



For Sale

±18 acres available

North Loop 336 and Highway 105
Conroe, Texas

Property overview

Available	±18 acres of land
Location	Adjacent to the new 90,000 s.f. HEB at the SWQ of Loop 336 and SH 105 in Conroe, Texas and across from Kroger. Excellent visibility with Loop 336 frontage.
Restrictions	Groceries, pharmacy, fuel and car wash prohibited for 55 years.
Zoning	N/A
Price	\$6,450,000.00

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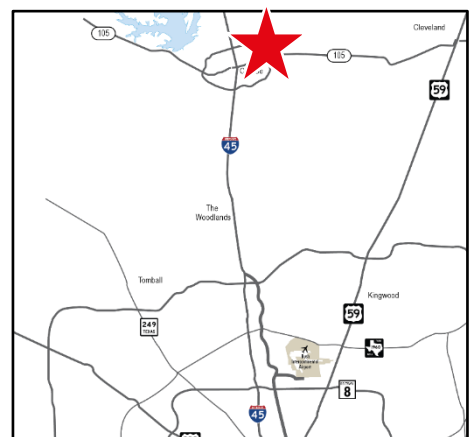
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Jones Lang LaSalle Brokerage, Inc.



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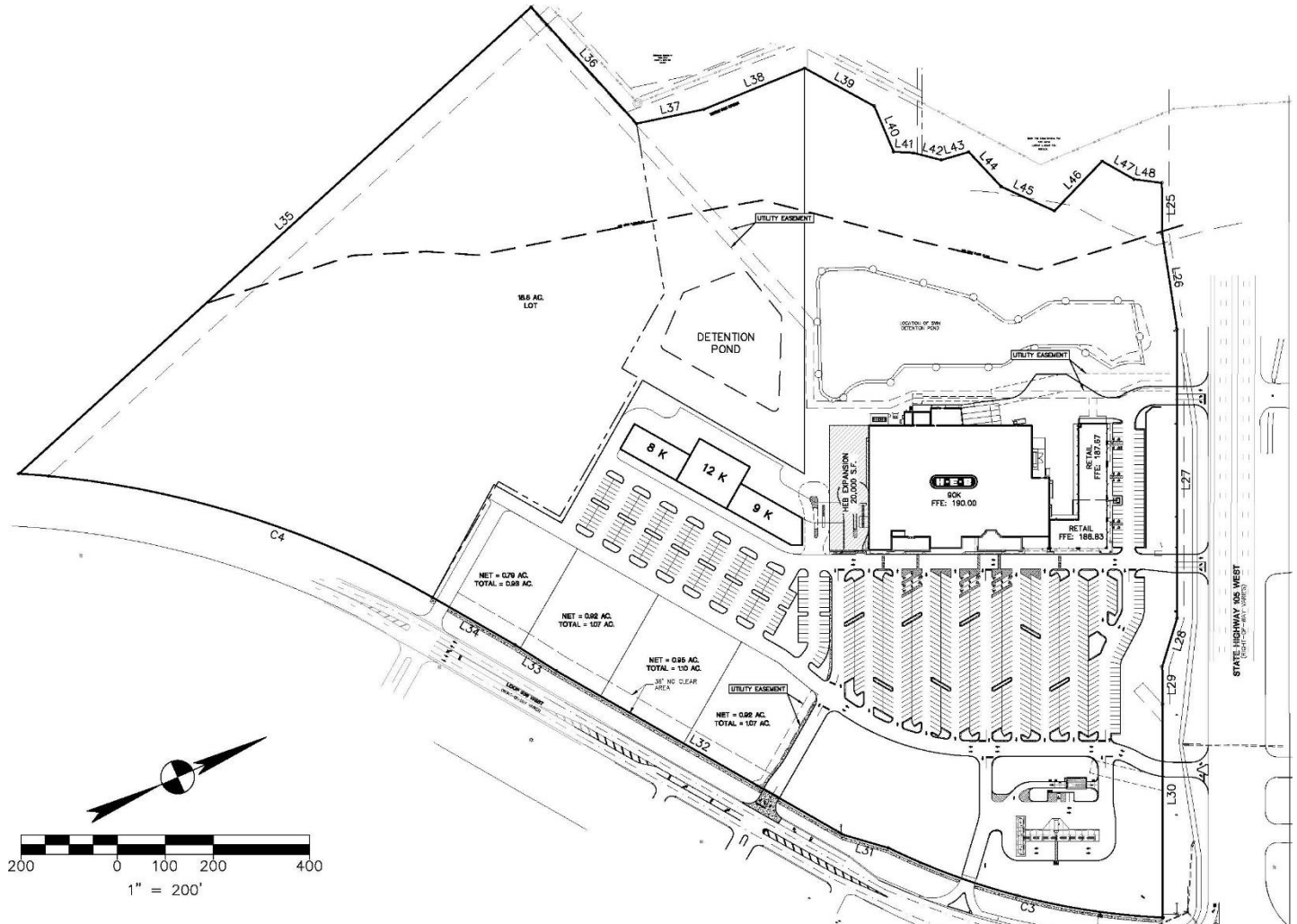
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Demographics

	1-mile	3-miles	5-miles
Estimated population	3,423	33,368	73,667
Median age	40.8	33.8	33.8
Average household income	\$92,580	\$65,468	\$70,495
2016-2021 annual population growth	3.78%	3.03%	3.15%

Source: U.S. Census Bureau

Traffic Counts

	VPD
Loop 336 W, north of SH 105	14,600
Loop 336 W, south of SH 105	17,300
SH 105, west of Loop 336 W	22,600
SH 105, east of Loop 336 W	15,400

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