

LAND FOR SALE

±4.35 ACRES & ±2.898 ACRES | CONROE, TEXAS

Howard Hughes
COMMUNITIES™



Rare Investment Opportunity

±4.35 Acres & ±2.898 Acres of Land for Sale in Conroe

FEATURED SITE—213 HARPERS LANDING BLVD

213 Harpers Landing Blvd, Conroe, TX 77385

A rare opportunity to establish a commercial presence at the south entrance to The Woodlands®. The ±4.35-acre site and the ±2.898 acres are positioned within an established market of 125,000 residents, with nearby retailers attracting an average of 28,500 visitors each month. A strong residential base and consistent consumer activity create a compelling environment for retail, medical office, professional services or mixed-use development.

28.5K

AVG MONTHLY VISITORS
TO AREA RETAILERS*

125,000

SURROUNDING
RESIDENTS

7 Min

AVERAGE COMMUTE



*Source: PlacerAI

Strategic Location

Corner Site for Sale in a Growing Corridor

Featuring two versatile tracts of ± 4.35 acres and ± 2.898 acres, situated in the northeast quadrant of the high-traffic I-45 and SH 242 corridor on the northern border of The Woodlands. Across the highway from The College Park Shopping Center, the site offers strong visibility and convenient connectivity to I-45, established neighborhoods, schools, retail and everyday services.

TENANT MIX

COLLEGE PARK SHOPPING CENTER

ARBY'S - I-45
AT HOME
BURGER KING
CHEVRON
CHUCK E. CHEESE
DOMINO'S PIZZA
EDWARD JONES
FAIRFIELD INN & SUITES THE WOODLANDS
FIRESTONE COMPLETE AUTO CARE
KOHL'S DEPARTMENT STORE
LA Z BOY
MCDONALD'S
WALMART
MURPHY USA
PAYLESS SHOES
POPEYE'S FRIED CHICKEN
PURA BELLA SALON AND SPA

COLLEGE PARK PLAZA

ATSUMI ASIAN KITCHEN
BODY RESTORE LASER CLINIC
CHASE
COLLEGE PARK FLOWERS & GIFTS
D'LUXE NAILS & SPA
DUNKIN' DONUTS/BASKIN ROBBINS
FOREST CAFE AND BAKERY
GOT STYLE HAIR SALON
GRADEPOWER LEARNING
HOUSTON EYE DOCTOR
HOUSTON SPINE & REHAB CENTERS
JERSEY MIKE'S SUBS
MAINSTREAM BOUTIQUE
NONA'S ITALIAN GRILL
NORTH FOREST FAMILY DENTAL



The Woodlands: Community Overview

Consistently ranked among the best places to live in the country

28,500

ACRES

125,000

CURRENT RESIDENTS

1974

YEAR FOUNDED

- o Large-scale community spanning 44 square miles, roughly 2x the size of Manhattan
- o Located approximately 27 miles north of Houston and 20 miles from George Bush Intercontinental airport
- o Established in 1974 by oil tycoon and real estate investor George Mitchell
- o A thriving ecosystem home to over 2,600 diversified businesses and 125,000 residents
- o Ranked #2 “Best City to Live in America” by *Niche* for the last two years in a row

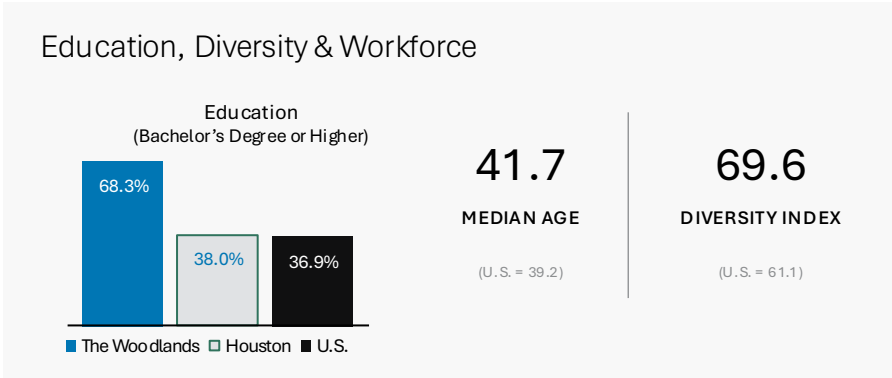
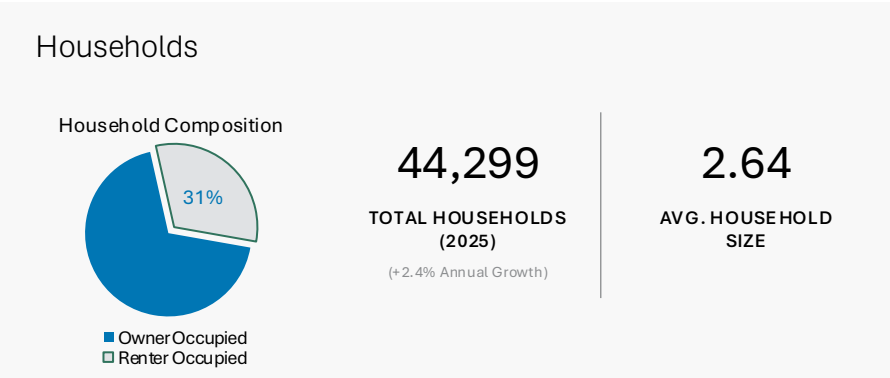
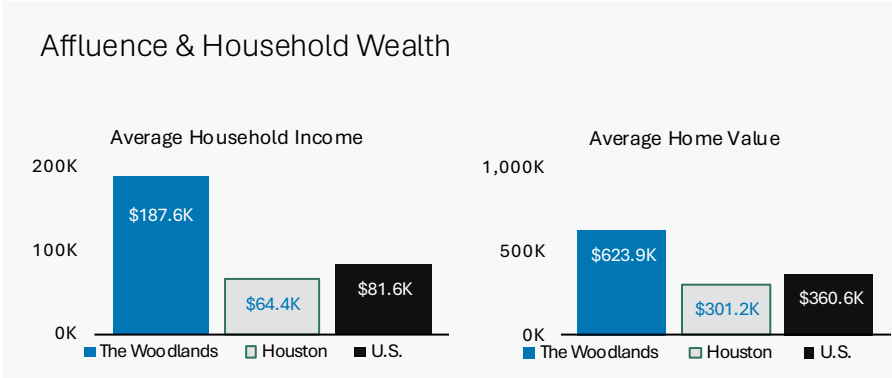
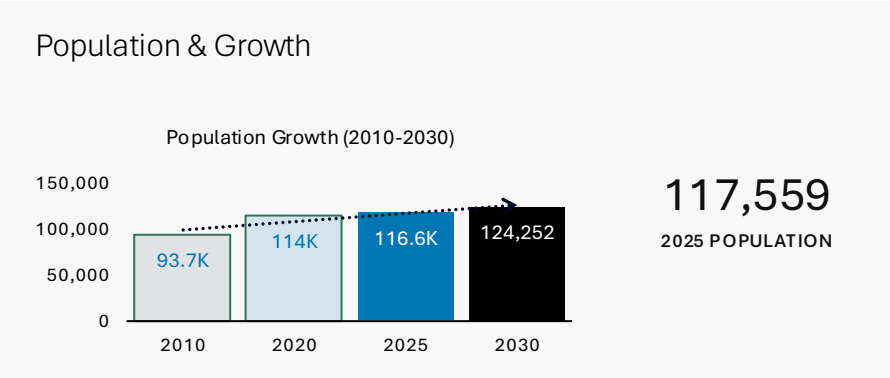


BUSINESS MODEL & PORTFOLIO OVERVIEW

COMMUNITY SNAPSHOTS

The Woodlands: Demographic Snapshot

A stable, affluent, and highly educated population supports demand for premium space and long-term commercial growth



Source: ESRI 2025 Projections; U.S. Census Bureau; American Community Survey.

The Woodlands: Competitive Advantages

An expansive master planned community, 50 years in the making



CORPORATE PRESENCE

15 Fortune 500 companies have an office presence in The Woodlands



EMPLOYMENT HUB

Boasts 1.5 jobs per rooftop aided by its convenience with ~7 min. average commutes



CONSISTENT GROWTH

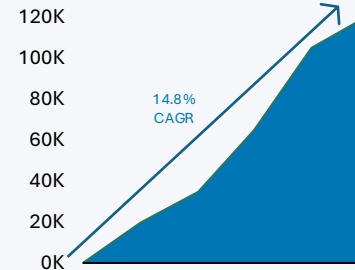
Positive population and employment growth nearly every year since 1974



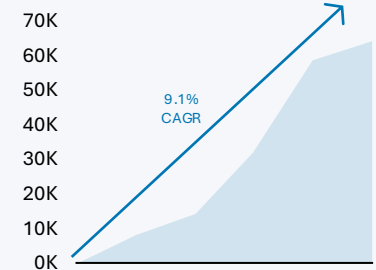
UNMATCHED QUALITY OF LIFE

More than five decades of development has resulted in an abundance of housing, jobs and amenities

Population & Growth



Employment Growth



INDUSTRY-LEADING COMPANIES THAT CALL THE WOODLANDS HOME

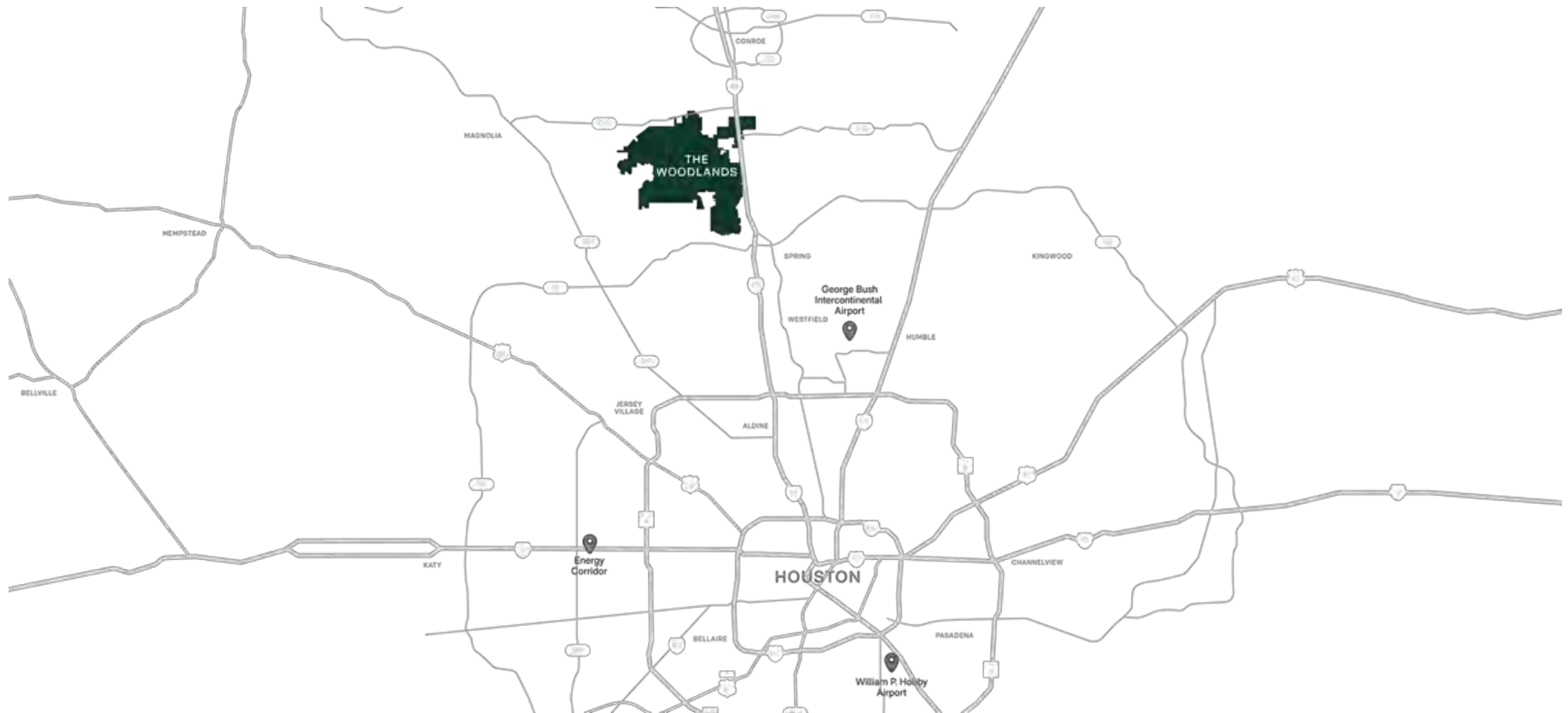


BUSINESS MODEL & PORTFOLIO OVERVIEW

COMMUNITY SNAPSHOTS

The Woodlands

Proximity Map



BUSINESS MODEL & PORTFOLIO OVERVIEW

COMMUNITY SNAPSHOTS



Explore the Opportunity

For pricing additional property information contact:

MARK RAINES

EXECUTIVE VICE PRESIDENT -
MANAGING DIRECTOR

+1 713 888 4037

MARK.RAINES@JLL.COM

DAVIS ADAMS

MANAGING DIRECTOR,
CAPITAL MARKETS

+1 713 852 3558

DAVIS.ADAMS@JLL.COM