

Maverica



PAD SITES AVAILABLE

NEC of TX 242 and FM 1314



AVAILABLE PAD SITES



THE OPPORTUNITY

The intersection of Highway 242 and FM 1314 in Conroe, Texas, is a rapidly developing area that serves as a gateway to several thriving Master Planned Residential communities including Maveria, Evergreen, Artavia and Stonecrest Ranch. Located approximately 10 miles east of The Woodlands and about 35 miles north of downtown Houston, this intersection provides convenient access to major employment centers and urban amenities while maintaining a suburban feel.

For more information about the opportunity, please contact broker.



30 minutes to George Bush Intercontinental Airport (IAH)



40 minutes to Downtown Houston



20 minutes to The Woodlands



Demographics



46,754

Total population



\$126,811

Median household
Income



\$367,123

Average
home value



35.1

Median age

Traffic Data

18,098 VPD

TX 242, at FM 1314

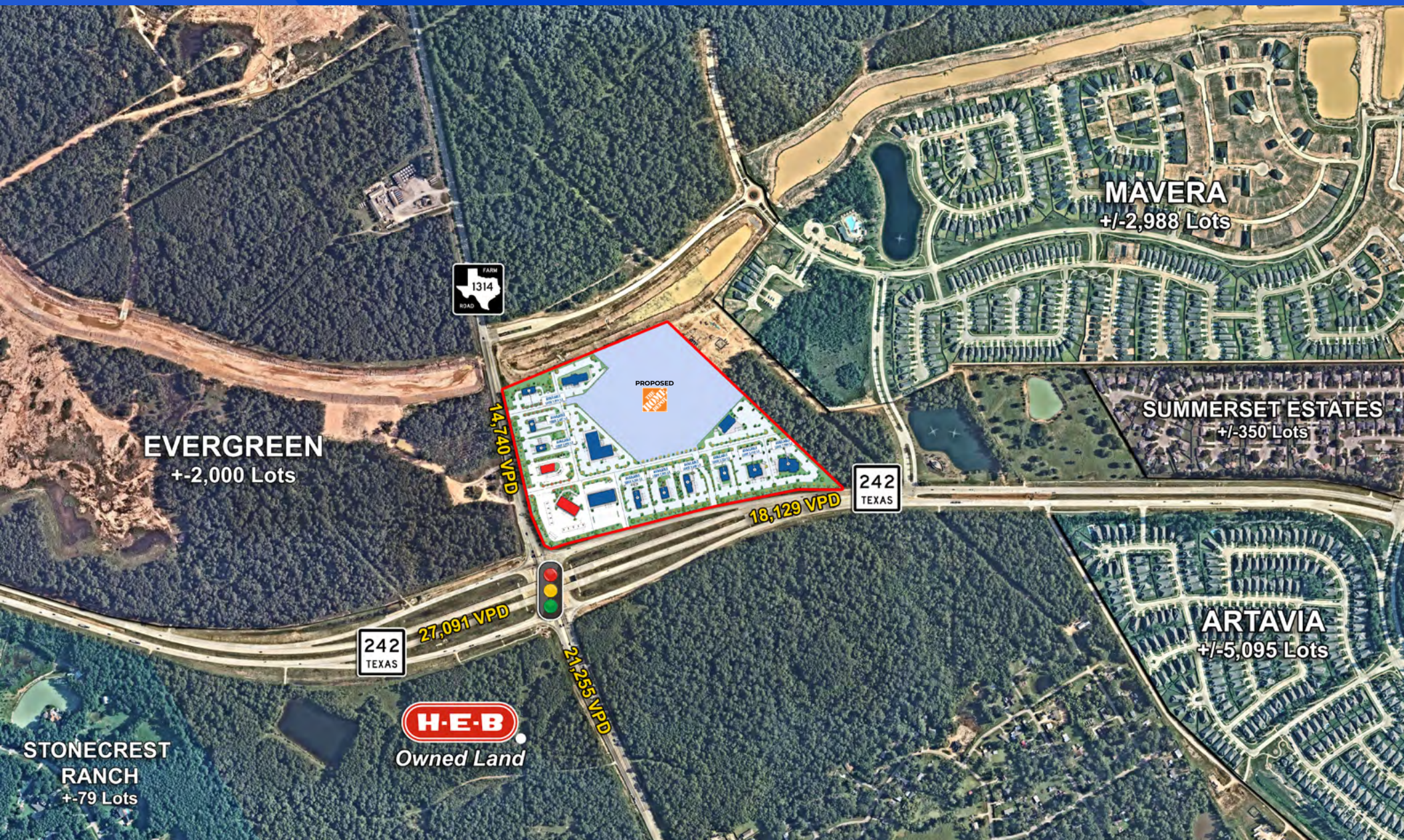
13,878 VPD

FM 1314, at TX 242

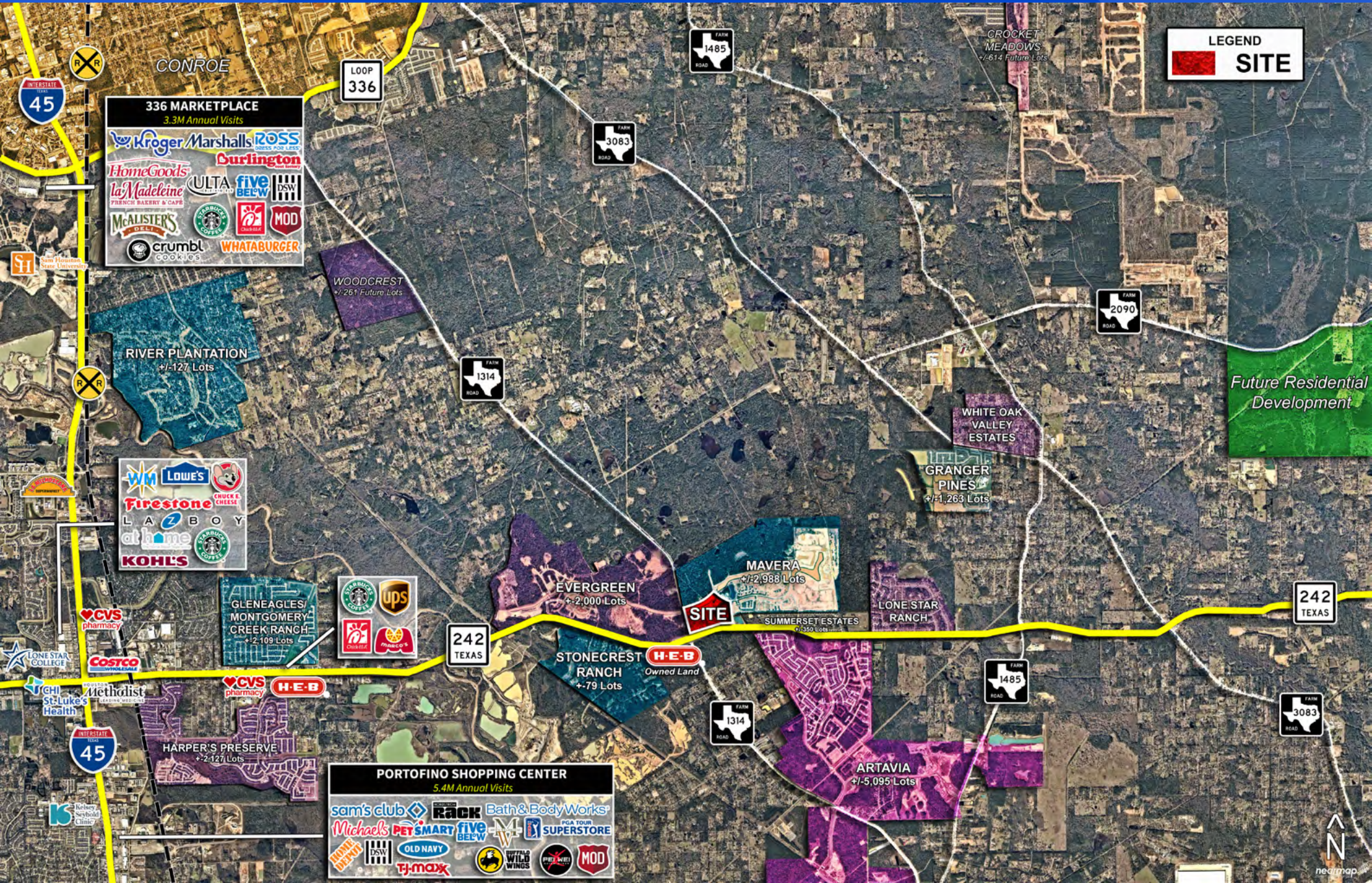
22.72%

Est. population growth
Within 1-mile from 2023 to 2028

AREA AERIAL



TRADE AREA AERIAL



For more info, contact:

Alex Kelly

Vice President

alexh.kelly@jll.com

+1 713 425 1863



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. ©2025 Jones Lang LaSalle Brokerage, Inc. All rights reserved.