

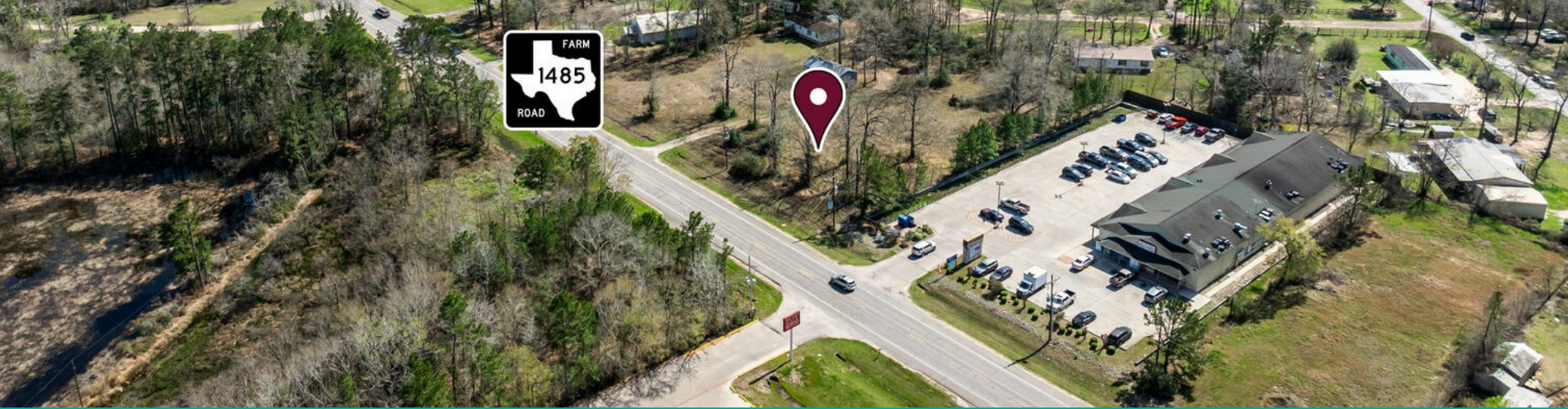


±2.07 ACRES

±300 FT FRONTAGE ON FM1485

READY TO DEVELOP 2.05 +/- AC COMMERCIAL LAND TRACT

14756 FM 1485 RD
CONROE, TX 77306



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AC COMMERCIAL LAND TRACT

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CONROE, TX 77306

EXCLUSIVELY PRESENTED BY:



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**Berkshire Hathaway
HomeServices Premier
Properties**

12175 FM 1097 W.
Willis, TX 77318
Office: 9366722859
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PROPERTY SUMMARY

Offering Price	Negotiable
Lot Size (acres)	2.05
Parcel ID	3515-00-29110
Frontage	300.00 Ft
Traffic Count	11,295.00
County	Montgomery
Building SqFt	924 SqFt
Coordinates	30.235252,-95.297183

INVESTMENT SUMMARY

14756 FM 1485 in Conroe, TX, presents an excellent commercial development opportunity in a high-growth area. This 2.05 +/- acre property features 300 +/- linear feet of frontage on FM 1485, with an average daily traffic count of 11,295 vehicles per TxDOT. The lot is not in a flood zone and is fully equipped with utilities, including electric, water, and sewer. Strategically positioned just minutes from the City of Conroe and 11 miles from The Woodlands, the site offers exceptional accessibility.

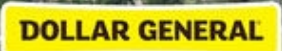
The property has dual access points, with ingress/egress on FM 1485 and secondary access via Brady Ct. The square-shaped lot is mostly cleared and development-ready, making it an ideal choice for retail, office, or commercial use in this rapidly expanding market. Additionally, the site is surrounded by residential areas and a mix of nearby businesses, including restaurants, retail stores, convenience stores, service-based businesses, a dental office, and a car dealership, enhancing its commercial viability.



INVESTMENT HIGHLIGHTS

- High Visibility & Traffic – 300 +/- LF frontage on FM 1485 with 11,295 vehicles per day per TxDOT.
- Development-Ready – Mostly cleared, square lot, with no floodplain restrictions.
- Full Utilities Available – Electric, water, and sewer on-site.
- Dual Access Points – Direct ingress/egress from FM 1485 plus additional access from Brady Ct.





LOCATION HIGHLIGHTS

- Rapidly Growing Area – Located just outside Conroe, one of the fastest-growing cities in Texas
- Proximity to Major Hubs – Only 11 miles from The Woodlands and within easy reach of Houston.
- Accessible & Connected – Convenient ingress/egress from FM 1485 with additional access from Brady Ct.
- Strong Market Demand – Increasing population and commercial growth in the surrounding area make this an ideal site for development.
- Surrounded by Businesses & Residential Areas – Close to restaurants, retail stores, convenience stores, service-based businesses, a dental office, and a car dealership.



GRANGER PINES



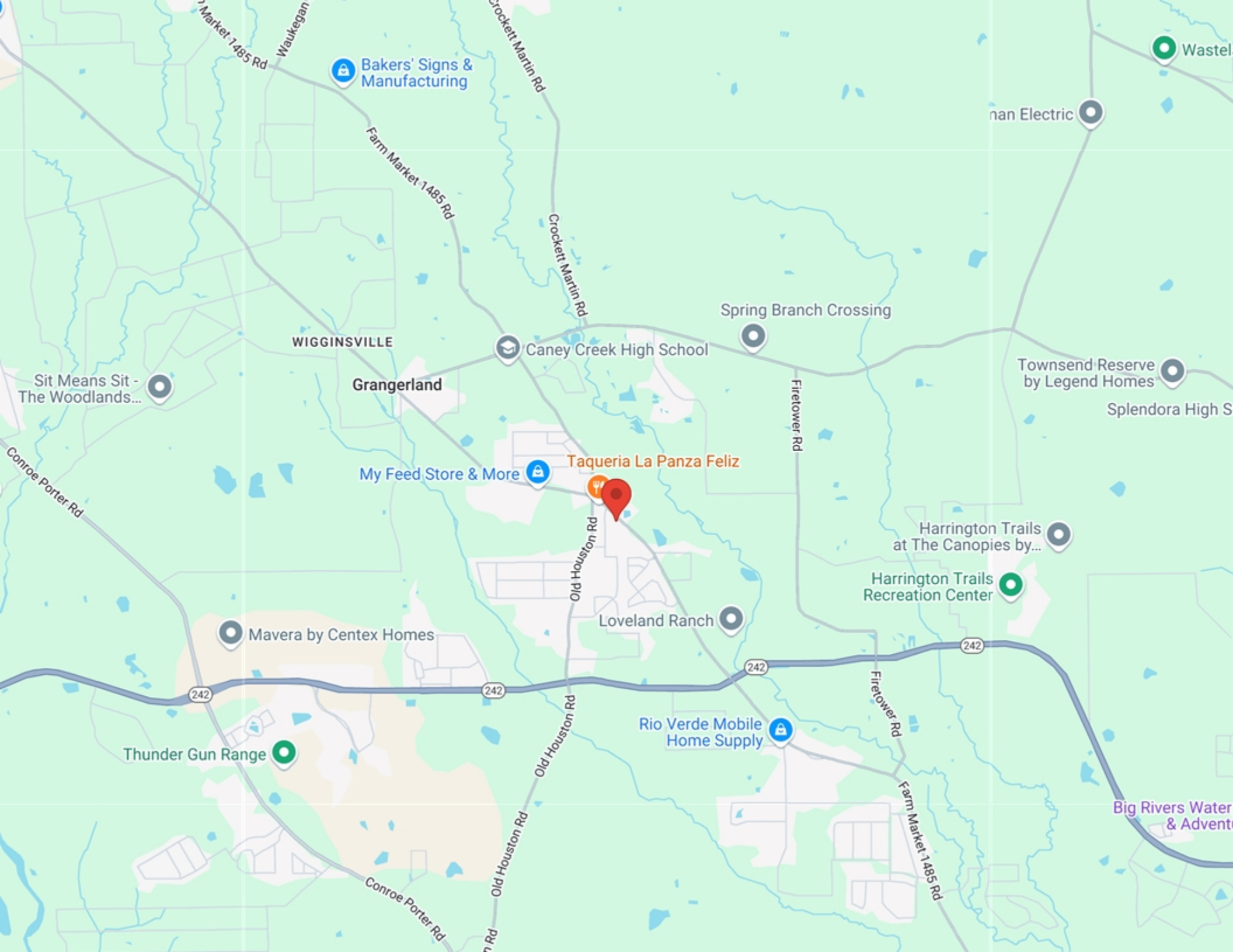
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,584	7,578	12,994
2010 Population	1,911	10,907	17,094
2024 Population	2,123	16,960	27,096
2029 Population	2,269	35,518	47,575
2024-2029 Growth Rate	1.34 %	15.93 %	11.92 %
2024 Daytime Population	1,568	11,536	19,581



2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	64	452	739
\$15000-24999	30	232	333
\$25000-34999	76	621	1,036
\$35000-49999	72	414	763
\$50000-74999	149	1,176	1,756
\$75000-99999	109	725	1,023
\$100000-149999	103	964	1,364
\$150000-199999	6	416	698
\$200000 or greater	14	568	1,146
Median HH Income	\$ 58,947	\$ 71,682	\$ 71,099
Average HH Income	\$ 70,032	\$ 100,814	\$ 107,479

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	469	2,517	4,269
2010 Total Households	541	3,529	5,552
2024 Total Households	623	5,568	8,858
2029 Total Households	672	11,932	15,883
2024 Average Household Size	3.41	3.05	3.06
2024 Owner Occupied Housing	481	4,547	7,391
2029 Owner Occupied Housing	532	10,882	14,410
2024 Renter Occupied Housing	142	1,021	1,467
2029 Renter Occupied Housing	140	1,050	1,473
2024 Vacant Housing	70	518	828
2024 Total Housing	693	6,086	9,686



Bakers' Signs & Manufacturing

Wastel

nan Electric

WIGGINSVILLE

Caney Creek High School

Spring Branch Crossing

Townsend Reserve by Legend Homes

Sit Means Sit - The Woodlands...

Grangerland

Splendor High S

My Feed Store & More

Taqueria La Panza Feliz

Conroe Porter Rd

Harrington Trails at The Canopies by...

Harrington Trails Recreation Center

Mavera by Centex Homes

Loveland Ranch

242

242

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242

Thunder Gun Range

Rio Verde Mobile Home Supply

Old Houston Rd

Firetower Rd

Farm Market 1485 Rd

Big Rivers Water & Advent

Conroe Porter Rd

ABOUT CONROE

Conroe is a city in and the county seat of Montgomery County, Texas, United States, about 40 miles (64 km) north of Houston. It is a principal city in the Houston–The Woodlands–Sugar Land metropolitan area. As of 2023, the population was 103,035.



CITY OF CONROE

COUNTY MONTGOMERY

AREA

CITY 72.8 SQ MI
LAND 72 SQ MI
WATER 0.8 SQ MI
ELEVATION 205 FT

POPULATION

POPULATION 89,956
ESTIMATE (NULL) 101,405
DENSITY 1,265.44 SQ MI



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