



LAND FOR SALE

±26.87 ACRES

15995 FM 1314 RD,
CONROE, TX 77302



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LOCATION HIGHLIGHTS

The ±26.87 acre tract located at Cooper Rose Way and FM 1314, positioned between Maverera and Evergreen communities, is just north of the signalized intersection at SH 242. The property benefits from access to utilities, off-site detention infrastructure, and pre-approved capacity for 225 wet connections, with the possibility of additional capacity if needed. Potential uses include multifamily, retail, self-storage, daycare, and investment opportunities. This is a highly sought after development opportunity offering immediate readiness, connectivity, and proximity to rapidly expanding residential communities and retail growth. This tract is also located in an opportunity zone, allowing the developer the opportunity to take advantage of tax saving incentives.



DEMOGRAPHICS - 5 MILE RADIUS



Total population
35,066



Median household income
\$117,002



Total households
16,156



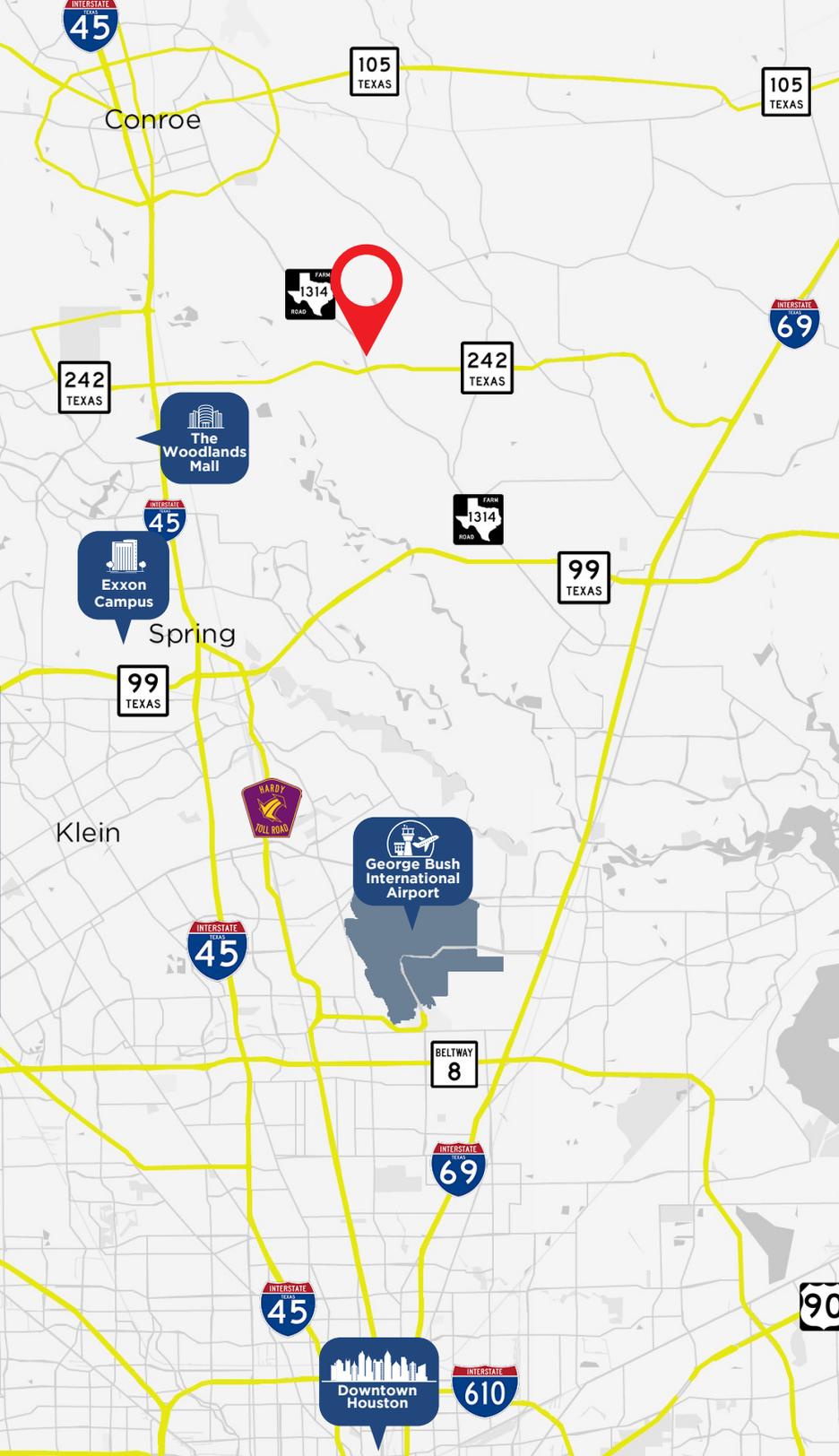
Average home value
\$375,990

TAX ADVANTAGES

A one-time fee in lieu has been paid to eliminate ongoing MUD tax levy.

OPPORTUNITY ZONE

Opportunity zones are federally created zones created to spur long term private investment by allowing investors to receive significant tax incentives including deferment of tax on previous gains & elimination of taxes on new gains held 10+ years.



SITE DETAILS

APN	2450-00-00100
TOTAL TAX RATE	\$1.57990
JURISDICTION	Conroe ETJ
TOTAL SIZE	±26.87 ACRES
FLOODPLAIN	Not located in a floodplain
ZONING	N/A
UTILITIES	Montgomery County MUD 163
DETENTION	Off-site Detention
ACCESS	FM 1314 and Cooper Rose Way
SCHOOL DISTRICT	Conroe ISD
PRICING	Contact broker for pricing
ADDRESS	15995 FM 1314 RD CONROE, TX 77302

DRIVE TIMES



The Woodlands Mall
15 minutes



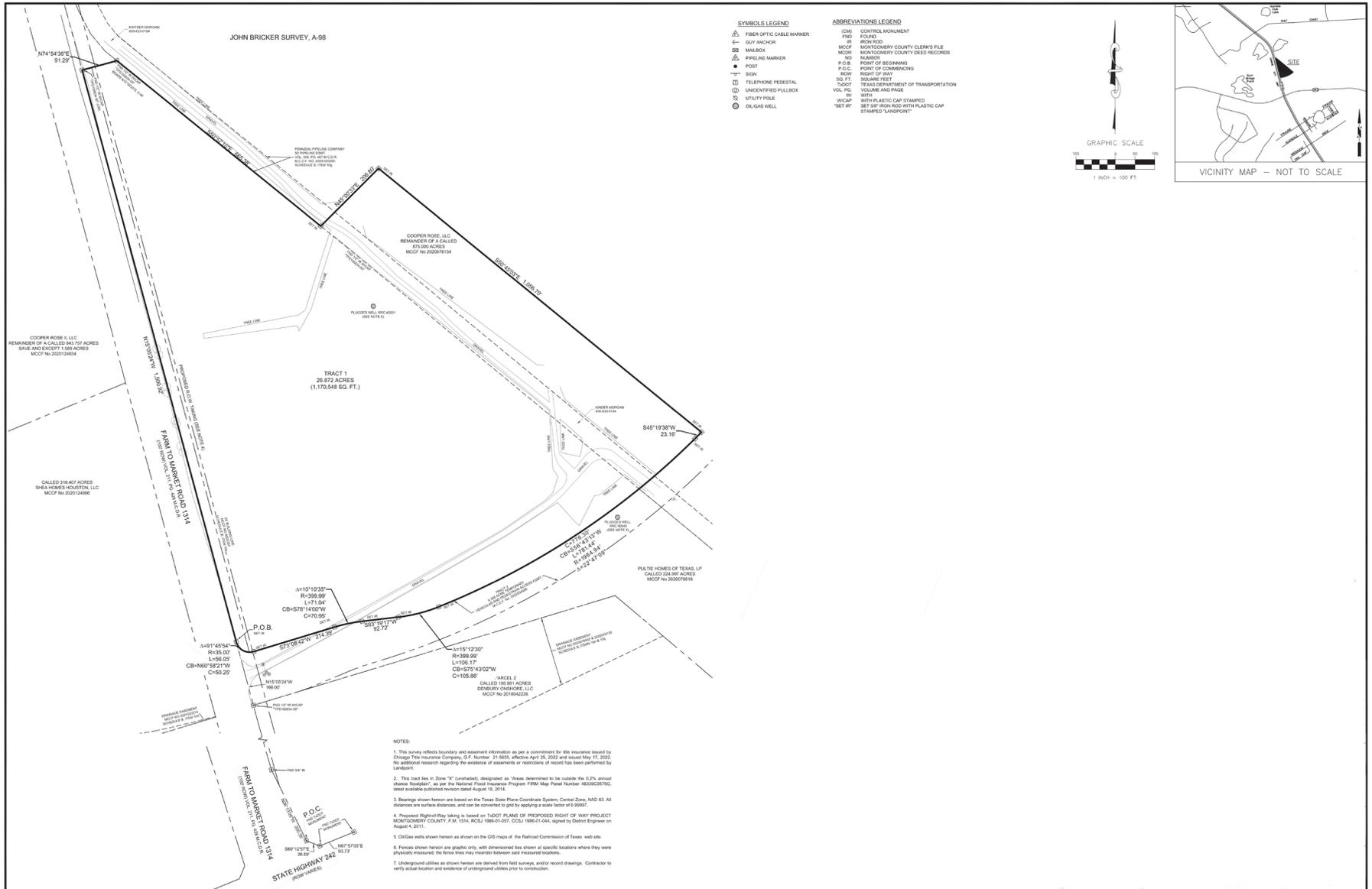
George Bush International Airport
30 minutes



Exxon Campus
25 minutes



Downtown Houston
45 minutes

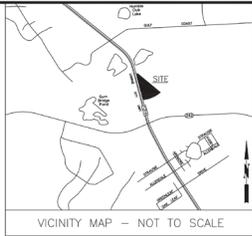


SYMBOLS LEGEND

- △ FIBER OPTIC CABLE MARKER
- GUY WIRE
- ▭ MAILBOX
- PIPELINE MARKER
- POST
- SIGN
- ⊠ TELEPHONE FEESTAL
- ⊙ UNIDENTIFIED PULLBOX
- ⊙ UTILITY POLE
- ⊙ OIL/GAS WELL

ABBREVIATIONS LEGEND

- CONTR. MONUMENT
- FOUND
- IRON ROD
- MONTEGOMERY COUNTY CLERK'S FILE
- MONTEGOMERY COUNTY DEED RECORDS
- NO NUMBER
- POINT OF BEGINNING
- POINT OF COMMENCING
- POINT OF WAY
- SQ. FT. SQUARE FEET
- TxDOT TEXAS DEPARTMENT OF TRANSPORTATION
- VOLUME AND PAGE
- W/ WITH
- W/PL WITH PLASTIC CAP STAMPED
- SET IR" SET IR" IRON ROD WITH PLASTIC CAP STAMPED "LAMPPOINT"



- NOTES:**
1. This survey reflects boundary and easement information as per a commitment for title insurance issued by Chicago Title Insurance Company, C.T. Number: 211055, effective April 25, 2022 and issued May 17, 2022. No additional research regarding the existence of assessments or restrictions of record has been performed by Landmark.
 2. The tract lies in Zone "C" (unshaded), designated as "Areas determined to be outside the 0.2% annual chance floodplain" as per the National Flood Insurance Program (NFIP) Map Panel Number: 48205C0275G, latest available published revision dated August 18, 2014.
 3. Bearings shown hereon are based on the Texas State Plane Coordinate System, Central Zone, NAD 83. All distances are surface distances, and can be converted to grid by applying a scale factor of 0.99997.
 4. Proposed Right-of-Way taking is based on TxDOT PLANS OF PROPOSED RIGHT OF WAY PROJECT MONTGOMERY COUNTY, F.M. 1314, RCU 1886-01-G01, CCCJ 1886-01-044, signed by District Engineer on August 4, 2011.
 5. Oil/Gas wells shown hereon as shown on the GIS maps of the Railroad Commission of Texas web site.
 6. Fences shown hereon are graphic only, with dimensions less shown at specific locations where they were physically measured; the fence lines may measure between said measured locations.
 7. Underground utilities are shown hereon as derived from field surveys, and/or record drawings. Contractor to verify actual location and existence of underground utilities prior to construction.

FOR MORE INFORMATION, PLEASE CONTACT:

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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
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Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
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Name of Sales Agent/Associate	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials

Date