

34+ acres – Conroe

COMMERCIAL. UNDEVELOPED. UNRESTRICTED.
HWY 105E AT CROWSON RIDGE RD

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KEY FEATURES OF 34+/- ACRES

- Un-Restricted Use, per Seller
- Zone X - preferred Flood Risk Classification
- Easy Access to Hwy 105E via Legal Easement access, Crowson Ridge Rd
- Expansion/Widening at Hwy 105E to accommodate improved traffic count
- Surrounded by growing Residential Developments and Commercial/Industrial Businesses
- Ideally situated between Conroe (IH 45) and Kingwood/Porter (Hwy 59)



HIGH-OPPORTUNITY GROWTH CORRIDOR

Highway 105 East between IH 45 and Hwy 59 is rapidly emerging as a high-opportunity corridor for:

- Industrial
- Retail
- Residential Development

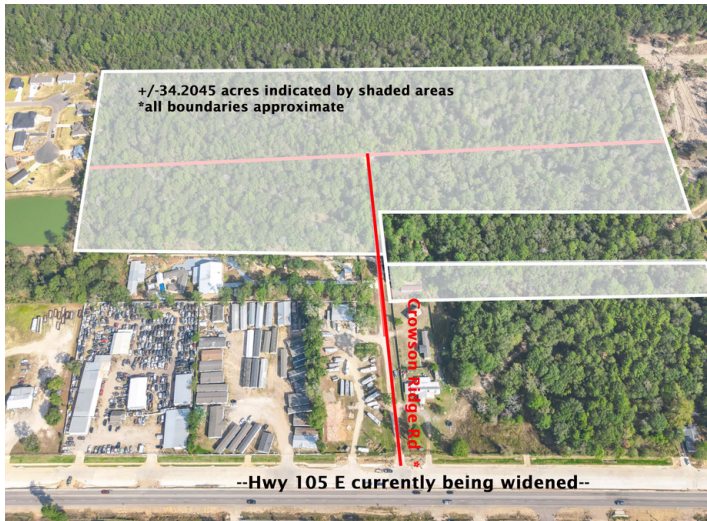
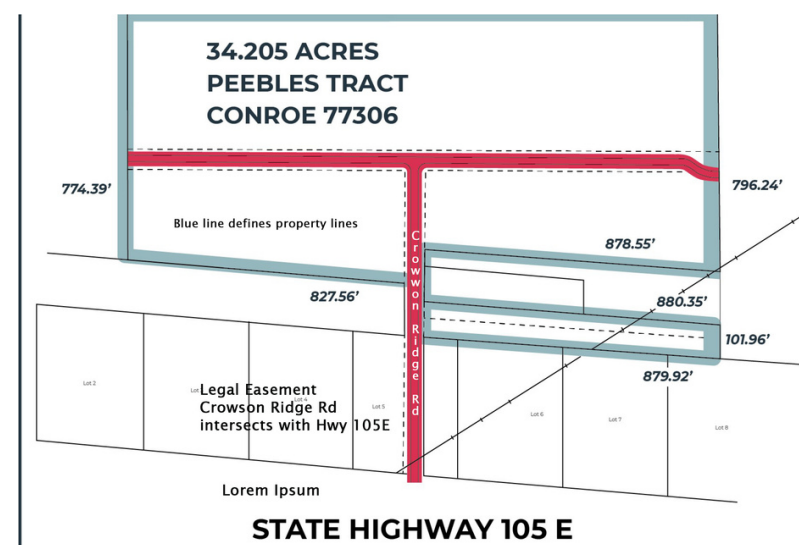
Growth supported by:

- Strong Demographics
- Strategic Infrastructure
- Expanding Subdivisions

- Montgomery County is one of the fastest growing counties in Texas, with Conroe leading in the growth
- High Traffic Counts - exceeding 50k vehicles per day at nearby FM 3083
- East Conroe Median Household Income exceeds \$75k, creating rising demand for residential development, retail, dining, services



34+/- ACRES - CROWSON RIDGE RD @ HWY 105 EAST, CONROE



Key Area Landmarks

- *Fire Station - 1 Mile
- *Austin Elementary - 2 Miles
- *Cut N Shoot City Hall - 3 Miles
- *Walgreens Pharmacy - 6 Miles
- *FM 1485 - 6 Miles
- *FM 3083 - 7 Miles
- *Liberty County Line - 8 Miles
- *IH 45 - 10 Miles
- *Hwy 59 - 12 Miles

Area Business Parks

Conroe Park North 1,655 acre Industrial Park w/ over 40 companies and 3,000 employees. At FM 3083.

Deison Technology Park 248 acre campus ideal for R&D, Corporate Offices, Tech. Trails, green spaces, convenient to Conroe-North Houston Regional Airport.

East Conroe Business Park Build-to-suit Industrial spaces, 6k-15ksq ft.

Transportation Access

Conroe-North Houston Regional Airport 13.9 Miles. General Aviation/International-capable airport with US Customs, 240 hangars, over 300 aircraft.

George Bush IAH 49 miles. Domestic, International and Commercial Flights.

Freight Rail Access Benefit from Union Pacific Freight lines, supporting Industrial and Logistics operations.

Interstate Connectivity Strategic to IH 45, Hwy 105 E, FM 3083 and Hwy 59, making this a prime location for regional distribution.



+/-34.2045 acres indicated by shaded areas
*all boundaries approximate

Crowson Ridge Rd *

--Hwy 105 E currently being widened--

West

East

**Hwy 105E being widened
into Multi-Lane
Thoroughfare.....**

Crowson Ridge Rd

**White shaded areas
denotes approximate
boundaries of the total
+/- 34.205 acres**

Thank you for your interest in
34 acres +/-
Hwy 105E @ Crowson Ridge Rd
Conroe Texas

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