zoning: **1**
 Sale Status: **Active** Proposed Use: **Retail**
 Days on Market: **553**

Sale Conditions: -



Sales Contacts: **1st Group / Mario Arriaga (281) 353-1479**

20 8360 Old Hwy 105 W & Fm 2854**Conroe, TX 77301**

Sale Price: **For Sale** Parcel Size (AC): **4.90 AC**
 Price/AC: - Parcel Size (SF): **213,444 SF**

Property Type: **Commercial** Zoning: -
 Sale Status: **Active** Proposed Use: -
 Days on Market: **452**

Sale Conditions: -



Sales Contacts: **J. Beard Real Estate Company / Jeff Beard, CCIM (281) 367-2220 X102**

21 14051 Old Conroe Rd**Conroe, TX 77384**

Sale Price: **For Sale** Parcel Size (AC): **186.52 AC**
 Price/AC: - Parcel Size (SF): **8,124,811 SF**

Property Type: **Commercial** Zoning: -
 Sale Status: **Active** Proposed Use: -
 Days on Market: **419**

Sale Conditions: -



Sales Contacts: **The Marion Franke Team / Robert Graham (936) 647-4373**

Investment Notes:

186.52 ACRES , JUST MINUTES FROM THE NEW EXXON HEADQUARTERS AND JUST NORTH OF THE WOODLANDS. PRIME TRACT. NEXT TO CARRIAGE HILLS AND JACOBS RESERVE SUBDIVISION..WOODED, SEVERAL PONDS

22 2575 I-45 - Conroe Marketplace, Pad D

Conroe, TX 77304
 Conroe Marketplace, Pad D

Sale Price: **For Sale** Parcel Size (AC): **1.60 AC**
 Price/AC: - Parcel Size (SF): **69,522 SF**

Property Type: **Commercial** Zoning: **N/av**
 Sale Status: **Active** Proposed Use: **Commercial**
 Days on Market: **378**

Sale Conditions: **Build to Suit, Ground Lease (Leasehold)**

Sales Contacts: **Kimco Realty Corporation / Sarah Ellis (832) 242-6913 X4**

Investment Notes:

Approved for approximately 3,850sf building.

**23 I-45 & Oak Landing Rd**

Conroe, TX 77304

Sale Price: **For Sale** Parcel Size (AC): **12.77 AC**
 Price/AC: - Parcel Size (SF): **556,261 SF**

Property Type: **Commercial** Zoning: -
 Sale Status: **Active** Proposed Use: -
 Days on Market: **318**

Sale Conditions: -

Sales Contacts: **J. Beard Real Estate Company / Jeff Beard, CCIM (281) 367-2220 X102**

Investment Notes:

- ØIdeal for commercial, residential or multi-family development.
- ØLocated west of I-45, on south side of League Line Rd, across from a 60,000 SF Medical Office Building, and a 20,000 SF Urgent Care facility.
- Ø514' Feet of Frontage on League Line Road.
- ØAdjacent to "The Grand", a 14-screen movie theater.
- ØHigh traffic count in excess of 77,000 at Interstate 45 and League Line Road.
- ØAll utilities available.
- ØSurrounding developments include: Conroe Outlet Center, Restaurants, Hotels

**24 I-45 & League Line Rd - 40 Acres +/-**

Conroe, TX 77304
 40 Acres +/-

Sale Price: **For Sale** Parcel Size (AC): **39.30 AC**
 Price/AC: - Parcel Size (SF): **1,711,908 SF**

Property Type: **Commercial** Zoning: **None**
 Sale Status: **Active** Proposed Use: **Commercial, Retail, Office, Hospitality, Medical, Restaurant**
 Days on Market: **318**

Sale Conditions: -

Sales Contacts: **J. Beard Real Estate Company / Jeff Beard, CCIM (281) 367-2220 X102**

Investment Notes:

- ØAVAILABLE: 40+/- acres, divisible. FOR SALE or FOR LEASE
- ØPad sites from 1.25 acres to 3 acres fronting Interstate 45.
- ØPotential retail, restaurant, office, medical, hospitality and other commercial uses.
- ØNorthwest corner of I-45 and League Line Road in Conroe, TX.
- ØAdjacent to "The Grand", a 14-screen movie theater and new 80,000 SF medical office development.
- ØHigh traffic count in excess of 77,000.

Depending on the location of the pad site the pricing varies (see flyer site plan):

- 39.3 Acres - \$6.72/psf (\$11,504,021 for entire site)
- 1.8 Acres - \$13/psf
- 1.5 Acres - \$15/psf
- 4.1 Acres - \$10/psf
- 1.9 Acres - \$12/psf



25 4300 Frazier St**Conroe, TX 77303**

Sale Price: **For Sale** Parcel Size (AC): **7.61 AC**
 Price/AC: - Parcel Size (SF): **331,492 SF**

Property Type: **Commercial** Zoning: **4**
 Sale Status: **Active** Proposed Use: -
 Days on Market: **294**
 Sale Conditions: -

Sales Contacts: **TKW Realty, Inc / Troy Walker (936) 321-5510****Investment Notes:**

The tract can be sold as a whole or divided into several sites(as shown on the site layout). There is 1 remaining pad (1.35 ac.) along FM 3083 and up to 3 along North Frazier and a 2.75 ac. tract behind the north Frazier pads that can be used for a mixed use/industrial development. With the tracts excellent frontage and high traffic along FM 3083 and North Frazier they are well suited to accommodate most all commercial pad site developments, capitalizing on their proximity to the City of Conroe, close proximity to major shopping and employment areas

The site is located at the corner of FM 3083 (Teas Nursery road) and N. Frazier (Highway 75), in the City of Conroe. It wraps the new Valero Corner Store. The area is scattered with numerous commercial, light industrial and single family developments, major commercial developments such as The Conroe Outlet Mall, the JC Penny Mall and the Conroe Marketplace at FM 3083 and I.H. 45 and many other associated developments.

**26 1014 FM 3083 Rd****Conroe, TX 77301**

Sale Price: **For Sale** Parcel Size (AC): **3.76 AC**
 Price/AC: - Parcel Size (SF): **163,786 SF**

Property Type: **Commercial** Zoning: **1**
 Sale Status: **Active** Proposed Use: **Retail**
 Days on Market: **250**
 Sale Conditions: -

Sales Contacts: **MHW Real Estate, Inc. / Jody Czajkoski (713) 560-6069****Investment Notes:**

Nice corner on FM 3083 and Ave. M
 Ideal for C-Store, Retail, Industrial or Office. Full Utilities with City of Conroe.
 476 ft of frontage on 3083 / 684 ft of frontage on Ave. M.
 Property sits between Loop 336 and 105
 Approximately a 1000 sq.ft. home on property that is currently on short term lease with income.

**27 W. Davis & W, Fork Blvd****Conroe, TX 77304**

Sale Price: **For Sale** Parcel Size (AC): **3.37 AC**
 Price/AC: - Parcel Size (SF): **146,797 SF**

Property Type: **Commercial** Zoning: -
 Sale Status: **Active** Proposed Use: -
 Days on Market: **202**
 Sale Conditions: -

Sales Contacts: **Sky Cap Group / Peter Kim (281) 671-0141****Investment Notes:**

Up To 3.37 Acres Available at Signalized Intersection of W Davis Street & W Fork Blvd. NW Hard Corner Across From Walgreens and Wedgewood Golf Course. Plenty of Frontage on Busy W Davis Street (Hwy 105) Which Runs East and West Through Conroe. Great Access to I-45, 336 Loop, and Lake Conroe. Close to Other Retail, Church, and Residential Communities.



28 11412 Hwy 105 E - 3.317 Acres**Conroe, TX 77301**
3.317 AcresSale Price: **For Sale** Parcel Size (AC): **3.32 AC**
Price/AC: - Parcel Size (SF): **144,489 SF**Property Type: **Commercial** Zoning: -
Sale Status: **Active** Proposed Use: **Commercial**
Days on Market: **181**

Sale Conditions: -

Sales Contacts: **J. Beard Real Estate Company / Jeff Beard, CCIM (281) 367-2220 X102****29 14632 Tx-105 W****Conroe, TX 77304**Sale Price: **For Sale** Parcel Size (AC): **19 AC**
Price/AC: - Parcel Size (SF): **827,640 SF**Property Type: **Commercial** Zoning: -
Sale Status: **Active** Proposed Use: -
Days on Market: **139**

Sale Conditions: -

Sales Contacts: **Robert C. Watson Associates, Inc. / Robert C. Watson (713) 465-3100****Investment Notes:**19.acres
1955 sf of lake conroe frontage
Blvd entrance
2nd entrance has red light .
Town home high density utility available.
Call for pricing
confidential letter required/**30 N Pollok Dr & FM 3083 - Conroe Park North-Pollok Dr. & FM 3083****Conroe, TX 77303**
Conroe Park North-Pollok
Dr. & FM 3083Sale Price: **For Sale** Parcel Size (AC): **445.85 AC**
Price/AC: - Parcel Size (SF): **19,421,226 SF**Property Type: **Industrial** Zoning: -
Sale Status: **Active** Proposed Use: **Industrial Park**
Days on Market: **138**

Sale Conditions: -

Sales Contacts: **Greater Conroe Economic Development Council / Fred Welch (936) 522-3014****Investment Notes:**Total acreage is 1,045 and is divided into multiple parcels as small as 1.97 acres. See plat photo for available sf.
Prices range from \$2.10 -\$2.50 psf.
Contact the agent for specifics.

31 I-45 & FM 830 - Moran Ranch**Conroe, TX 77378
Moran Ranch**Sale Price: **For Sale** Parcel Size (AC): **673 AC**
Price/AC: - Parcel Size (SF): **29,315,880 SF**Property Type: **Commercial** Zoning: **No zone**
Sale Status: **Active** Proposed Use: **Commercial**
Days on Market: **31**

Sale Conditions: -

Sales Contacts: **CBRE / Jazz Hamilton (713) 577-1805 / Alex Makris (713) 577-1827 / Darin Gosda (713) 577-1600****Investment Notes:**

- +/- 673 Acres Available for Purchase
- Located at I-45 & FM 830 (Conroe) | I-45 & FM 1097 (Willis)
- Master Planned Development Opportunity

32 Airport Rd @ Oakmont - Vacant Land, Vacant Land**Conroe, TX 77301
Vacant Land, Vacant Land**Sale Price: **\$28,000** Parcel Size (AC): **0.35 AC**
Price/AC: **\$80,367.39** Parcel Size (SF): **15,176 SF**Property Type: **Commercial** Zoning: -
Sale Status: **Active** Proposed Use: **Commercial**
Days on Market: **473**

Sale Conditions: -

Sales Contacts: **RE/MAX The Woodlands / Lewis Walker (281) 747-6334****33 10630 FM 1484 - Drilling Reserve****Conroe, TX 77303
Drilling Reserve**Sale Price: **\$50,000** Parcel Size (AC): **5 AC**
Price/AC: **\$10,000.00** Parcel Size (SF): **217,800 SF**Property Type: **Commercial** Zoning: -
Sale Status: **Active** Proposed Use: -
Days on Market: **61**

Sale Conditions: -

Sales Contacts: **Dunlap Properties, Inc. / Tully Dunlap (918) 250-9167****34 FM 3083****Conroe, TX 77301**Sale Price: **\$60,000** Parcel Size (AC): **0.68 AC**
Price/AC: **\$88,235.29** Parcel Size (SF): **29,621 SF**Property Type: **Commercial** Zoning: **Commercial**
Sale Status: **Active** Proposed Use: **Commercial**
Days on Market: **2,429**

Sale Conditions: -

Sales Contacts: **Homeland Properties, Inc / Andy Flack (936) 295-2500 X227****Investment Notes:**

Excellent location in the fast paced growth and appreciating northeast industrial/business district. High exposure. Great Location! Affordable single use commercial site.



35 FM 3083 & Presswood**Conroe, TX 77301**

Sale Price: **\$89,900** Parcel Size (AC): **1.64 AC**
 Price/AC: **\$54,817.07** Parcel Size (SF): **71,438 SF**

Property Type: **Commercial** Zoning: **1**
 Sale Status: **Active** Proposed Use: **-**
 Days on Market: **186**
 Sale Conditions: **-**

Sales Contacts: **Allstar Commercial Properties / Bryan Anthony (936) 537-5460 / Tully Dunlap (936) 756-8598**

**36 3453 Butler Rd****Conroe, TX 77301**

Sale Price: **\$95,000** Parcel Size (AC): **2.19 AC**
 Price/AC: **\$43,432.54** Parcel Size (SF): **95,279 SF**

Property Type: **Commercial** Zoning: **-**
 Sale Status: **Active** Proposed Use: **Commercial**
 Days on Market: **1,008**
 Sale Conditions: **-**

Sales Contacts: **RE/MAX The Woodlands / Bill Smith (281) 602-8839**

Investment Notes:

2.1873 acres of unrestricted land in Conroe. 148.21 ft. of frontage on Butler Rd. Lot is out of the floodplain. Easy access to major highways (I-45 & Loop 336). Only minutes from the center of Conroe

**37 0 FM 3083****Conroe, TX 77301**

Sale Price: **\$100,000** Parcel Size (AC): **1.05 AC**
 Price/AC: **\$95,238.10** Parcel Size (SF): **45,738 SF**

Property Type: **Commercial** Zoning: **1**
 Sale Status: **Active** Proposed Use: **Commercial**
 Days on Market: **1,592**
 Sale Conditions: **-**

Sales Contacts: **Ashton Properties / Randa Ayash (713) 465-0902**

Investment Notes:

1.425 Acres can be adjoined with Commercial Reserve 'A' of 1.05 Acres of Piney Meadows to build a nice shopping center. Great location on a major intersection of Loop 336 & FM 3083. Investors its your chance to make a fortune in this new & upcoming area of Conroe. All Utilities are available through the city of Conroe. Great Location for a Good Investment with good traffic flow. Good value for your money. Hurry won't last!



38 4000 Piney Meadows**Conroe, TX 77301**

Sale Price: **\$110,000** Parcel Size (AC): **1.43 AC**
 Price/AC: **\$77,192.98** Parcel Size (SF): **62,073 SF**

Property Type: **Commercial** Zoning: -
 Sale Status: **Active** Proposed Use: **Commercial**
 Days on Market: **1,593**
 Sale Conditions: -

Sales Contacts: **Ashton Properties / Randa Ayash (713) 465-0902**

Investment Notes:

1.425 Acres can be adjoined with Commercial Reserve 'A' of 1.05 Acres of Piney Meadows to build a nice shopping center. Great location on a major intersection of Loop 336 & FM 3083. Investors its your chance to make a fortune in this new & upcoming area of Conroe. All Utilities are available through the city of Conroe. Great Location for a Good Investment with good traffic flow. Good value for your money. Hurry won't last!

**39 FM 3083 & Presswood****Conroe, TX 77301**

Sale Price: **\$110,900** Parcel Size (AC): **2.02 AC**
 Price/AC: **\$54,900.99** Parcel Size (SF): **87,991 SF**

Property Type: **Commercial** Zoning: **1**
 Sale Status: **Active** Proposed Use: -
 Days on Market: **186**
 Sale Conditions: -

Sales Contacts: **Allstar Commercial Properties / Bryan Anthony (936) 537-5460 / Tully Dunlap (936) 756-8598**

Investment Notes:

This is the 3rd Tract in from the Corner of FM 3083 and Presswood. There are 4 Contiguous Lots with City Utilities suitable for Machine Shop, Manufacturing, Fabrication, Distribution, Service Center, Call Center, Etc,

18 Miles from Exxon Mobil Campus
 Please see listing 18425029 for the availability of adjacent lots for sale.

**40 FM 3083 & Presswood****Conroe, TX 77301**

Sale Price: **\$117,900** Parcel Size (AC): **2.16 AC**
 Price/AC: **\$54,583.33** Parcel Size (SF): **94,090 SF**

Property Type: **Commercial** Zoning: **1**
 Sale Status: **Active** Proposed Use: -
 Days on Market: **186**
 Sale Conditions: -

Sales Contacts: **Allstar Commercial Properties / Bryan Anthony (936) 537-5460 / Tully Dunlap (936) 756-8598**

Investment Notes:

This is the Tract next to the Corner of FM 3083 and Presswood. There are 4 Contiguous Lots with City Utilities suitable for Machine Shop, Manufacturing, Fabrication, Distribution, Service Center, Call Center, Etc,

18 Miles from Exxon Mobile Campus
 Please see listing 18425029 for the availability of adjacent lots for sale.



41 3821 FM 1485 Rd**Conroe, TX 77306**

Sale Price: \$125,000	Parcel Size (AC): 6.16 AC
Price/AC: \$20,302.10	Parcel Size (SF): 268,199 SF

Property Type: Commercial	Zoning: None
Sale Status: Active	Proposed Use: -
Days on Market: 104	

Sale Conditions: -

Sales Contacts: **Sperry Van Ness / Rick Byers (832) 725-3040****Investment Notes:**

- Minutes from State Highway 105
- FM 1485 access
- Site has 20' easement to FM 1485
- Minutes from Loop 336, FM 3083, Conroe airport, major industrial business, city of Conroe
- Taxes \$527.36

This 6.157 acre tract has usable land that is situated with 268,199 square feet of property that sits behind two industrial business sites that front the North side of FM1485. The tract has a twenty foot wide easement that is along the West side of the fence inside of the industrial site located at 3901 FM 1485. The easement is approximately 647 feet from the property. Survey of the easement is available. The tract is partially wooded and can be easily cleared.

**42 2008 Airport Rd****Conroe, TX 77301**

Sale Price: \$135,000	Parcel Size (AC): 1.91 AC
Price/AC: \$70,680.63	Parcel Size (SF): 83,200 SF

Property Type: Commercial	Zoning: 1
Sale Status: Active	Proposed Use: Commercial
Days on Market: 214	

Sale Conditions: -

Sales Contacts: **Allstar Commercial Properties / Bryan Anthony (936) 537-5460 / Tully Dunlap (936) 756-8598****Investment Notes:**

1.91 Acre tract near Loop 336 & 3083. City of Conroe Sewer & Water. Unrestricted and partial cleared. Ideal for development into an industrial park or single user, located near the Conroe Regional Airport.

- 19 Miles from ExxonMobil Campus.
- 2 Miles from Downtown Conroe.

**43 3009 Hwy 105****Conroe, TX 77304**

Sale Price: \$150,000	Parcel Size (AC): 0.23 AC
Price/AC: \$653,310.10	Parcel Size (SF): 10,001 SF

Property Type: Commercial	Zoning: 1
Sale Status: Active	Proposed Use: Commercial
Days on Market: 314	

Sale Conditions: -

Sales Contacts: **Maverick Advisors Group / Beau Harris (936) 523-0483**

44 Loop 336 & FM 3083**Conroe, TX 77303**

Sale Price: **\$165,000** Parcel Size (AC): **4 AC**
 Price/AC: **\$41,250.00** Parcel Size (SF): **174,240 SF**

Property Type: **Commercial** Zoning: -
 Sale Status: **Active** Proposed Use: -
 Days on Market: **545**
 Sale Conditions: -

Sales Contacts: **Olde Homestead Properties Of Texas / Barbara Gardner (281) 300-8457**

**45 1355 N Loop 336 E****Conroe, TX 77301**

Sale Price: **\$169,900** Parcel Size (AC): **1.49 AC**
 Price/AC: **\$114,026.85** Parcel Size (SF): **64,904 SF**

Property Type: **Commercial** Zoning: -
 Sale Status: **Active** Proposed Use: -
 Days on Market: **168**
 Sale Conditions: -

Sales Contacts: **The Marion Franke Team / Matt Nelson (936) 520-0971**

Investment Notes:

1.486 acres situated at prime location near the airport and convention center and surrounded by Industrial and commercial activity. Sanitary sewer runs on back side of the property. Electrical and city water on the highway. Approximately 154 feet of frontage and as deep as 440 feet. Prime for small business needs!
 Property is immediately west of Lone Star Transmissions.

Would consider a reduction if paid in cash.

Owner financing available.

**46 Ed Kharbat Dr & Southmore Dr****Conroe, TX 77301**

Sale Price: **\$195,000** Parcel Size (AC): **3.25 AC**
 Price/AC: **\$60,073.94** Parcel Size (SF): **141,396 SF**

Property Type: **Industrial** Zoning: **1**
 Sale Status: **Active** Proposed Use: **Industrial, Water Retention Facility**
 Days on Market: **193**
 Sale Conditions: -

Sales Contacts: **The Commercial Professionals / Lance Langenhoven (832) 483-8655**

Investment Notes:

Great location for industrial oil service warehouse. City utilities.



47 Hwy 105 E & FM 3083 Rd**Conroe, TX 77301**

Sale Price: \$199,500	Parcel Size (AC): 5.45 AC
Price/AC: \$36,605.50	Parcel Size (SF): 237,402 SF

Property Type: Commercial	Zoning: -
Sale Status: Active	Proposed Use: Commercial
Days on Market: 200	

Sale Conditions: -

Sales Contacts: **Keller Williams Realty / John Felton (936) 539-8972****48 14366 Corner Cut - CStore****Conroe, TX 77302
CStore**

Sale Price: \$238,888	Parcel Size (AC): 2.01 AC
Price/AC: \$118,849.75	Parcel Size (SF): 87,556 SF

Property Type: Commercial	Zoning: 1
Sale Status: Active	Proposed Use: -
Days on Market: 73	

Sale Conditions: -

Sales Contacts: **KW Commercial / Bradley Beene (936) 900-1800****Investment Notes:**

C Store Fuel Retail ..Seller may be willing to cut the hard corner off of his 6.9 plus acre strip long on FM1314 and share drives for TXDOT for CStore. This is a value below market for a

Hard corner of FM 1314 and Old Humble Rd on the south west corner. between the 336 loop and 242 in the path of Exxon housing expansion, South of Conroe and North of the Woodlands. This is where it is all coming to!

**49 Hwy 75 @ League Line Rd****Conroe, TX 77303**

Sale Price: \$244,666	Parcel Size (AC): 2.36 AC
Price/AC: \$103,672.03	Parcel Size (SF): 102,802 SF

Property Type: Industrial	Zoning: None
Sale Status: Active	Proposed Use: Industrial
Days on Market: 923	

Sale Conditions: -

Sales Contacts: **The National Realty Group, Inc. / Mary Elizabeth Moore (713) 956-1000 / Patrick Wolford (713) 744-7436****Investment Notes:**

Land: ±2.36 Acres
 Approximately 150' of Frontage on Highway 75
 Ideal for Industrial Build-to-Suit
 Shared Detention
 Utilities Available



50 Avenue M - Vacant Land

Conroe, TX 77301
Vacant Land

Sale Price: **\$249,000** Parcel Size (AC): **4 AC**
Price/AC: **\$62,250.00** Parcel Size (SF): **174,240 SF**

Property Type: **Industrial** Zoning: **1**
Sale Status: **Active** Proposed Use: **Industrial**
Days on Market: **839**

Sale Conditions: -

Sales Contacts: **Arrowstar Realty / Kevin Hasara (936) 756-3400**



Investment Notes:

Description

4 ACRES OF PRIME COMMERCIAL LAND WITH FRONTAGE ON AVENUE M AND PRESSWOOD DR.

OLD HOME AND A METAL BUILDING ON THE PROPERTY. EXCELLENT DEVELOPMENT OPORTUNITY

FM 3083 TO RIGHT ON AVENUE M TO PROPERTY ON RIGHT SEE SIGN

51 105 Avenue E St

Conroe, TX 77301

Sale Price: **\$249,500** Parcel Size (AC): **3 AC**
Price/AC: **\$83,166.67** Parcel Size (SF): **130,680 SF**

Property Type: **Commercial** Zoning: **1**
Sale Status: **Active** Proposed Use: -
Days on Market: **844**

Sale Conditions: -

Sales Contacts: **Cameron Real Estate / Phillip Cameron (281) 592-4442**



Investment Notes:

Great commercial location. Three businesses are located within 1,000 ft from subject property. Just minutes from both Cleveland and Conroe.

Property located 5 miles from Loop 336 east in Conroe. From Conroe, go east approx. 5 miles from Loop 336 E. Property on right, just before Jacks Barbeque.

52 15496 FM 2854

Conroe, TX 77316

Sale Price: **\$250,000** Parcel Size (AC): **0.50 AC**
Price/AC: **\$500,000.00** Parcel Size (SF): **21,780 SF**

Property Type: **Commercial** Zoning: **3**
Sale Status: **Active** Proposed Use: **Commercial**
Days on Market: **839**

Sale Conditions: -

Sales Contacts: **Global Advantage Real Estate / Elizabeth Marshall (281) 363-0833**



Investment Notes:

Description

1/2 acre commercial lot, 1500 sqft brick home, (tenant occupied) covered patio/ window units, Corner of FM 2854 and Springwoods Drive Excellent corner for retail business

53 S Loop 336 W**Conroe, TX 77304**

Sale Price: **\$252,865** Parcel Size (AC): **2.89 AC**
 Price/AC: **\$87,496.54** Parcel Size (SF): **125,888 SF**

Property Type: **Commercial** Zoning: **1**
 Sale Status: **Active** Proposed Use: **Commercial**
 Days on Market: **459**

Sale Conditions: -

Sales Contacts: **Graystreet Realty Advisors / Kevin Covey (210) 736-5400**

**54 Maurel Dr****Conroe, TX 77304**

Sale Price: **\$257,000** Parcel Size (AC): **1.19 AC**
 Price/AC: **\$215,966.39** Parcel Size (SF): **51,836 SF**

Property Type: **Commercial** Zoning: **1**
 Sale Status: **Active** Proposed Use: -
 Days on Market: **847**

Sale Conditions: -

Sales Contacts: **The Marion Franke Team / Robert Graham (936) 647-4373**

**Investment Notes:**

1.19 ACRES ON MAUREL DRIVE JUST OFF LOOP 336 AND LONGMIRE RD. SEVERAL NEWLY CONSTRUCTED BUILDINGS IN THE AREA. MID SOUTH BANK, CONROE DENTAL OFFICE, SALON, AND A BUSINESS CENTER WITH STUART TITLE CO.

I-45 EXIT NORTH LOOP 336 TAKE A LEFT GO TO LONGMIRE RD TAKE A LEFT TO RIGHT ON MAUREL DR. PROPERTY ON THE LEFT.

55 1776 Highway 105 - Conroe Industrial Park, Lot 12- 3.03 Acres**Conroe, TX 77301
Conroe Industrial Park, Lot
12- 3.03 Acres**

Sale Price: **\$263,974** Parcel Size (AC): **3.03 AC**
 Price/AC: **\$87,120.13** Parcel Size (SF): **131,987 SF**

Property Type: **Commercial** Zoning: **1**
 Sale Status: **Active** Proposed Use: **Commercial,
Industrial**
 Days on Market: **353**

Sale Conditions: -

Sales Contacts: **Capital Real Estate Commercial, Inc. / Hart E. Schleicher (713) 681-1100 X223 /
Matt Cooper (713) 681-1100**

**Investment Notes:**

\$2.00 PSF

140 acre industrial park just east of downtown Conroe; 3 to 20+ acre tracts available from \$1.00 to \$3.50/SF depending on size and location. Owner financing available. All utilities available on site. Economic incentives available from City of Conroe.

- 1 mile east of downtown Conroe
- 2 miles east of I-45 inside Loop 336

potentially rail served by BNSF

56 FM 3083 Rd**Conroe, TX 77301**

Sale Price: **\$299,000** Parcel Size (AC): **1.28 AC**
 Price/AC: **\$233,776.39** Parcel Size (SF): **55,713 SF**

Property Type: **Commercial** Zoning: **None**
 Sale Status: **Active** Proposed Use: **Commercial**
 Days on Market: **293**

Sale Conditions: -

Sales Contacts: **Tommy Nichol Real Estate / Tommy Nichol (936) 756-6600**

**57 FM 2854 - 3 acres****Conroe, TX 77304**
3 acres

Sale Price: **\$300,000** Parcel Size (AC): **3 AC**
 Price/AC: **\$100,000.00** Parcel Size (SF): **130,680 SF**

Property Type: **Commercial** Zoning: -
 Sale Status: **Active** Proposed Use: -
 Days on Market: **168**

Sale Conditions: -

Sales Contacts: **The Marion Franke Team / Robert Graham (936) 647-4373**

**Investment Notes:****Property Features**

Prime Commercial Property
 Good Road Frontage
 Existing Curb Cut
 3 Acres
 Investment Opportunity
 Easy Access
 Close to Loop 336 &
 minutes to I-45

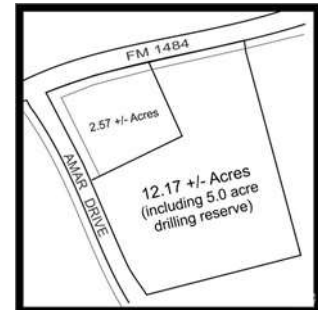
58 10630 FM 1484**Conroe, TX 77303**

Sale Price: **\$300,000** Parcel Size (AC): **2.57 AC**
 Price/AC: **\$116,731.52** Parcel Size (SF): **111,949 SF**

Property Type: **Commercial** Zoning: **1**
 Sale Status: **Active** Proposed Use: **Commercial**
 Days on Market: **61**

Sale Conditions: -

Sales Contacts: **Allstar Commercial Properties / Tully Dunlap (936) 756-8598**



59 Bryant Road & Hwy 75

Conroe, TX 77301 Sale Price: **\$300,564** Parcel Size (AC): **3 AC**
Price/AC: **\$100,188.00** Parcel Size (SF): **130,680 SF**

Property Type: **Commercial** Zoning: -
Sale Status: **Active** Proposed Use: -
Days on Market: **410**

Sale Conditions: -

Sales Contacts: **The Nelson Company / Wade Nelson (713) 907-3482**

Investment Notes:

+/- 3 acres
All Utilities
Cleared and Ready for Development
Near Conroe Industrial Park and next to NOV



60 FM 3083

Conroe, TX 77303 Sale Price: **\$310,136** Parcel Size (AC): **2.59 AC**
Price/AC: **\$119,743.63** Parcel Size (SF): **112,820 SF**

Property Type: **Industrial** Zoning: **1**
Sale Status: **Active** Proposed Use: **Commercial, Industrial**
Days on Market: **11**

Sale Conditions: -

Sales Contacts: **Capital Real Estate Commercial, Inc. / Frank Blackwood (713) 681-1100**

Investment Notes:

Located 1 mile east of I-45 N. with approximately 800 feet of frontage on Teas Rd./FM 3083. These tracts are located in an industrial area, with good access to I-45.



61 Hwy 105 West & Luther Rd

Conroe, TX 77304 Sale Price: **\$320,000** Parcel Size (AC): **1.13 AC**
Price/AC: **\$283,185.84** Parcel Size (SF): **49,223 SF**

Property Type: **Commercial** Zoning: -
Sale Status: **Active** Proposed Use: **Commercial**
Days on Market: **440**

Sale Conditions: -

Sales Contacts: **Keller Williams Realty / John Felton (936) 539-8972**

Investment Notes:

GREAT LOCATION-BETWEEN CONROE AND MONTGOMERY-IDEAL FOR AUTO OR BOAT TYPE BUSINESS.7 ADDITIONAL ACRES AVAILABLE TO THE SOUTH.



62 Bellshire and I-45 Dr N

Conroe, TX 77301 Sale Price: **\$337,500** Parcel Size (AC): **0.31 AC**
Price/AC: **\$1,088,709.68** Parcel Size (SF): **13,504 SF**

Property Type: **Commercial** Zoning: **1**
Sale Status: **Active** Proposed Use: -
Days on Market: **1,446**

Sale Conditions: -

Sales Contacts: **Clay Development & Construction / Albert W. Clay (713) 789-2529 X102**



63 3300 E Davis St**Conroe, TX 77301**

Sale Price: **\$348,980** Parcel Size (AC): **1.47 AC**
 Price/AC: **\$237,401.36** Parcel Size (SF): **64,033 SF**

Property Type: **Commercial** Zoning: **C**
 Sale Status: **Active** Proposed Use: **Retail, Office**
 Days on Market: **1,932**

Sale Conditions: -

Sales Contacts: **Colliers International / Bill Byrd (713) 830-2131 / Todd Edmonds (713) 830-2113 / Michelle Soderberg (713) 222-2111**

**64 219 Porter Rd****Conroe, TX 77301**

Sale Price: **\$350,000** Parcel Size (AC): **5 AC**
 Price/AC: **\$70,000.00** Parcel Size (SF): **217,800 SF**

Property Type: **Commercial** Zoning: **None**
 Sale Status: **Active** Proposed Use: **Commercial**
 Days on Market: **54**

Sale Conditions: -

Sales Contacts: **RE/MAX The Woodlands / Lewis Walker (281) 747-6334**

**65 1776 Highway 105 - Conroe Industrial Park, Lot 3- 8.55 Acres**

Conroe, TX 77301
Conroe Industrial Park, Lot
3- 8.55 Acres

Sale Price: **\$372,438** Parcel Size (AC): **8.55 AC**
 Price/AC: **\$43,560.00** Parcel Size (SF): **372,438 SF**

Property Type: **Commercial** Zoning: **1**
 Sale Status: **Active** Proposed Use: **Commercial,**
Industrial
 Days on Market: **353**

Sale Conditions: -

Sales Contacts: **Capital Real Estate Commercial, Inc. / Hart E. Schleicher (713) 681-1100 X223 / Matt Cooper (713) 681-1100**

**Investment Notes:**

\$1.00 PSF

140 acre industrial park just east of downtown Conroe; 3 to 20+ acre tracts available from \$1.00 to \$3.50/SF depending on size and location. Owner financing available. All utilities available on site. Economic incentives available from City of Conroe.

- 1 mile east of downtown Conroe
- 2 miles east of I-45 inside Loop 336

potentially rail served by BNSF

66 0 Highway 336**Conroe, TX 77301**

Sale Price: \$379,900	Parcel Size (AC): 3.85 AC
Price/AC: \$98,675.32	Parcel Size (SF): 167,706 SF

Property Type: Commercial	Zoning: -
Sale Status: Active	Proposed Use: Commercial
Days on Market: 1,593	

Sale Conditions: -

Sales Contacts: **Ashton Properties / Randa Ayash (713) 465-0902****Investment Notes:**

Buyers! 3.85 Acres of land right on Loop 336 East. A perfect location for any investor to start a new business. Adjacent to Piney Meadows Subdivision in the southeast part of the loop, in a new area of Conroe. Call for a copy of plat. Great visibility and traffic count. All utilities are available through the city of Conroe. Great location at a good Price. Hurry won't last!

**67 3519 N Frazier St****Conroe, TX 77303**

Sale Price: \$400,000	Parcel Size (AC): 6.59 AC
Price/AC: \$60,698.03	Parcel Size (SF): 287,060 SF

Property Type: Commercial	Zoning: None
Sale Status: Active	Proposed Use: Commercial
Days on Market: 633	

Sale Conditions: -

Sales Contacts: **Lincoln Property Company / Brandon Brooks (281) 248-8063****68 FM 2854 & Allen Dr****Conroe, TX 77304**

Sale Price: \$400,000	Parcel Size (AC): 7.92 AC
Price/AC: \$50,505.05	Parcel Size (SF): 344,995 SF

Property Type: Commercial	Zoning: 1
Sale Status: Active	Proposed Use: Commercial
Days on Market: 468	

Sale Conditions: -

Sales Contacts: **Osenbaugh & Associates / Lynny Osenbaugh (713) 202-0681****69 .97 ac League Line Rd - A-1****Conroe, TX 77301
A-1**

Sale Price: \$403,133	Parcel Size (AC): 0.92 AC
Price/AC: \$438,188.04	Parcel Size (SF): 40,075 SF

Property Type: Commercial	Zoning: 4
Sale Status: Active	Proposed Use: Industrial, Retail, Office, MultiFamily, Spclty/Festvl/Entertn mnt
Days on Market: 1,483	

Sale Conditions: -

Sales Contacts: **Melder Real Estate / Arch Maples (936) 581-2056****Investment Notes:**

Key map 157G

nice commercial lot, all city utilities

located just N of Conroe Outlet Mall and E of I-45



70 1776 Highway 105 - Conroe Industrial Park, Lot 2- 6.17 Acres**Conroe, TX 77301
Conroe Industrial Park, Lot
2- 6.17 Acres**Sale Price: **\$403,147** Parcel Size (AC): **6.17 AC**
Price/AC: **\$65,339.87** Parcel Size (SF): **268,765 SF**Property Type: **Commercial** Zoning: **1**
Sale Status: **Active** Proposed Use: **Commercial,
Industrial**
Days on Market: **355**

Sale Conditions: -

Sales Contacts: **Capital Real Estate Commercial, Inc. / Hart E. Schleicher (713) 681-1100 X223 /
Matt Cooper (713) 681-1100****Investment Notes:**

\$1.50 PSF

140 acre industrial park just east of downtown Conroe; 3 to 20+ acre tracts available from \$1.00 to \$3.50/SF depending on size and location. Owner financing available. All utilities available on site. Economic incentives available from City of Conroe.

- 1 mile east of downtown Conroe
- 2 miles east of I-45 inside Loop 336

potentially rail served by BNSF

71 1776 Highway 105 - Conroe Industrial Park, Lot 13- 3.12 Acres**Conroe, TX 77301
Conroe Industrial Park, Lot
13- 3.12 Acres**Sale Price: **\$407,721** Parcel Size (AC): **3.12 AC**
Price/AC: **\$130,679.81** Parcel Size (SF): **135,907 SF**Property Type: **Commercial** Zoning: **1**
Sale Status: **Active** Proposed Use: **Commercial,
Industrial, Retail**
Days on Market: **353**

Sale Conditions: -

Sales Contacts: **Capital Real Estate Commercial, Inc. / Hart E. Schleicher (713) 681-1100 X223 /
Matt Cooper (713) 681-1100****Investment Notes:**

\$3.00 PSF

140 acre industrial park just east of downtown Conroe; 3 to 20+ acre tracts available from \$1.00 to \$3.50/SF depending on size and location. Owner financing available. All utilities available on site. Economic incentives available from City of Conroe.

- 1 mile east of downtown Conroe
- 2 miles east of I-45 inside Loop 336

potentially rail served by BNSF

72 Toops John Survey @ Silverdale**Conroe, TX 77301**Sale Price: **\$425,000** Parcel Size (AC): **8.56 AC**
Price/AC: **\$49,649.53** Parcel Size (SF): **372,874 SF**Property Type: **Commercial** Zoning: **1**
Sale Status: **Active** Proposed Use: -
Days on Market: **630**

Sale Conditions: -

Sales Contacts: **The Marion Franke Team / Marion Franke (936) 647-4400****Investment Notes:**

Property is partly cleared located just outside Beach Airport Industrial area. Perfect for Industrial, Retail, or multi-family development. Borders Highway 105 E



73 2575 N I-45 - Tract A**Conroe, TX 77301
Tract A**Sale Price: **\$470,448** Parcel Size (AC): **1.20 AC**
Price/AC: **\$392,040.00** Parcel Size (SF): **52,272 SF**Property Type: **Commercial** Zoning: **Commercial**
Sale Status: **Active** Proposed Use: **Commercial**
Days on Market: **2,209**

Sale Conditions: -

Sales Contacts: **Outpost Ventures Ltd / Bill Benson (936) 760-1800 / Cathy Benson (936) 760-1800****74 11418 Hwy 105 E****Conroe, TX 77301**Sale Price: **\$499,000** Parcel Size (AC): **3.32 AC**
Price/AC: **\$150,437.14** Parcel Size (SF): **144,489 SF**Property Type: **Commercial** Zoning: -
Sale Status: **Active** Proposed Use: **Commercial**
Days on Market: **840**

Sale Conditions: -

Sales Contacts: **Jacobs Properties / Tyler Jacobs (936) 597-3305****Investment Notes:**

- City of Conroe Untilities
- Excellent Development Site: Fast Food, Auto, Storage Facility, Industrial, etc.
- Great Traffic Counts

Owner will Sale, Ground Lease, or Build-To-Suit

The property is located just off the SEC of Hwy 105 and Loop 336 in Conroe, Texas.

75 100 FM 3083**Conroe, TX 77302**Sale Price: **\$499,000** Parcel Size (AC): **3.68 AC**
Price/AC: **\$135,597.83** Parcel Size (SF): **160,301 SF**Property Type: **Industrial** Zoning: -
Sale Status: **Active** Proposed Use: -
Days on Market: **167**

Sale Conditions: -

Sales Contacts: **The Marion Franke Team / Marion Franke (936) 647-4400****Investment Notes:**

EXCELLENT FRONTAGE RETAIL OR INDUSTRIAL TRACT. DETENTION ALREADY IN PLACE AND AVAILABLE PER SELLER. CLOSE TO I-45 JUST 3/8 A MILE FROM HIGHWAY 75

I-45 EXIT FM 3083 GO EAST JUST PAST 75 ON THE LEFT

76 1776 Highway 105 - Conroe Industrial Park, Lot 5- 6.28 Acre

Conroe, TX 77301 Sale Price: **\$547,114** Parcel Size (AC): **6.28 AC**
 Conroe Industrial Park, Lot Price/AC: **\$87,120.06** Parcel Size (SF): **273,557 SF**
 5- 6.28 Acre

Property Type: **Commercial** Zoning: **1**
 Sale Status: **Active** Proposed Use: **Commercial, Industrial**
 Days on Market: **353**

Sale Conditions: -



Sales Contacts: **Capital Real Estate Commercial, Inc. / Hart E. Schleicher (713) 681-1100 X223 / Matt Cooper (713) 681-1100**

Investment Notes:

\$2.00 PSF

140 acre industrial park just east of downtown Conroe; 3 to 20+ acre tracts available from \$1.00 to \$3.50/SF depending on size and location. Owner financing available. All utilities available on site. Economic incentives available from City of Conroe.

- 1 mile east of downtown Conroe
- 2 miles east of I-45 inside Loop 336

potentially rail served by BNSF

77 Loop 336 W

Conroe, TX 77304 Sale Price: **\$549,000** Parcel Size (AC): **12.73 AC**
 Price/AC: **\$43,126.47** Parcel Size (SF): **554,519 SF**

Property Type: **Commercial** Zoning: -
 Sale Status: **Active** Proposed Use: **Industrial, MultiFamily, Religious Facility**
 Days on Market: **1,181**

Sale Conditions: -



Sales Contacts: **The Marion Franke Team / Marion Franke (936) 647-4400**

78 N Loop 336 & Westview Blvd

Conroe, TX 77304 Sale Price: **\$550,000** Parcel Size (AC): **1.57 AC**
 Price/AC: **\$350,318.47** Parcel Size (SF): **68,389 SF**

Property Type: **Commercial** Zoning: **1**
 Sale Status: **Active** Proposed Use: **Commercial**
 Days on Market: **495**

Sale Conditions: -



Sales Contacts: **EDGE Realty Partners / Culver Stedman (713) 900-3005**

Investment Notes:

- " Approximately 1.57 acres (68,334 square feet) of land adjacent to Capital One Bank
- " Ideal for strip center, fast food, car wash/automotive or restaurant

AREA RETAILERS:

- " Super Walmart
- " Lowe's
- " Sams Club
- " Academy
- " Hobby Lobby
- " Kroger
- " Conns

79 1776 Highway 105 - Conroe Industrial Park, Lot 8- 5.68 Acres**Conroe, TX 77301
Conroe Industrial Park, Lot
8- 5.68 Acres**Sale Price: **\$556,697** Parcel Size (AC): **5.68 AC**
Price/AC: **\$98,010.04** Parcel Size (SF): **247,421 SF**Property Type: **Commercial** Zoning: **1**
Sale Status: **Active** Proposed Use: **Commercial,
Industrial**
Days on Market: **353**

Sale Conditions: -

Sales Contacts: **Capital Real Estate Commercial, Inc. / Hart E. Schleicher (713) 681-1100 X223 /
Matt Cooper (713) 681-1100****Investment Notes:**

\$2.25 PSF

140 acre industrial park just east of downtown Conroe; 3 to 20+ acre tracts available from \$1.00 to \$3.50/SF depending on size and location. Owner financing available. All utilities available on site. Economic incentives available from City of Conroe.

- 1 mile east of downtown Conroe
- 2 miles east of I-45 inside Loop 336

potentially rail served by BNSF

80 1776 Highway 105 - Conroe Industrial Park, Lot 7- 5.75 Acres**Conroe, TX 77301
Conroe Industrial Park, Lot
7- 5.75 Acres**Sale Price: **\$556,697** Parcel Size (AC): **5.75 AC**
Price/AC: **\$96,816.87** Parcel Size (SF): **250,470 SF**Property Type: **Commercial** Zoning: **1**
Sale Status: **Active** Proposed Use: **Commercial,
Industrial, Retail**
Days on Market: **353**

Sale Conditions: -

Sales Contacts: **Capital Real Estate Commercial, Inc. / Hart E. Schleicher (713) 681-1100 X223 /
Matt Cooper (713) 681-1100****Investment Notes:**

\$3.50 PSF

140 acre industrial park just east of downtown Conroe; 3 to 20+ acre tracts available from \$1.00 to \$3.50/SF depending on size and location. Owner financing available. All utilities available on site. Economic incentives available from City of Conroe.

- 1 mile east of downtown Conroe
- 2 miles east of I-45 inside Loop 336

potentially rail served by BNSF

81 100-102 Nugent St**Conroe, TX 77301**

Sale Price: **\$570,636** Parcel Size (AC): **1.31 AC**
 Price/AC: **\$435,600.00** Parcel Size (SF): **57,064 SF**

Property Type: **Commercial** Zoning: **-**
 Sale Status: **Active** Proposed Use: **Office, Medical**
 Days on Market: **831**

Sale Conditions: **-**

Sales Contacts: **J. Beard Real Estate Company / Jeff Beard, CCIM (281) 367-2220 X102**

Investment Notes:

1.314 acres site also for sale located in downtown Conroe, which will be part of the Conroe downtown revitalization project. The site fronts Pacific Street and is within minutes of the Montgomery County Courthouse and Conroe Tower and would be ideal for legal/professional clientele with strong access to downtown Conroe amenities and professional services. Build-to-suit also available, built to tenant specifications with a generous improvement allowance offered.

**82 3.9ac League Line Rd - C-1****Conroe, TX 77301
C-1**

Sale Price: **\$586,100** Parcel Size (AC): **3.90 AC**
 Price/AC: **\$150,282.05** Parcel Size (SF): **169,884 SF**

Property Type: **Commercial** Zoning: **4**
 Sale Status: **Active** Proposed Use: **Industrial, Retail,
Office, MultiFamily,
Spclty/Festvl/Entertn
mnt**
 Days on Market: **1,483**

Sale Conditions: **-**

Sales Contacts: **Melder Real Estate / Arch Maples (936) 581-2056**

Investment Notes:

Key map 157G

nice commercial lot, all city utilities

located just N of Conroe Outlet Mall and E of I-45

**83 2575 N I-45 - Tract C****Conroe, TX 77301
Tract C**

Sale Price: **\$588,060** Parcel Size (AC): **1.50 AC**
 Price/AC: **\$392,040.00** Parcel Size (SF): **65,340 SF**

Property Type: **Commercial** Zoning: **1**
 Sale Status: **Active** Proposed Use: **Commercial**
 Days on Market: **2,209**

Sale Conditions: **-**

Sales Contacts: **Outpost Ventures Ltd / Bill Benson (936) 760-1800 / Cathy Benson (936) 760-1800**



84 E Tx-336 Loop**Conroe, TX 77303**

Sale Price: \$598,841	Parcel Size (AC): 7.05 AC
Price/AC: \$84,941.99	Parcel Size (SF): 307,098 SF

Property Type: Commercial	Zoning: 1
Sale Status: Active	Proposed Use: -
Days on Market: 1,323	

Sale Conditions: -

Sales Contacts: **Texas Country Real Estate / John Knupp (713) 854-4731****Investment Notes:**

\$1.95 per sf

**85 1296 FM 3083****Conroe, TX 77301**

Sale Price: \$600,000	Parcel Size (AC): 36 AC
Price/AC: \$16,666.67	Parcel Size (SF): 1,568,160 SF

Property Type: Commercial	Zoning: -
Sale Status: Active	Proposed Use: -
Days on Market: 405	

Sale Conditions: -

Sales Contacts: **The Nelson Company / Wade Nelson (713) 907-3482****Investment Notes:**

The property is ideally situated along FM 3083 near the intersection of Loop 336 providing easy access to Interstate 45. It has great access and visibility. Also, it's in close proximity to the Montgomery County Airport and the industrial park. The tract offers off-site detention, all utilities and can easily be developed with flat terrain and minimal clearing needed near the back of the property. Great industrial site or end user site. Property owners are willing to negotiate.

**86 2575 N I-45 - Tract B****Conroe, TX 77301
Tract B**

Sale Price: \$627,264	Parcel Size (AC): 1.60 AC
Price/AC: \$392,040.00	Parcel Size (SF): 69,696 SF

Property Type: Commercial	Zoning: 1
Sale Status: Active	Proposed Use: Commercial
Days on Market: 2,209	

Sale Conditions: -

Sales Contacts: **Outpost Ventures Ltd / Bill Benson (936) 760-1800 / Cathy Benson (936) 760-1800****87 Loop 336E & FM 3083****Conroe, TX 77301**

Sale Price: \$632,762	Parcel Size (AC): 6.45 AC
Price/AC: \$98,102.64	Parcel Size (SF): 280,962 SF

Property Type: Commercial	Zoning: -
Sale Status: Active	Proposed Use: -
Days on Market: 1,323	

Sale Conditions: -

Sales Contacts: **Coldwell Banker Commercial Ingram Group / Bill Ingram (281) 364-8000 X104**

88 1776 Highway 105 - Conroe Industrial Park, Lot 1- 4.25 Acres

Conroe, TX 77301
Conroe Industrial Park, Lot
1- 4.25 Acres

Sale Price: **\$647,955** Parcel Size (AC): **4.25 AC**
 Price/AC: **\$152,460.00** Parcel Size (SF): **185,130 SF**

Property Type: **Commercial** Zoning: **1**
 Sale Status: **Active** Proposed Use: **Commercial,**
Industrial, Retail
 Days on Market: **353**

Sale Conditions: -



Sales Contacts: **Capital Real Estate Commercial, Inc. / Hart E. Schleicher (713) 681-1100 X223 / Matt Cooper (713) 681-1100**

Investment Notes:

\$3.50 PSF

140 acre industrial park just east of downtown Conroe; 3 to 20+ acre tracts available from \$1.00 to \$3.50/SF depending on size and location. Owner financing available. All utilities available on site. Economic incentives available from City of Conroe.

- 1 mile east of downtown Conroe
- 2 miles east of I-45 inside Loop 336

potentially rail served by BNSF

89 12868 Highway 105 W

Conroe, TX 77304

Sale Price: **\$649,000** Parcel Size (AC): **5.70 AC**
 Price/AC: **\$113,859.65** Parcel Size (SF): **248,292 SF**

Property Type: **Commercial** Zoning: -
 Sale Status: **Active** Proposed Use: -
 Days on Market: **665**

Sale Conditions: -



Sales Contacts: **The Marion Franke Team / Marion Franke (936) 647-4400**

Investment Notes:

5.7 ACRES OF PRIME RETAIL LAND ON HIGHWAY 105 NEAR LAKE CONROE. 450 +/- FOOT OF ROAD FRONTAGE. WITH SEVERAL INCOME PRODUCING TENANTS

90 1776 Highway 105 - Conroe Industrial Park, Lot 9- 6.69 Acres

Conroe, TX 77301
Conroe Industrial Park, Lot
9- 6.69 Acres

Sale Price: **\$655,686** Parcel Size (AC): **6.69 AC**
 Price/AC: **\$98,009.87** Parcel Size (SF): **291,416 SF**

Property Type: **Commercial** Zoning: **1**
 Sale Status: **Active** Proposed Use: **Commercial,**
Industrial
 Days on Market: **353**

Sale Conditions: -



Sales Contacts: **Capital Real Estate Commercial, Inc. / Hart E. Schleicher (713) 681-1100 X223 / Matt Cooper (713) 681-1100**

Investment Notes:

\$2.25 PSF

140 acre industrial park just east of downtown Conroe; 3 to 20+ acre tracts available from \$1.00 to \$3.50/SF depending on size and location. Owner financing available. All utilities available on site. Economic incentives available from City of Conroe.

- 1 mile east of downtown Conroe
- 2 miles east of I-45 inside Loop 336

potentially rail served by BNSF

91 5.81ac League Line Rd - B**Conroe, TX 77301
B**Sale Price: **\$695,978** Parcel Size (AC): **5.81 AC**
Price/AC: **\$119,789.67** Parcel Size (SF): **253,084 SF**Property Type: **Commercial** Zoning: **4**
Sale Status: **Active** Proposed Use: **Industrial, Retail,
Office, MultiFamily,
Spclty/Festvl/Entertn
mnt**
Days on Market: **1,483**
Sale Conditions: -Sales Contacts: **Melder Real Estate / Arch Maples (936) 581-2056****Investment Notes:**

Key map 157G

nice commercial lot, all city utilities

located just N of Conroe Outlet Mall and E of I-45

92 11711 FM 3083 - 20 Acres**Conroe, TX 77301
20 Acres**Sale Price: **\$699,000** Parcel Size (AC): **20 AC**
Price/AC: **\$34,950.00** Parcel Size (SF): **871,200 SF**Property Type: **Industrial** Zoning: **1**
Sale Status: **Active** Proposed Use: **Commercial,
Industrial, Retail**
Days on Market: **335**
Sale Conditions: -Sales Contacts: **The Marion Franke Team / Robert Graham (936) 647-4373****Investment Notes:**

20 ACRES OF PRIME COMMERCIAL LAND AT THE INTERSECTION OF OOP 336 AND FM 3083. LOTS OF RETAIL AND INDUSTRIAL USERS AROUND THIS SITE. SMALL HOME ON THE PROPERTY IS CURRENTLY LEASED

93 Loop 336 & Hwy 105 - 6.00 Acres**Conroe, TX 77301
6.00 Acres**Sale Price: **\$718,500** Parcel Size (AC): **6 AC**
Price/AC: **\$119,750.00** Parcel Size (SF): **261,360 SF**Property Type: **Commercial** Zoning: **1**
Sale Status: **Active** Proposed Use: **Commercial,
Industrial, Office**
Days on Market: **269**
Sale Conditions: -Sales Contacts: **Keller Williams Realty Northeast / Anne Vickery (281) 852-4545 X250****Investment Notes:****Description**6+ Acres on Loop 336 near Hwy 105 in Conroe. Ideal Industrial or office site with good frontage and easy access to the Conroe Regional Airport and I-45, points N and S.
Loop 336 near I-45

94 14657 FM 1314**Conroe, TX 77302**

Sale Price: \$750,000	Parcel Size (AC): 7.06 AC
Price/AC: \$106,232.29	Parcel Size (SF): 307,534 SF

Property Type: Commercial	Zoning: -
Sale Status: Active	Proposed Use: Commercial
Days on Market: 718	

Sale Conditions: -

Sales Contacts: **Century 21 Realty Partners / Janet Maass (281) 298-8389****Investment Notes:**

7.060 Acres in the Smith Lemuel Survey
Parcel is fronting FM 1314 close to Conroe

**95 3300 Pollock Dr - Conroe Business Park****Conroe, TX 77303****Conroe Business Park**

Sale Price: \$750,000	Parcel Size (AC): 8.42 AC
Price/AC: \$89,073.63	Parcel Size (SF): 366,775 SF

Property Type: Commercial	Zoning: -
Sale Status: Active	Proposed Use: Industrial, Office
Days on Market: 454	

Sale Conditions: -

Sales Contacts: **Chevaux Group / Paula McDonald (936) 203-0279****Investment Notes:**

A perfect location for your business with an 8.4 acre corner tract. Offers great access being on a corner and just one block off of FM 3083. Neighboring businesses are Reed Hycalog, McKesson & Byrne Medical. Tax abatements may be an option if discussions with the Greater Conroe Economic Development Council occur prior to closing.
Just west of I-45 on FM 3083. Turn Left from FM 3083 onto Pollok. Property is one block on the NW corner of Pollok and Conroe Parkway.

**96 11400 FM 2854 - I-45 on FM 2854****Conroe, TX 77304****I-45 on FM 2854**

Sale Price: \$753,000	Parcel Size (AC): 8 AC
Price/AC: \$94,125.00	Parcel Size (SF): 348,480 SF

Property Type: Commercial	Zoning: 1
Sale Status: Active	Proposed Use: Commercial
Days on Market: 167	

Sale Conditions: -

Sales Contacts: **The Marion Franke Team / Marion Franke (936) 647-4400****Investment Notes:**

8 Acres with frontage on FM 2854.
Approximately 5 miles west of I-45 located on FM 2854



97 505 Old Magnolia Rd**Conroe, TX 77304**

Sale Price: **\$784,000** Parcel Size (AC): **3.99 AC**
 Price/AC: **\$196,491.23** Parcel Size (SF): **173,804 SF**

Property Type: **Industrial** Zoning: **1**
 Sale Status: **Active** Proposed Use: **Commercial, Industrial, Single Family Development**
 Days on Market: **607**
 Sale Conditions: -



Sales Contacts: **Arrowstar Realty / Kevin Hasara (936) 756-3400**

Investment Notes:**Description**

3.99 acres right off i-45 in conroe, easy access, over 250 ft of road frontage, property currently has an older home and metal building currently being used for business, could be fixed up and added to or torn down, value is in the property, many different uses for this property, area is going fast,

from conroe and 105 go south on feeder rd stay on feeder just past over pass turn right on old magnolia rd property is on left hand side of rd

98 1776 Highway 105 - Conroe Industrial Park, Lot 4- 18 Acres**Conroe, TX 77301****Conroe Industrial Park, Lot 4- 18 Acres**

Sale Price: **\$784,080** Parcel Size (AC): **18 AC**
 Price/AC: **\$43,560.00** Parcel Size (SF): **784,080 SF**

Property Type: **Commercial** Zoning: **1**
 Sale Status: **Active** Proposed Use: **Commercial, Industrial**
 Days on Market: **353**
 Sale Conditions: -



Sales Contacts: **Capital Real Estate Commercial, Inc. / Hart E. Schleicher (713) 681-1100 X223 / Matt Cooper (713) 681-1100**

Investment Notes:

\$1.00 PSF

140 acre industrial park just east of downtown Conroe; 3 to 20+ acre tracts available from \$1.00 to \$3.50/SF depending on size and location. Owner financing available. All utilities available on site. Economic incentives available from City of Conroe.

- 1 mile east of downtown Conroe
- 2 miles east of I-45 inside Loop 336

potentially rail served by BNSF

99 1776 Highway 105 - Conroe Industrial Park, Lot 14- 7.27 Acres**Conroe, TX 77301
Conroe Industrial Park, Lot
14- 7.27 Acres**Sale Price: **\$791,702** Parcel Size (AC): **7.27 AC**
Price/AC: **\$108,899.86** Parcel Size (SF): **316,681 SF**Property Type: **Commercial** Zoning: **1**
Sale Status: **Active** Proposed Use: **Commercial,
Industrial**
Days on Market: **353**

Sale Conditions: -

Sales Contacts: **Capital Real Estate Commercial, Inc. / Hart E. Schleicher (713) 681-1100 X223 /
Matt Cooper (713) 681-1100****Investment Notes:**

\$2.50 PSF

140 acre industrial park just east of downtown Conroe; 3 to 20+ acre tracts available from \$1.00 to \$3.50/SF depending on size and location. Owner financing available. All utilities available on site. Economic incentives available from City of Conroe.

- 1 mile east of downtown Conroe
- 2 miles east of I-45 inside Loop 336

potentially rail served by BNSF

100 Loop 336 & Butler Rd**Conroe, TX 77301**Sale Price: **\$799,000** Parcel Size (AC): **17 AC**
Price/AC: **\$47,000.00** Parcel Size (SF): **740,520 SF**Property Type: **Commercial** Zoning: -
Sale Status: **Pending** Proposed Use: **Commercial**
Days on Market: **808**

Sale Conditions: -

Sales Contacts: **Keller Williams Realty / John Felton (936) 539-8972****101 12766 Hwy 105 East****Conroe, TX 77306**Sale Price: **\$799,000** Parcel Size (AC): **21 AC**
Price/AC: **\$38,047.62** Parcel Size (SF): **914,760 SF**Property Type: **Commercial** Zoning: **1**
Sale Status: **Active** Proposed Use: -
Days on Market: **220**

Sale Conditions: -

Sales Contacts: **KW Commercial / Bradley Beene (936) 900-1800****Investment Notes:**

Description

21 plus acres with detention pit in back... may subdivide
105 east south side of highway just past Whipporwill

102 Loop 336**Conroe, TX 77304**

Sale Price: **\$800,000** Parcel Size (AC): **1.18 AC**
 Price/AC: **\$677,966.10** Parcel Size (SF): **51,401 SF**

Property Type: **Commercial** Zoning: **1**
 Sale Status: **Active** Proposed Use: **Mixed Use**
 Days on Market: **1,659**

Sale Conditions: -

Sales Contacts: **The Marion Franke Team / Marion Franke (936) 647-4400**

Investment Notes:

1.18 acres commercial multi-use land ready for development. City has grandfathered the need for detention. And the curb cut is already in. Lot will need very little dirt work.

**103 Longmire Rd & Loop 336****Conroe, TX 77304**

Sale Price: **\$800,000** Parcel Size (AC): **1.18 AC**
 Price/AC: **\$677,966.10** Parcel Size (SF): **51,401 SF**

Property Type: **Commercial** Zoning: -
 Sale Status: **Active** Proposed Use: -
 Days on Market: **270**

Sale Conditions: -

Sales Contacts: **The Marion Franke Team / Robert Graham (936) 647-4373**

Investment Notes:

1.18 ACRES COMMERCIAL MULTI USE LAND READY FOR DEVELOPMENT. CITY HAS GRANFATHERED THE NEED FOR DETENTION. AND THE CURB CUT IS ALREADY IN.. LOT WILL NEED VERY LITTLE DIRT WORK..
 I-45 NORTH TO EXIT LOOP 336 NORTH TAKE A LEFT FOLLOW LOOP PAST WALMART PROPERTY IS ON THE RIGHT JUST BEFORE THE INTERSECTION OF LONGMIRE AND LOOP 336.



104 Montgomery Park Blvd - 13.74 Acres

Conroe, TX 77303
13.74 Acres

Sale Price: **\$824,400** Parcel Size (AC): **13.74 AC**
Price/AC: **\$60,000.00** Parcel Size (SF): **598,514 SF**

Property Type: **Commercial** Zoning: **1**
Sale Status: **Active** Proposed Use: **MultiFamily**
Days on Market: **1,613**

Sale Conditions: -



Sales Contacts: **SITERRA Properties, LLC / Joel English (713) 473-7200**

Investment Notes:

\$60,000 per acre
* owner financing is available

Size:

Approximately 13.74 Acres Total
- 6.663 acres on W side of Montgomery Park Blvd
- 7.078 acres on Westview Blvd

Location:

Westview Blvd and Montgomery Park Blvd; just N of
Loop 336 between I-45 and HWY 105; Conroe, TX

Frontage:

Approximately 850 Feet Westview Blvd
Approximately 610 Feet on Montgomery Park Blvd

Total Tax rate for 2009:

\$2.38 per \$100.00 of Assessed Value

- Great Location with Easy Access to I-45
- Utilities Available
- Demographic Package Available

105 1909 Longmire Rd**Conroe, TX 77304**

Sale Price: \$855,000	Parcel Size (AC): 5 AC
Price/AC: \$171,000.00	Parcel Size (SF): 217,800 SF

Property Type: Commercial	Zoning: None
Sale Status: Active	Proposed Use: -
Days on Market: 61	

Sale Conditions: -

Sales Contacts: **Premier Development Group / Christopher Helmrich (832) 515-5873****Investment Notes:**

Description

Property Description

Over 5 acre tract w/ 420' of frontage road. Located off Loop 336 and Longmire Rd. Prime location. Surrounded by Master Planned Communities, Offices and new Conroe High School located adjacent to the property. Less than 5 minutes from downtown Conroe. Close proximity to shopping, restaurants, etc.

1 mile from new HEB.

Commercially platted. All utilities. Not in flood plain

Thoroughfare to FM3083

Great location for apartments, office, etc

The property is located 1 mile northwest of Loop 336 on Longmire Rd. Four lane road. 420' frontage road. Additional Acreage available if needed.

*satellite pic not up to date. Does not show additional communities and New High School City of Conroe

**106 FM 1484 & FM 3083 - Conroe Park North****Conroe, TX 77303
Conroe Park North**

Sale Price: \$858,132	Parcel Size (AC): 1.97 AC
Price/AC: \$435,600.00	Parcel Size (SF): 85,813 SF

Property Type: Commercial	Zoning: -
Sale Status: Active	Proposed Use: Retail
Days on Market: 137	

Sale Conditions: -

Sales Contacts: **Greater Conroe Economic Development Council / Fred Welch (936) 522-3014****Investment Notes:**

\$435,600 per acre.



107 1108 Miracle Dr**Conroe, TX 77301**

Sale Price: \$875,000	Parcel Size (AC): 19.86 AC
Price/AC: \$44,058.41	Parcel Size (SF): 865,102 SF

Property Type: Commercial	Zoning: 1
Sale Status: Active	Proposed Use: -
Days on Market: 630	
Sale Conditions: -	

Sales Contacts: **The Marion Franke Team / Marion Franke (936) 647-4400****Investment Notes:**

19.86 acres located right in the middle of FM 3083 Highway 105 and FM 1484 and close to Highway 105. Property is partly cleared located just outside Beach Airport Industrial area. Perfect for Industrial, Retail, or multi-family development.

**108 FM 1484 & FM 3083 - Conroe Park North****Conroe, TX 77303
Conroe Park North**

Sale Price: \$888,624	Parcel Size (AC): 2.04 AC
Price/AC: \$435,600.00	Parcel Size (SF): 88,862 SF

Property Type: Commercial	Zoning: -
Sale Status: Active	Proposed Use: Retail
Days on Market: 137	
Sale Conditions: -	

Sales Contacts: **Greater Conroe Economic Development Council / Fred Welch (936) 522-3014****Investment Notes:**

\$435,600 per acre.

**109 SH 105 & Loop 336 W****Conroe, TX 77304**

Sale Price: \$916,502	Parcel Size (AC): 18.88 AC
Price/AC: \$48,543.54	Parcel Size (SF): 822,413 SF

Property Type: Commercial	Zoning: 1
Sale Status: Active	Proposed Use: Commercial, Retail, Restaurant, Service Station
Days on Market: 1,033	
Sale Conditions: -	

Sales Contacts: **Newcor Commercial Real Estate / Robert D. Banzhaf (281) 210-3090 X2 / David Alexander (281) 210-3090****Investment Notes:**

- Ø ± 18.88 Acres (Full Utilities - Owner will Sub-Divide)
- Ø Asking Price: \$2,100,000 (\$2.55/SF)
- Ø Centrally Located 1 Block west of the Intersection of SH 105 & Loop 336 W
- Ø ****UNDER CONSTRUCTION NOW**** Adjacent to Future HEB Anchored Retail Development
- Ø 43,236 CPD (2010) on SH 105
- Ø Great location for Gas Station, Restaurant,



110 12891 Highway 105 W**Conroe, TX 77304**

Sale Price: \$923,646	Parcel Size (AC): 3.53 AC
Price/AC: \$261,359.93	Parcel Size (SF): 153,941 SF

Property Type: Commercial	Zoning: 1
Sale Status: Active	Proposed Use: Commercial
Days on Market: 1,475	

Sale Conditions: -

Sales Contacts: **MuchLand.com / Bill Bloh (936) 524-2666****Investment Notes:**

EXCELLENT LOCATION FOR BUSINESS. HAS 325 FEET OF FRONTAGE ON HWY 105 TO AVERAGE DEPTH OF 514 FEET. HIGH VISIBILITY LOCATION NEAR TOP OF HILL. ADJOINING 3.548 ACRES AVAILABLE. SEWER AVAILABLE ACROSS STREET.

Key Map Page: 156J

**111 Hwy 105****Conroe, TX 77304**

Sale Price: \$927,305	Parcel Size (AC): 3.55 AC
Price/AC: \$261,359.92	Parcel Size (SF): 154,551 SF

Property Type: Commercial	Zoning: 1
Sale Status: Active	Proposed Use: Commercial
Days on Market: 2,279	

Sale Conditions: -

Sales Contacts: **MuchLand.com / Bill Bloh (936) 524-2666****Investment Notes:**

Excellent location for business. Has 270 feet of frontage on Hwy. 105 to average depth of 600'. SEWER AVAILABLE ACROSS HWY 105. High visibility location near top of hill. Adjoining 3.534 acres available.

**112 1906 Longmire Rd****Conroe, TX 77304**

Sale Price: \$935,000	Parcel Size (AC): 8.58 AC
Price/AC: \$108,974.36	Parcel Size (SF): 373,745 SF

Property Type: Commercial	Zoning: 1
Sale Status: Active	Proposed Use: Commercial
Days on Market: 865	

Sale Conditions: -

Sales Contacts: **Bobek Realty Group / Orville J. Bobek (281) 723-0215****Investment Notes:**

8.579 acres w/approx. 800 ft of frontage would be ideal for multi-family or assisted living development. Currently, on property is a 2,975 sf single-family residence w/central HVAC, along w/1,221 sf detached garage.



113 1776 Highway 105 - Conroe Industrial Park, Lot 6- 6.24 Acres

Conroe, TX 77301
 Conroe Industrial Park, Lot
 6- 6.24 Acres

Sale Price: **\$951,349** Parcel Size (AC): **6.24 AC**
 Price/AC: **\$152,459.78** Parcel Size (SF): **271,814 SF**

Property Type: **Commercial** Zoning: **1**
 Sale Status: **Active** Proposed Use: **Commercial,
 Industrial, Retail**
 Days on Market: **353**

Sale Conditions: -



Sales Contacts: **Capital Real Estate Commercial, Inc. / Hart E. Schleicher (713) 681-1100 X223 /
 Matt Cooper (713) 681-1100**

Investment Notes:

\$3.50 PSF

140 acre industrial park just east of downtown Conroe; 3 to 20+ acre tracts available from \$1.00 to \$3.50/SF depending on size and location. Owner financing available. All utilities available on site. Economic incentives available from City of Conroe.

- 1 mile east of downtown Conroe
- 2 miles east of I-45 inside Loop 336

potentially rail served by BNSF

114 2.99ac League Line Rd - A-2

Conroe, TX 77301
 A-2

Sale Price: **\$976,830** Parcel Size (AC): **2.99 AC**
 Price/AC: **\$326,699.00** Parcel Size (SF): **130,244 SF**

Property Type: **Commercial** Zoning: **4**
 Sale Status: **Active** Proposed Use: **Industrial, Retail,
 Office, MultiFamily,
 Spclty/Festvl/Entertn
 mnt**
 Days on Market: **1,483**

Sale Conditions: -



Sales Contacts: **Melder Real Estate / Arch Maples (936) 581-2056**

Investment Notes:

Key map 157G

nice commercial lot, all city utilities

located just N of Conroe Outlet Mall and E of I-45

115 I-45 & League Line Rd

Conroe, TX 77303

Sale Price: **\$1,000,000** Parcel Size (AC): **7 AC**
 Price/AC: **\$142,857.14** Parcel Size (SF): **304,920 SF**

Property Type: **Commercial** Zoning: **4**
 Sale Status: **Active** Proposed Use: **Commercial**
 Days on Market: **700**

Sale Conditions: -



Sales Contacts: **Allstar Commercial Properties / Tully Dunlap (936) 756-8598 / Bryan Anthony
 (936) 537-5460**

Investment Notes:

7.000 Unrestricted Acres fronting I-45 Northbound Side just north of the Intersection at League Line Rd. City utilities including Sewer and Water are Available. Curb cut is already in as a result of the I-45 widening project. A "deal" for Office, Medical, Retail, Storage Facility or for an Industrial User who needs access to I-45!

I-45 North, exit League Line Road. Property is just North of League Line Road intersection on the right. (Northbound Side)

116 I-45 & League Line Rd - SEC of I-45 and League Line Road

Conroe, TX 77304
SEC of I-45 and League
Line Road

Sale Price: **\$1,000,000** Parcel Size (AC): **0.92 AC**
Price/AC: **\$1,088,139.28** Parcel Size (SF): **40,032 SF**

Property Type: **Commercial** Zoning: **4**
Sale Status: **Active** Proposed Use: **Retail, Office,**
Days on Market: **447** **Correctional Facility,**
Medical, Strip Center

Sale Conditions: -

Sales Contacts: **Dac Realty Group / Don A. Czarneski (713) 973-2100 X27**

Investment Notes:

Possible uses: Restaurant , gas station, strip center, office building. Ready for development. ALL UTILITIES AVAILABLE
SEC League Line Road & I-45. Adjacent to Conroe Outlet Mall, North of the Conroe Marketplace Shopping Center and diagonally across from The Grand Theatre.



117 NW CNR Loop 336 & Airport Rd - Vacant Land/Lot 1

Conroe, TX 77301
Vacant Land/Lot 1

Sale Price: **\$1,019,304** Parcel Size (AC): **3.60 AC**
Price/AC: **\$283,140.00** Parcel Size (SF): **156,816 SF**

Property Type: **Commercial** Zoning: **1**
Sale Status: **Active** Proposed Use: **Commercial**
Days on Market: **1,565**

Sale Conditions: -

Sales Contacts: **Caldwell Companies / Mark Terpstra (281) 664-6634**

Investment Notes:

530' of frontage on Loop 336
135' of frontage on Airport Road.
Great corner close to the Airport, College and Conroe Business Park
Easy access to I-45 and Downtown Conroe
Close proximity to new residential.



118 Highway 105 W - Tract 14

Conroe, TX 77304
Tract 14

Sale Price: **\$1,025,163** Parcel Size (AC): **4.28 AC**
Price/AC: **\$239,524.07** Parcel Size (SF): **186,437 SF**

Property Type: **Commercial** Zoning: **1**
Sale Status: **Active** Proposed Use: **Commercial, Retail,**
Days on Market: **3,153** **MultiFamily**

Sale Conditions: -

Sales Contacts: **Top Guns Land Company / Rex Phillips (936) 588-4006**



119 Sgt Ed Holcomb Blvd & Sil Rd**Conroe, TX 77304**

Sale Price: **\$1,089,000** Parcel Size (AC): **5 AC**
 Price/AC: **\$217,800.00** Parcel Size (SF): **217,800 SF**

Property Type: **Commercial** Zoning: **1**
 Sale Status: **Active** Proposed Use: **Commercial**
 Days on Market: **468**

Sale Conditions: -

Sales Contacts: **Osenbaugh & Associates / Lynny Osenbaugh (713) 202-0681**

**120 1776 Highway 105 - Conroe Industrial Park, Lot 10- 7.15 Acres****Conroe, TX 77301****Conroe Industrial Park, Lot 10- 7.15 Acres**

Sale Price: **\$1,090,089** Parcel Size (AC): **7.15 AC**
 Price/AC: **\$152,460.00** Parcel Size (SF): **311,454 SF**

Property Type: **Commercial** Zoning: **1**
 Sale Status: **Active** Proposed Use: **Commercial, Industrial, Retail**
 Days on Market: **353**

Sale Conditions: -

Sales Contacts: **Capital Real Estate Commercial, Inc. / Hart E. Schleicher (713) 681-1100 X223 / Matt Cooper (713) 681-1100**

**Investment Notes:**

\$3.50 PSF

140 acre industrial park just east of downtown Conroe; 3 to 20+ acre tracts available from \$1.00 to \$3.50/SF depending on size and location. Owner financing available. All utilities available on site. Economic incentives available from City of Conroe.

- 1 mile east of downtown Conroe
- 2 miles east of I-45 inside Loop 336

potentially rail served by BNSF

121 0 Hwy 105 Hwy W - Tract 16**Conroe, TX 77304**
Tract 16

Sale Price: **\$1,152,205** Parcel Size (AC): **5.88 AC**
 Price/AC: **\$195,953.23** Parcel Size (SF): **256,133 SF**

Property Type: **Industrial** Zoning: -
 Sale Status: **Active** Proposed Use: **Apartment Units, Apartment Units - Condo, Hotel, Motel, Outlet Center, Retail Warehouse, Warehouse**
 Days on Market: **2,635**

Sale Conditions: -

Sales Contacts: **Top Guns Land Company / Rex Phillips (936) 588-4006**

Investment Notes:

5+ acres, high on a hill, rectangular shaped, 450 ft. on Hwy 105, behind guard rail, good location for apartments, hotel, storage, warehousing



122 4180 Weisinger Ln

Conroe, TX 77304 Sale Price: **\$1,159,000** Parcel Size (AC): **42.92 AC**
 Price/AC: **\$27,003.73** Parcel Size (SF): **1,869,595 SF**

Property Type: **Commercial** Zoning: **None**
 Sale Status: **Active** Proposed Use: **Commercial**
 Days on Market: **164**

Sale Conditions: -

Sales Contacts: **RE/MAX The Woodlands / Lewis Walker (281) 747-6334**

**123 Tx-105**

Conroe, TX 77304 Sale Price: **\$1,176,120** Parcel Size (AC): **1.50 AC**
 Price/AC: **\$784,080.00** Parcel Size (SF): **65,340 SF**

Property Type: **Commercial** Zoning: **Commercial**
 Sale Status: **Active** Proposed Use: **Commercial**
 Days on Market: **1,578**

Sale Conditions: -

Sales Contacts: **Lake Conroe Realty / Allison Yancy (936) 448-1400**

Investment Notes:

\$18 psf. Located at the "t" of Marina Drive and Tx-105. Water frontage.

**124 FM 3083 - 36 Acres**

Conroe, TX 77303 Sale Price: **\$1,176,120** Parcel Size (AC): **36.06 AC**
36 Acres Price/AC: **\$32,615.64** Parcel Size (SF): **1,570,774 SF**

Property Type: **Industrial** Zoning: **1**
 Sale Status: **Active** Proposed Use: **Commercial, Industrial**
 Days on Market: **11**

Sale Conditions: -

Sales Contacts: **Capital Real Estate Commercial, Inc. / Frank Blackwood (713) 681-1100**

Investment Notes:

+/- 36 Ac. located 1 mile east of I-45 N. with approximately 900 feet of frontage on Teas Rd. FM 3083. This tract is located in an industrial area, with good access to I-45.

Flood Zone: +/-9 acres of this tract are in the floodway. The remaining acres are not located on the floodway. Utilities: Available off of FM 3083.

**125 FM 1484**

Conroe, TX 77301 Sale Price: **\$1,250,000** Parcel Size (AC): **7.74 AC**
 Price/AC: **\$161,498.71** Parcel Size (SF): **337,154 SF**

Property Type: **Commercial** Zoning: **1**
 Sale Status: **Active** Proposed Use: **Commercial**
 Days on Market: **1,313**

Sale Conditions: -

Sales Contacts: **Allstar Commercial Properties / Bryan Anthony (936) 537-5460**

Investment Notes:

Please contact your broker for details.



Land Portfolio

Portfolio of 2 Land parcels in Conroe, TX, having a land area of 3.66 AC, and for sale at \$1,255,829 (\$343,592.07/AC)

Sale Price: **\$1,255,829** Total Land Area: **3.66 AC**
Price/AC: **\$343,592.07** Days On Market: **81**
Sale Status: **Active**
Sale Conditions: -



Sales Contacts: **The Commercial Professionals / Lance Langenhoven (832) 483-8655**
Portfolio Properties: **FM 1488 (not for sale individually)**
FM 1488 (not for sale individually)

Investment Notes:

This land consists of 3.655 acres and could be divided in to two tracts of 1.448 (\$551,904.50) and 2.207 acres.(\$817,163.82) Location has high visibility and is near Highway 242. Also available for ground lease.

127 517 W Davis St - Former Conroe Motel

Conroe, TX 77301
Former Conroe Motel

Sale Price: **\$1,260,000** Parcel Size (AC): **1.55 AC**
Price/AC: **\$812,903.23** Parcel Size (SF): **67,518 SF**
Property Type: **Commercial** Zoning: **1**
Sale Status: **Active** Proposed Use: **Hold for Development**
Days on Market: **605**
Sale Conditions: -



Sales Contacts: **Greater Conroe Economic Development Council / Fred Welch (936) 522-3014**

128 Loop 336 @ & FM 3083

Conroe, TX 77304

Sale Price: **\$1,300,000** Parcel Size (AC): **3.54 AC**
Price/AC: **\$367,231.64** Parcel Size (SF): **154,202 SF**
Property Type: **Commercial** Zoning: -
Sale Status: **Active** Proposed Use: **Convenience Store, Service Station**
Days on Market: **167**
Sale Conditions: -



Sales Contacts: **The Marion Franke Team / Marion Franke (936) 647-4400**

Investment Notes:

Road Frontage on Loop 336
Road Frontage on Airport Rd & FM 3083
3.54 Acres
Mixed-Use Business & Retail
High Traffic Volume
Utilities Available

129 Plantation Dr**Conroe, TX 77303**

Sale Price: **\$1,311,000** Parcel Size (AC): **4.63 AC**
 Price/AC: **\$283,153.35** Parcel Size (SF): **201,683 SF**

Property Type: **Commercial** Zoning: -
 Sale Status: **Active** Proposed Use: **Retail, Office, Apartment Units, Hotel**
 Days on Market: **14**
 Sale Conditions: -



Sales Contacts: **Newcor Commercial Real Estate / David Alexander (281) 210-3090**

130 4000 Waukegan Rd**Conroe, TX 77306**

Sale Price: **\$1,320,000** Parcel Size (AC): **165 AC**
 Price/AC: **\$8,000.00** Parcel Size (SF): **7,187,400 SF**

Property Type: **Commercial** Zoning: -
 Sale Status: **Under Contract** Proposed Use: **Commercial**
 Days on Market: **509**
 Sale Conditions: -



Sales Contacts: **DeGeurin Realty, Inc. / Greg DeGeurin (713) 269-7003**

Investment Notes:

From Houston North on 1-45 to Hwy 105. East on Hwy 105 to Waukegan. South on Waukegan. Property on west side of Waukegan just north of Schank

131 N Loop 336 W @ State 105 - cross street 105 west on south side**Conroe, TX 77304
cross street 105 west on south side**

Sale Price: **\$1,437,480** Parcel Size (AC): **6 AC**
 Price/AC: **\$239,580.00** Parcel Size (SF): **261,360 SF**

Property Type: **Commercial** Zoning: **None**
 Sale Status: **Active** Proposed Use: **Commercial, Retail**
 Days on Market: **2,713**
 Sale Conditions: -



Sales Contacts: **Nelson Real Estate / Paul Nelson (936) 756-6187**

Investment Notes:

This property is \$4.50/sq. ft.

132 S Hwy 105 & Fm 2854**Conroe, TX 77304**

Sale Price: **\$1,498,610** Parcel Size (AC): **6.79 AC**
 Price/AC: **\$220,708.39** Parcel Size (SF): **295,772 SF**

Property Type: **Commercial** Zoning: -
 Sale Status: **Active** Proposed Use: **Commercial**
 Days on Market: **1,536**
 Sale Conditions: -



Sales Contacts: **Halberdier Real Estate LLC / Trey Halberdier (281) 362-2829**

133 924 I-45 - 2.3 Acres**Conroe, TX 77304**
2.3 AcresSale Price: **\$1,500,000** Parcel Size (AC): **2.30 AC**
Price/AC: **\$652,173.91** Parcel Size (SF): **100,188 SF**Property Type: **Commercial** Zoning: **1**
Sale Status: **Active** Proposed Use: **-**
Days on Market: **1,651**Sale Conditions: **-**Sales Contacts: **ICA / Jim Girard (214) 733-4063****134 14901 Tx-105****Conroe, TX 77381**Sale Price: **\$1,515,888** Parcel Size (AC): **2.90 AC**
Price/AC: **\$522,720.00** Parcel Size (SF): **126,324 SF**Property Type: **Commercial** Zoning: **commercial**
Sale Status: **Active** Proposed Use: **Commercial**
Days on Market: **650**Sale Conditions: **-**Sales Contacts: **Caldwell Companies / Keith K. Edwards, SIOR, CCIM (281) 664-6633****Investment Notes:**Approximately 288 ft of frontage on Hwy 105
Lake view property ideal for retail
or small business
Excellent traffic counts along Hwy 105
Utilities available
Seller will subdivide**135 FM 3083 - Sugar Pine Business Park, Tract H****Conroe, TX 77303**
Sugar Pine Business Park,
Tract HSale Price: **\$1,524,600** Parcel Size (AC): **20 AC**
Price/AC: **\$76,230.00** Parcel Size (SF): **871,200 SF**Property Type: **Commercial** Zoning: **-**
Sale Status: **Active** Proposed Use: **Commercial**
Days on Market: **1,291**Sale Conditions: **-**Sales Contacts: **The Commercial Professionals / Lance Langenhoven (832) 483-8655****Investment Notes:**

118 Acres Total: Can be divided into 3, 5, 10, and 20 acre tracts. Sale price is \$2 PSF for anything less than 10 acres, and \$1.75 PSF for anything more than 10 acres.



136 SH 105 - Lot 20**Conroe, TX 77304
Lot 20**Sale Price: **\$1,600,000** Parcel Size (AC): **26.39 AC**
Price/AC: **\$60,629.03** Parcel Size (SF): **1,149,548 SF**Property Type: **Commercial** Zoning: **C**
Sale Status: **Active** Proposed Use: **Commercial**
Days on Market: **199**
Sale Conditions: -Sales Contacts: **Century 21 Hardee-Team Realty / Chris Hardee (281) 351-5800****Investment Notes:**

Description

Own 26 acres in the 4th fastest growing county in the state and be just down the road from Lake Conroe. Close to shopping and restaurants. The property is 1992 feet deep. Property is in the City Limits of Conroe. Utilities are not in, but are available from the city. There is no survey available. 573 feet of road frontage on SH 105.

From IH 45 - Drive West towards Lake Conroe. Property is approximately 3.5 miles past Loop 336W. Between Sapp Road and Blake Road on the North side of SH 105.

**137 1776 Highway 105 - Conroe Industrial Park, Lot 11- 19.08 Acres****Conroe, TX 77301
Conroe Industrial Park, Lot
11- 19.08 Acres**Sale Price: **\$1,662,250** Parcel Size (AC): **19.08 AC**
Price/AC: **\$87,120.02** Parcel Size (SF): **831,125 SF**Property Type: **Commercial** Zoning: **1**
Sale Status: **Active** Proposed Use: **Commercial,
Industrial**
Days on Market: **353**

Sale Conditions: -

Sales Contacts: **Capital Real Estate Commercial, Inc. / Hart E. Schleicher (713) 681-1100 X223 /
Matt Cooper (713) 681-1100****Investment Notes:**

\$2.00 PSF

140 acre industrial park just east of downtown Conroe; 3 to 20+ acre tracts available from \$1.00 to \$3.50/SF depending on size and location. Owner financing available. All utilities available on site. Economic incentives available from City of Conroe.

- 1 mile east of downtown Conroe
- 2 miles east of I-45 inside Loop 336

potentially rail served by BNSF

**138 12500 E South Highway 105 - C 7.69 acres****Conroe, TX 77306
C 7.69 acres**Sale Price: **\$1,675,000** Parcel Size (AC): **7.69 AC**
Price/AC: **\$217,801.18** Parcel Size (SF): **334,998 SF**Property Type: **Commercial** Zoning: **1**
Sale Status: **Active** Proposed Use: -
Days on Market: **1,123**

Sale Conditions: -

Sales Contacts: **Performance Realty / Myron Marks (713) 266-1125 X209****Investment Notes:**

12500C SH 105 E

Seller will retain all minerals. Absolutely gorgeous, wooded approx 7.7 acres at intersection of north side SH105E and Mizell Rd, just east of overhead light at Whipporwill Ln and SH105E, short distance east of Loop 336 and recent Walgreens, McDonalds, JackintheBox, and FirstBank developments. Bordered on south by SH105E, on west and north by Mizell Rd. Conroe ISD and utilities. Water available from CutandShoot. A MUST SEE!



139 FM 2854**Conroe, TX 77304**

Sale Price: \$1,695,000	Parcel Size (AC): 19.46 AC
Price/AC: \$87,101.75	Parcel Size (SF): 847,678 SF

Property Type: Commercial	Zoning: 1
Sale Status: Active	Proposed Use: Commercial, Industrial, Retail, Office, MultiFamily, Retail Warehouse
Days on Market: 833	
Sale Conditions: -	

Sales Contacts: **Creighton Realty Partners / Juan Sanchez (832) 607-8678 / Bill Cannan (281) 380-8222 / Brandon Creighton (936) 524-0042**

**Investment Notes:**

+/- 19.46 Acres at the South West Corner of Loop 336 West & FM 2854. Can be Subdivided. Possible Owner Financing with 20% Down. Rail Spur Capability with BNSF. Frontage on both Loop 336 & FM 2854. Unrestricted Use. 3 Curb Cuts according to Seller. City of Conroe Utilities Available.

South West Corner of Loop 336 & FM 2854.

140 12500A SH 105 E - A 6.8 acres**Conroe, TX 77306
A 6.8 acres**

Sale Price: \$1,725,000	Parcel Size (AC): 7.92 AC
Price/AC: \$217,800.28	Parcel Size (SF): 345,000 SF

Property Type: Commercial	Zoning: 1
Sale Status: Active	Proposed Use: Commercial
Days on Market: 1,141	

Sale Conditions: -

Sales Contacts: **Performance Realty / Myron Marks (713) 266-1125 X209**

Investment Notes:

Seller will retain all minerals. Gorgeous, wooded site available for development. Conroe schools and utilities, water available from CutandShoot. Bordered on the South by SH105E, on the east by Whipporwill Ln, on the north by Douget Rd. Located at overhead light at intersection of SH105E and Whipporwill Ln., short distance east of Loop 336 and recent Walgreen, McDonald, JackintheBox, and FirstBank.

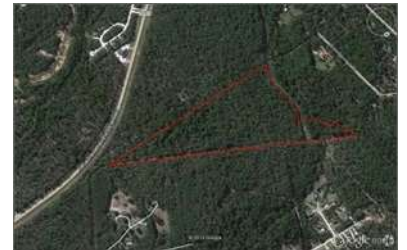
**141 A0256 Herndon Path****Conroe, TX 77304**

Sale Price: \$1,750,000	Parcel Size (AC): 58.02 AC
Price/AC: \$30,162.01	Parcel Size (SF): 2,527,351 SF

Property Type: Commercial	Zoning: None
Sale Status: Active	Proposed Use: Commercial
Days on Market: 164	

Sale Conditions: -

Sales Contacts: **RE/MAX The Woodlands / Lewis Walker (281) 747-6334**



142 N Loop 336 E**Conroe, TX 77303**

Sale Price: **\$1,800,000** Parcel Size (AC): **11.53 AC**
 Price/AC: **\$156,114.48** Parcel Size (SF): **502,247 SF**

Property Type: **Commercial** Zoning: **1**
 Sale Status: **Active** Proposed Use: **-**
 Days on Market: **362**

Sale Conditions: **-**

Sales Contacts: **Blake & Associates Realty / Jeff Blake (936) 718-1549**

Investment Notes:

GREAT I-45 ROAD FRONTAGE Between 3083 & 336 N LOOP EXIT IS RIGHT Before PROPERTY
 THINK HOTEL, APARTMENTS ON SOUTH BOUND SIDE
 NORTH SIDE OF CONROE BETWEEN 3083 & N LOOP 336 GOING SOUTH EXIT LOOP 336 N
 PROPERTY IS TO RIGHT AT EXIT

**143 Loop 336 & Pat George Blvd @ Pat George Blvd - Vacant Land****Conroe, TX 77301
Vacant Land**

Sale Price: **\$1,814,274** Parcel Size (AC): **11.90 AC**
 Price/AC: **\$152,460.00** Parcel Size (SF): **518,364 SF**

Property Type: **Commercial** Zoning: **1**
 Sale Status: **Active** Proposed Use: **Commercial,
Industrial, Mixed
Use, MultiFamily,
Religious Facility,
Self-Storage**
 Days on Market: **1,565**

Sale Conditions: **-**

Sales Contacts: **Caldwell Companies / Mark Terpstra (281) 664-6634**

Investment Notes:

970' of frontage on Loop 336.
 1568' of frontage on Pat George Blvd.
 Easy access to I-45
 Close to the Airport, and Conroe Industrial Park
 New residential in the area
 Divisible into 4 acre tracts, each with frontage on at least 2 sides.

**144 E Davis (Hwy 105)****Conroe, TX 77301**

Sale Price: **\$1,927,530** Parcel Size (AC): **35.40 AC**
 Price/AC: **\$54,450.00** Parcel Size (SF): **1,542,024 SF**

Property Type: **Industrial** Zoning: **1**
 Sale Status: **Active** Proposed Use: **Industrial**
 Days on Market: **1,202**

Sale Conditions: **-**

Sales Contacts: **Colliers International / Gary A. Mabray (713) 830-2104 / Michael J. Taetz (713) 830-2107**



145 777 I-45 N**Conroe, TX 77301**

Sale Price: **\$1,953,013** Parcel Size (AC): **6.26 AC**
 Price/AC: **\$311,982.91** Parcel Size (SF): **272,686 SF**

Property Type: **Commercial** Zoning: **1**
 Sale Status: **Active** Proposed Use: **Commercial, Office, Warehouse**
 Days on Market: **1,616**

Sale Conditions: -

Sales Contacts: **Houston Asset Management / Robert W. Frater (713) 629-1534**

Investment Notes:

Former car dealership. Land has a billboard that currently brings in about \$500/month in income.

**146 15478 Highway 105****Montgomery, TX 77356**

Sale Price: **\$1,995,000** Parcel Size (AC): **1.66 AC**
 Price/AC: **\$1,201,011.38** Parcel Size (SF): **72,358 SF**

Property Type: **Commercial** Zoning: -
 Sale Status: **Active** Proposed Use: **Commercial, Single Family Development**
 Days on Market: **215**

Sale Conditions: -

Sales Contacts: **JLL / Mark Nicholas (713) 888-4024 / John Harcrow (713) 360-8268**

**147 E Loop 336 and Butler****Conroe, TX 77301**

Sale Price: **\$2,065,179** Parcel Size (AC): **17.24 AC**
 Price/AC: **\$119,789.97** Parcel Size (SF): **750,974 SF**

Property Type: **Commercial** Zoning: **None**
 Sale Status: **Active** Proposed Use: **Commercial**
 Days on Market: **5**

Sale Conditions: -

Sales Contacts: **Greater Houston Group / Jerry Ashmore (281) 469-0092 X3 / Jake Ashmore (281) 469-0092**

Investment Notes:**Description**

17.24 acres. Owner will sub-divide. Property is mostly wooded. Within the city limits of Conroe with city water adjacent to the property and city sewer across Loop 336. Great frontage to depth ratio with 1,731 feet on Loop 336 and an average depth of 425 feet. Great tract for church, multi family, light industrial or retail business desiring major artery exposure.

Located at the southeast corner of E. Loop 336 and Butler Road in Conroe just south of Hwy 105 and E. Loop 336.



148 E Tx-336 Loop**Conroe, TX 77303**

Sale Price: \$2,134,593	Parcel Size (AC): 25.13 AC
Price/AC: \$84,942.02	Parcel Size (SF): 1,094,663 SF

Property Type: Commercial	Zoning: 1
Sale Status: Active	Proposed Use: Commercial
Days on Market: 1,593	

Sale Conditions: -

Sales Contacts: **Texas Country Real Estate / John Knupp (713) 854-4731****Investment Notes:**

\$1.95/sf

Property is located on North Loop 336 East in Conroe, TX. Traffic count is 18,000 vehicles per day. Great developmental property with over 914 feet of highway frontage on North Loop 336 East. Excellent location for apartment complex, business park, or other commercial enterprises. Property is almost level, clearing and development cost will be low.

I 45 North from Houston 40 miles to South Loop 336 turn right or East to Hwy 105, cross Hwy 105 on Loop 336 and continue about 1/4 mile property will be on your left.

**149 S Hwy 105 & Fm 3083 - 12.45 acres****Conroe, TX 77304
12.45 acres**

Sale Price: \$2,200,000	Parcel Size (AC): 12.45 AC
Price/AC: \$176,706.83	Parcel Size (SF): 542,322 SF

Property Type: Commercial	Zoning: 1
Sale Status: Active	Proposed Use: Commercial
Days on Market: 1,536	

Sale Conditions: -

Sales Contacts: **Halberdier Real Estate LLC / Trey Halberdier (281) 362-2829****150 Loop 336****Conroe, TX 77303**

Sale Price: \$2,448,500	Parcel Size (AC): 83 AC
Price/AC: \$29,500.00	Parcel Size (SF): 3,615,480 SF

Property Type: Commercial	Zoning: 1
Sale Status: Active	Proposed Use: Commercial
Days on Market: 2,693	

Sale Conditions: -

Sales Contacts: **Homeland Properties, Inc / Andy Flack (936) 295-2500 X227****Investment Notes:**

Excellent multi family tract or multiple commercial use possibilities. Drainage study done through City of Conroe with proposed easements. Very small portion within 100-year floodplain. Adjoining tract north currently under development. Price is \$29,500 per acre.



151 Highway 105 Sapp Rd - 200 Acres**Conroe, TX 77304**
200 AcresSale Price: **\$2,500,000** Parcel Size (AC): **200 AC**
Price/AC: **\$12,500.00** Parcel Size (SF): **8,712,000 SF**Property Type: **Commercial** Zoning: **-**
Sale Status: **Active** Proposed Use: **MultiFamily**
Days on Market: **96**Sale Conditions: **-**Sales Contacts: **Texas Select Property / Roy T. Harwell (936) 447-3800****Investment Notes:**

The subject property contains approximately 200 acres of a variety of large trees, thick pine and some open pasture. The property has a hilltop and falls quickly down to bottom land with a portion of the property lying in the Floodway and some in the Flood Plain. Creeks, ponds and some old farm structures. There is also a brick homethat can go with the property. This property can be divided into three or four tracts. The property has approximately 800 feet on State Hwy 105 West and 1500 feet on Sapp Road. There is also a countymaintained gravel road on the east side of the property. There is also access from a 6'ROW easement on the south side of the property. From Conroe, take HWY 105 West approximately 4 miles and go across the San Jacinto River Bridge and take the first left onto Sapp Road. The property is on the left.

**152 Loop 336****Conroe, TX 77303**Sale Price: **\$2,697,500** Parcel Size (AC): **83 AC**
Price/AC: **\$32,500.00** Parcel Size (SF): **3,615,480 SF**Property Type: **Commercial** Zoning: **1**
Sale Status: **Active** Proposed Use: **Commercial**
Days on Market: **725**Sale Conditions: **-**Sales Contacts: **Homeland Properties, Inc / Andy Flack (936) 295-2500 X227****Investment Notes:**

Excellent multi-family tract or multiple commercial use possibilities. Drainage study done through City of Conroe with proposed easement. Very small portion within 100-year floodplain. Adjoining tract north currently under development Select timber salvage due to 2011

**153 Loop 336 And FM 1484****Conroe, TX 77301**Sale Price: **\$2,700,000** Parcel Size (AC): **26 AC**
Price/AC: **\$103,846.15** Parcel Size (SF): **1,132,560 SF**Property Type: **Commercial** Zoning: **1**
Sale Status: **Active** Proposed Use: **Industrial, Retail, MultiFamily**
Days on Market: **392**Sale Conditions: **-**Sales Contacts: **MHW Real Estate, Inc. / Jody Czajkoski (713) 560-6069**

154 I-45 Fwy**Conroe, TX 77303**

Sale Price: **\$2,725,222** Parcel Size (AC): **11.38 AC**
 Price/AC: **\$239,579.96** Parcel Size (SF): **495,495 SF**

Property Type: **Commercial** Zoning: **None**
 Sale Status: **Active** Proposed Use: **Commercial, MultiFamily**
 Days on Market: **1,610**

Sale Conditions: -

Sales Contacts: **Nelson Real Estate / Paul Nelson (936) 756-6187**

**155 Willis Waukeegan Rd****Conroe, TX 77303**

Sale Price: **\$2,800,000** Parcel Size (AC): **450 AC**
 Price/AC: **\$6,222.22** Parcel Size (SF): **19,602,000 SF**

Property Type: **Commercial** Zoning: **1**
 Sale Status: **Under Contract** Proposed Use: -
 Days on Market: **333**

Sale Conditions: -

Sales Contacts: **Blake & Associates Realty / Jeff Blake (936) 718-1549**

Investment Notes:

450 ACRES ON WILLIS WAUKEEGAN ROAD HAS CITY WATER ON NORTHSIDE OF CONROE GREAT AREA CLOSE TO AIRPORT AND I-45 GREAT FOR SUBDIVISION ALSO HAVE 175 ACRES THAT IS IN SAME TRAC BEST PRICING AROUND OWNER MAY FINANCE W.A.C. ONE OF THE LAST BIG TRACTS OF LAND LEFT NEAR N LOOP 336 IN CONROE WITH CITY WATER FRONTS WILLIS WAUKEEGAN RD GREAT LOCATION AT ONLY \$6200 a acre

**156 FM 3083 (Teas Nursery) Rd****Conroe, TX 77303**

Sale Price: **\$2,850,000** Parcel Size (AC): **19.23 AC**
 Price/AC: **\$148,205.93** Parcel Size (SF): **837,659 SF**

Property Type: **Commercial** Zoning: **1**
 Sale Status: **Active** Proposed Use: **Industrial, Retail, MultiFamily**
 Days on Market: **795**

Sale Conditions: -

Sales Contacts: **NewQuest Properties / Jeffrey B. Lokey (281) 477-4300**

**157 Hwy 75 and Woodland Hills****Conroe, TX 77303**

Sale Price: **\$2,886,000** Parcel Size (AC): **148 AC**
 Price/AC: **\$19,500.00** Parcel Size (SF): **6,446,880 SF**

Property Type: **Commercial** Zoning: **1**
 Sale Status: **Active** Proposed Use: -
 Days on Market: **2,457**

Sale Conditions: -

Sales Contacts: **Halberdier Real Estate LLC / Trey Halberdier (281) 362-2829**

Investment Notes:

- ±148 Acres ready for development
- Full Utilities from City of Conroe
- Minutes from new mall and lifestyle center development in Conroe



158 Old Montgomery Rd & FM 83

Conroe, TX 77304

Sale Price: **\$2,963,191** Parcel Size (AC): **8 AC**
Price/AC: **\$370,398.88** Parcel Size (SF): **348,480 SF**

Property Type: **Commercial** Zoning: **None**
Sale Status: **Active** Proposed Use: **Industrial, Retail,
Office, Religious Facility**
Days on Market: **32**
Sale Conditions: -



Sales Contacts: **Colliers International / Tom Condon (713) 222-2111**

Investment Notes:

- > Easy access to I-45 and Lake Conroe
- > Close proximity to new planned residential & commercial developments
- > Excellent Retail, Office, Light Industrial or Church location

159 Tx-105

Conroe, TX 77304

Sale Price: **\$2,970,000** Parcel Size (AC): **3.86 AC**
Price/AC: **\$769,430.05** Parcel Size (SF): **168,142 SF**

Property Type: **Commercial** Zoning: **commercial**
Sale Status: **Active** Proposed Use: **Commercial**
Days on Market: **1,578**
Sale Conditions: -



Sales Contacts: **Lake Conroe Realty / Allison Yancy (936) 448-1400**

Investment Notes:

\$18 psf. Water frontage parcel with over 500 feet on Tx-105.

160 13843 W Hwy 105

Conroe, TX 77304

Sale Price: **\$3,000,000** Parcel Size (AC): **5.70 AC**
Price/AC: **\$526,315.79** Parcel Size (SF): **248,292 SF**

Property Type: **Commercial** Zoning: **1**
Sale Status: **Active** Proposed Use: **Commercial, Retail,
Office, MultiFamily,
Fast Food, Hotel,
Restaurant**
Days on Market: **780**
Sale Conditions: -



Sales Contacts: **Garold Warrington / Garrold Warrington (817) 808-9430**

Investment Notes:

LAND IS BEING REDEVELOPED FOR HIGH RISE - CALL FOR MORE INFORMATION

some owner financing available. Over 40,000 cars per day pass by.

161 15396 I-45**Conroe, TX 77384**

Sale Price: **\$3,152,002** Parcel Size (AC): **4.82 AC**
 Price/AC: **\$653,942.32** Parcel Size (SF): **209,959 SF**

Property Type: **Commercial** Zoning: **6**
 Sale Status: **Active** Proposed Use: **Commercial, Retail, Office, MultiFamily**
 Days on Market: **810**

Sale Conditions: -

Sales Contacts: **M.L. Smith & Company / Martha Smith (281) 531-7400**

Investment Notes:

4.824 Acre @ \$15/PSF. Currently Palm Harbor Homes. Business NOT for sale, to be relocated. I 45 Frontage: 349.49LF, per survey. Addl 15 Acs available =total 1050LF I-45 frontage. Other land close by: 54 Acs + 136 Acs adjoins just West. Total: 200+Acs. ALL max Utilities. Prior clear environmental & other reports. In Conroe ETJ, borders The Woodlands. East of WG Jones 1700+ Ac State Forest. Calm, cool, serene location, but convenient to Medical Center & I-45 & Woodlands Medical Center. Interstate 45, just North of The Woodlands and FM 242, College Park, and just S of FM 1488, on the West side of I 45.

**162 2302 FM 1488 - 5.00 Acres****Conroe, TX 77384**
5.00 Acres

Sale Price: **\$3,267,000** Parcel Size (AC): **5 AC**
 Price/AC: **\$653,400.00** Parcel Size (SF): **217,800 SF**

Property Type: **Commercial** Zoning: **6**
 Sale Status: **Active** Proposed Use: **Commercial**
 Days on Market: **718**

Sale Conditions: -

Sales Contacts: **Jacobs Properties / Tyler Jacobs (936) 597-3305**

Investment Notes:**Description**

5 Acres on FM 1488 at Carriage Hills Blvd. Great location. Utilities Available Water, Sewer, Natural Gas, Electricity. Highly visible with 736 of frontage on F.M. 1488 and 264 on Carriage Hills Blvd. Perfect commercial location with traffic counts between 23,000 & 27,000. Only 2.5 miles from I-45. Hard Corner - Off Site Detention - All Utilities
 Property located on FM 1488 at Carriage Hills Blvd.

**163 5455 Hwy 105 W****Conroe, TX 77304**

Sale Price: **\$3,300,000** Parcel Size (AC): **32.41 AC**
 Price/AC: **\$101,820.43** Parcel Size (SF): **1,411,780 SF**

Property Type: **Commercial** Zoning: **C**
 Sale Status: **Under Contract** Proposed Use: **Commercial, Industrial, Retail, Office, MultiFamily, Apartment Units**
 Days on Market: **2,321**

Sale Conditions: -

Sales Contacts: **McAlister Real Estate / James McAlister (713) 535-2233 / Matt Herring (713) 535-2231 / Chris Hutcheson (713) 535-2235 / James Kadlick (713) 535-2207**

Investment Notes:

Property has good access to major thoroughfare / SH 105. Site has good elevation and no floodplain.

Tract located off of SH 105 & Wood Hollow Dr. Almost 100% of the perimeter of property fronts along the golf course.



164 10066 League Line Rd**Conroe, TX 77304**

Sale Price: **\$3,300,000** Parcel Size (AC): **39.16 AC**
 Price/AC: **\$84,269.66** Parcel Size (SF): **1,705,810 SF**

Property Type: **Commercial** Zoning: **4**
 Sale Status: **Active** Proposed Use: **Commercial, MultiFamily, Apartment Units, Single Family Development**
 Days on Market: **363**
 Sale Conditions: -

Sales Contacts: **Exit Lone Star Realty / Susan Mack (281) 292-8886****165 S SH - 105 Fm 3083 @ N FM 3083 - 9.4 acres****Conroe, TX 77304
9.4 acres**

Sale Price: **\$3,400,000** Parcel Size (AC): **9.40 AC**
 Price/AC: **\$361,702.13** Parcel Size (SF): **409,464 SF**

Property Type: **Commercial** Zoning: **Na restrictions**
 Sale Status: **Active** Proposed Use: **Retail, Office, Medical**
 Days on Market: **845**
 Sale Conditions: -

Sales Contacts: **Hawkin Family Partnership Lp / Karin Brauner (512) 892-6000****Investment Notes:**

9.39 Acres available for Sale, Lease, BTS, Pad Sites - Will divide or sell full site. Pads can be sold or ground leased separately. Efficient rectangular "development ready" site on 4-way lighted intersection. Approximately 850 feet of frontage on SH 105. Full utilities to site. Great access to I-45, 336 Loop, Lake Conroe and significant developments. Demographics upon request.

Located on the South East corner of SH 105 and FM 3083. The site is 441 ft deep and backs onto a residential subdivision.

166 SH 336 - W of I45**Conroe, TX 77304
W of I45**

Sale Price: **\$3,553,929** Parcel Size (AC): **14.83 AC**
 Price/AC: **\$239,579.95** Parcel Size (SF): **646,169 SF**

Property Type: **Commercial** Zoning: **1**
 Sale Status: **Active** Proposed Use: **Commercial**
 Days on Market: **1,887**
 Sale Conditions: -

Sales Contacts: **NewQuest Properties / Jeffrey B. Lokey (281) 477-4300****Investment Notes:**

\$5.50 PSF

Land Portfolio

Portfolio of 5 Land parcels in Conroe, TX, having a land area of 13.95 AC, and for sale at \$3,734,595 (\$267,634.24/AC)

Sale Price: \$3,734,595	Total Land Area: 13.95 AC
Price/AC: \$267,634.24	Days On Market: 410
Sale Status: Active	
Sale Conditions: -	



Sales Contacts: **Keller Williams Realty / Jim Clark (936) 525-3200**
 Portfolio Properties: **N FM 3083 (not for sale individually)**
630 N FM 3083 W (not for sale individually)
2521 N Frazier St (not for sale individually)
2525 N Frazier St (not for sale individually)
2519 N Frazier Rd (not for sale individually)

Investment Notes:

Commercial pad site ready to build on. Regional detention. Perfect site for fast food, auto parts, or any retail business.

Conroe, TX 77304

Sale Price: \$4,107,270	Parcel Size (AC): 18.86 AC
Price/AC: \$217,799.87	Parcel Size (SF): 821,454 SF
Property Type: Commercial	Zoning: 4
Sale Status: Active	Proposed Use: Retail, Office, MultiFamily
Days on Market: 221	
Sale Conditions: -	



Sales Contacts: **Caldwell Companies / Mark Terpstra (281) 664-6634**

Investment Notes:

Approximately 1200 feet of frontage on the I-45 Feeder Road Just North of Conroe.
Tx Dot Approved Curb Cuts
Utility agreement with the City of Conroe
18 Miles north of the new Exxon Campus
In the direct growth path of tremendous retail along I-45
Divisible

Conroe, TX 77304

Sale Price: \$4,356,000	Parcel Size (AC): 20 AC
Price/AC: \$217,800.00	Parcel Size (SF): 871,200 SF
Property Type: Commercial	Zoning: 1
Sale Status: Active	Proposed Use: Commercial
Days on Market: 468	
Sale Conditions: -	



Sales Contacts: **Osenbaugh & Associates / Lynny Osenbaugh (713) 202-0681**

170 15477 Interstate 45 S - 9.0 Acres & 94K SF Office Warehouse**Conroe, TX 77385
9.0 Acres & 94K SF Office
Warehouse**Sale Price: **\$4,500,000** Parcel Size (AC): **9 AC**
Price/AC: **\$500,000.00** Parcel Size (SF): **392,040 SF**Property Type: **Industrial** Zoning: **6**
Sale Status: **Active** Proposed Use: **Industrial, Self-
Storage**
Days on Market: **411**

Sale Conditions: -

Sales Contacts: **Colliers International / Todd Edmonds (713) 830-2113 / Michelle Soderberg
(713) 222-2111****Investment Notes:**

- > ± 9.0 Acres – Covered Land Play
- > Improvements
- 43,200 SF Office & Warehouse
- 32,400 SF Covered Storage Area
- 2,400 SF Metal Storage
- 2,800 SF Metal Shop
- > All City of Conroe Utilities
- > Frontage: ± 310 Feet
- > Three Phase Electrical
- > Fully Fenced and Stabilized Yard
- > Close proximity to The Woodlands,
Conroe and Camp Strake
Development
- > Key Map: 217-H
- > Asking price: \$4,500,000

171 Teas Rd**Conroe, TX 77303**Sale Price: **\$4,500,000** Parcel Size (AC): **14.20 AC**
Price/AC: **\$316,901.41** Parcel Size (SF): **618,552 SF**Property Type: **Commercial** Zoning: -
Sale Status: **Active** Proposed Use: **Commercial, Office**
Days on Market: **109**

Sale Conditions: -

Sales Contacts: **Colliers International / Tom Condon (713) 222-2111 / Jason Tangen (713) 830-
4006****172 League Line & Highway 75****Conroe, TX 77303**Sale Price: **\$4,800,000** Parcel Size (AC): **83.45 AC**
Price/AC: **\$57,519.47** Parcel Size (SF): **3,635,082 SF**Property Type: **Commercial** Zoning: **4**
Sale Status: **Active** Proposed Use: **Commercial**
Days on Market: **1,202**

Sale Conditions: -

Sales Contacts: **The Marion Franke Team / Marion Franke (936) 647-4400**

173 1-45 Fwy**Conroe, TX 77303**

Sale Price: **\$5,586,570** Parcel Size (AC): **27 AC**
 Price/AC: **\$206,910.00** Parcel Size (SF): **1,176,120 SF**

Property Type: **Commercial** Zoning: **4**
 Sale Status: **Active** Proposed Use: **Commercial, MultiFamily**
 Days on Market: **1,610**

Sale Conditions: -

Sales Contacts: **Nelson Real Estate / Paul Nelson (936) 756-6187**

**174 I-45 & Wilson Rd****Conroe, TX 77304**

Sale Price: **\$6,207,300** Parcel Size (AC): **14.25 AC**
 Price/AC: **\$435,600.00** Parcel Size (SF): **620,730 SF**

Property Type: **Commercial** Zoning: -
 Sale Status: **Active** Proposed Use: **Commercial, Industrial, Retail, Office, MultiFamily**
 Days on Market: **838**

Sale Conditions: -

Sales Contacts: **MHW Real Estate, Inc. / Jody Czajkoski (713) 560-6069**

**Investment Notes:****Description**

+/- 14.25 Acres on I-45 North Between Wilson Rd & Hillcrest Dr. Can be sub-Divided. Approximately 1,027 Ft of frontage on I-45 North. Unrestricted use. Great for Office, Retail, Light Industrial, Multifamily. City of Conroe Utilities Available. Great location on I-45 North bound!

175 12500 E South Highway 105 - B 46.3 acres**Conroe, TX 77306
B 46.3 acres**

Sale Price: **\$7,500,000** Parcel Size (AC): **46.30 AC**
 Price/AC: **\$161,987.04** Parcel Size (SF): **2,016,828 SF**

Property Type: **Commercial** Zoning: **1**
 Sale Status: **Active** Proposed Use: -
 Days on Market: **1,123**

Sale Conditions: -

Sales Contacts: **Performance Realty / Myron Marks (713) 266-1125 X209**

**Investment Notes:****12500B SH105E**

Seller will retain all minerals. Absolutely gorgeous, wooded property, ready for development, located on north side SH105E, short distance east of Loop 336 and recent Walgreens, McDonalds, JackintheBox, and FirstBank developments. Conroe ISD and utilities. Water available from CutAndShoot. Bordered on south by SH105E, on the west by Whipporwill Ln, on the north by Douget Rd. (old Hwy 105) and on the east by Mizell Rd. See Site B on PDF. Extends north of Douget Rd., east of Gandy Rd. to Mizell Rd.