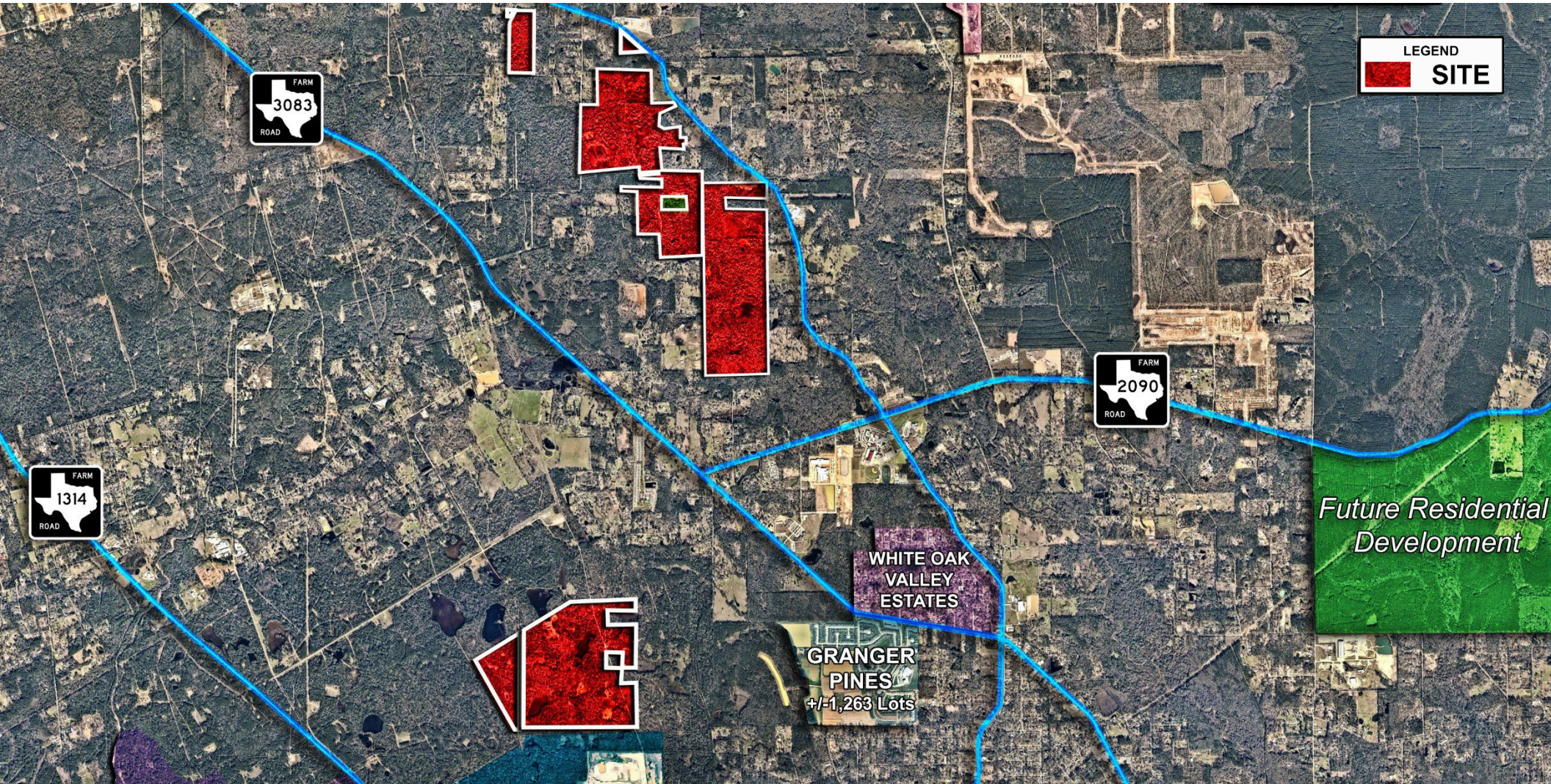


# LAND FOR SALE UP TO ±1,271 AC

MONTGOMERY COUNTY | CONROE, TX

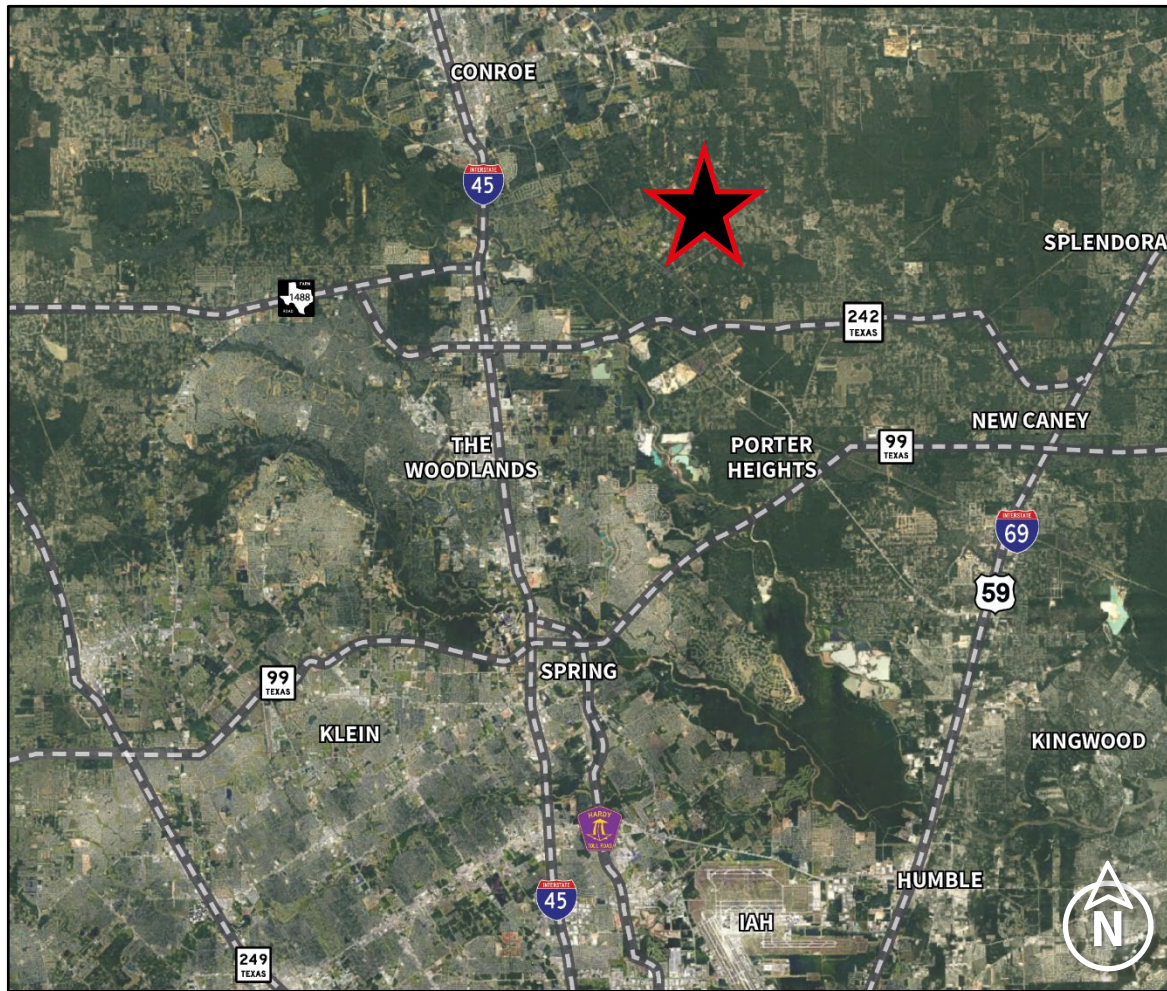


**Simmi Jaggi**  
EVP, Managing Director  
+1 713 888 4048  
[simmi.jaggi@jll.com](mailto:simmi.jaggi@jll.com)

**Elizabeth Clampitt**  
Executive Vice President  
+1 713 888 4048  
[elizabeth.clampitt@jll.com](mailto:elizabeth.clampitt@jll.com)

# COMMUTE & DEMOGRAPHICS

UP TO ±1,271 AC | MONTGOMERY COUNTY | CONROE, TX  2



## Location

North of FM 2090 and between FM 3083 and FM 1485 in Conroe, TX

## Size

Up to ±1,271 Acres Total

## Site Details

- Located in the path of growth, these available parcels offer an incredible opportunity for residential development
- Sites are on or have access to main arteries in the immediate area

## Surrounding Area

These parcels offer an exciting opportunity in a rapidly developing residential hub. With easy access to some of Houston's major thoroughfares, this area is poised to become a thriving community that offers both comfort and convenience to its residents.

## Pricing

Please contact broker for pricing



## Demographics

Population Summary	5-Mile	10-Mile	15-Mile
2024 Population	32,009	231,461	664,748
2024 Median Age	35.0	35.8	36.7
Average Household Income	\$100,817	\$122,272	\$133,601
Average Home Value	\$339,602	\$364,143	\$397,133

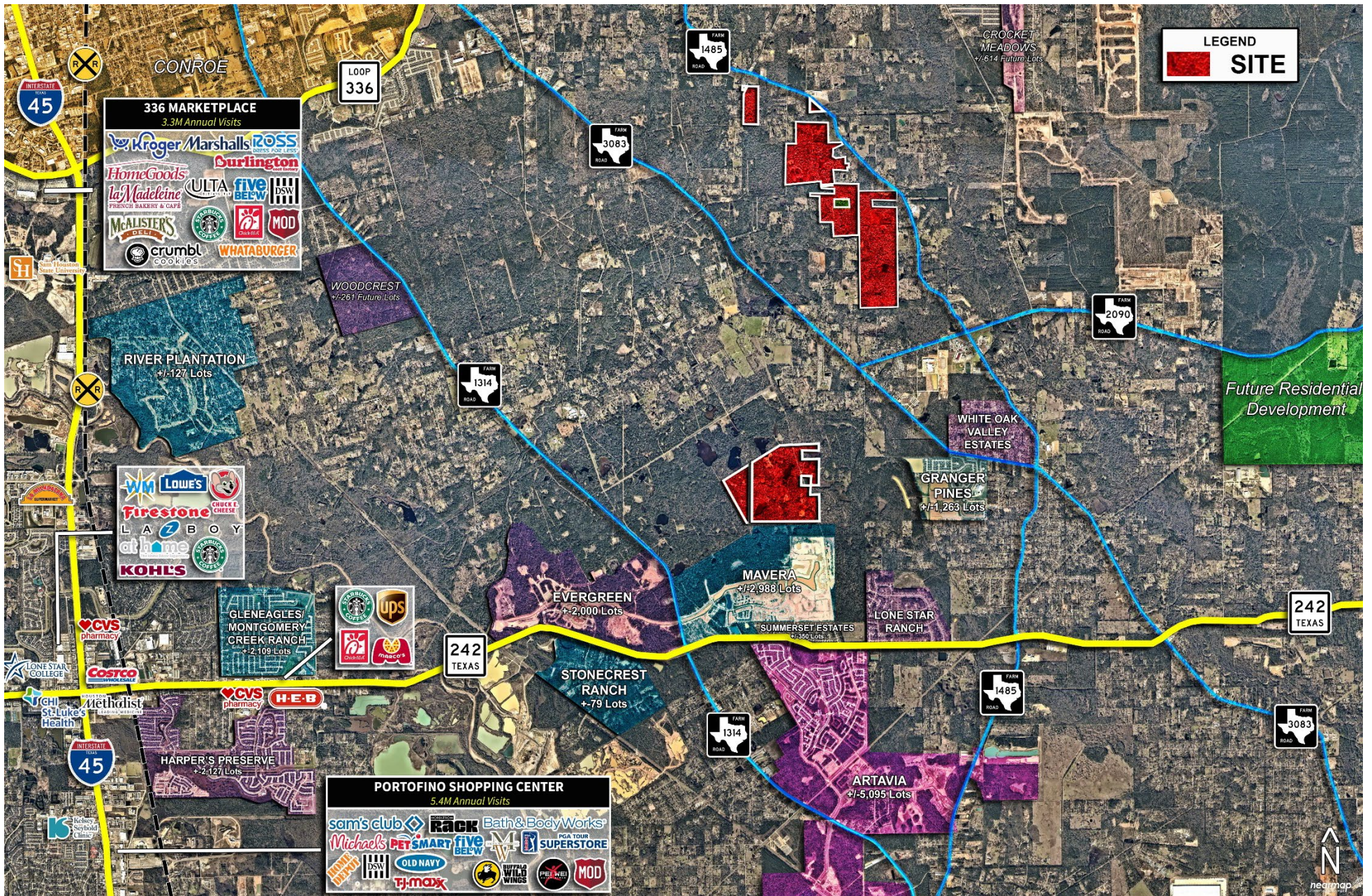


## Drive Times

Locations	Minutes
Conroe Hotel & Convention Center	10
The Woodlands Mall	15
George Bush Intercontinental Airport (IAH)	25
Downtown Houston	40

## SURROUNDING AREA

UP TO ±1,271 AC | MONTGOMERY COUNTY | CONROE, TX  



Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement.

©2024 Jones Lang LaSalle IP, Inc. All rights reserved.



# Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

11-2-2015



## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date