

THE WOODLANDS



FOR SALE

BLUEBERRY HILL DR

3 Acres

DECOR
Buildings Hardware



SCAN QR CODE FOR
PROPERTY INFORMATION

15,000+ VPD

HANNA RD

± 3 ACRES – 27131 HANNA ROAD
CONROE, TX

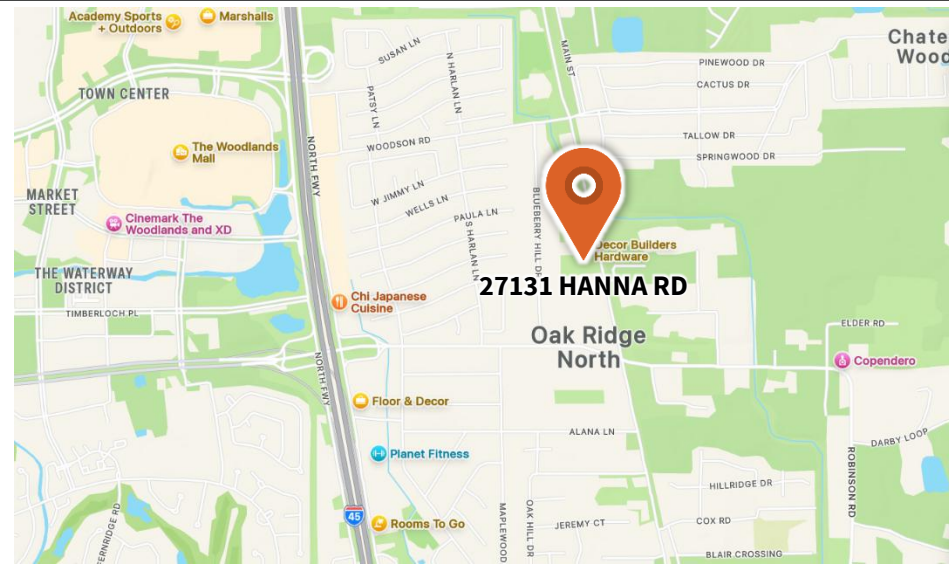


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FOR MORE INFORMATION CONTACT:
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FOR SALE ± 3 ACRES AT 27131 HANNA RD



PROPERTY HIGHLIGHTS

- Situated near the City of Oak Ridge North with Quick Access to Interstate 45 & The Woodlands
- Surrounded by Rapid Development & Strong Daily Traffic

DEMOGRAPHICS

Population (2024):	1 mi. - 7,800 3 mi. - 61,400 5 mi. - 162,500
Avg. Household Income:	1 mi. - \$131,000 3 mi. - \$146,000 5 mi. - \$153,000
Traffic Count:	HANNA RD: 15,000+ vpd

PROPERTY INFORMATION

Price:	Contact Broker For Pricing
Property Size:	+/- 3 Acres
Utilities:	Available via City of Oak Ridge
Frontage:	Approximately 300 Ft. on Hanna Rd.
Zoning:	Commercial – within Oak Ridge North Reinvestment Zone #1
Additional Information:	• Suited for Commercial, Light Industrial, Retail, Medical or Office • One (1) Curb Cuts Along Hanna Rd

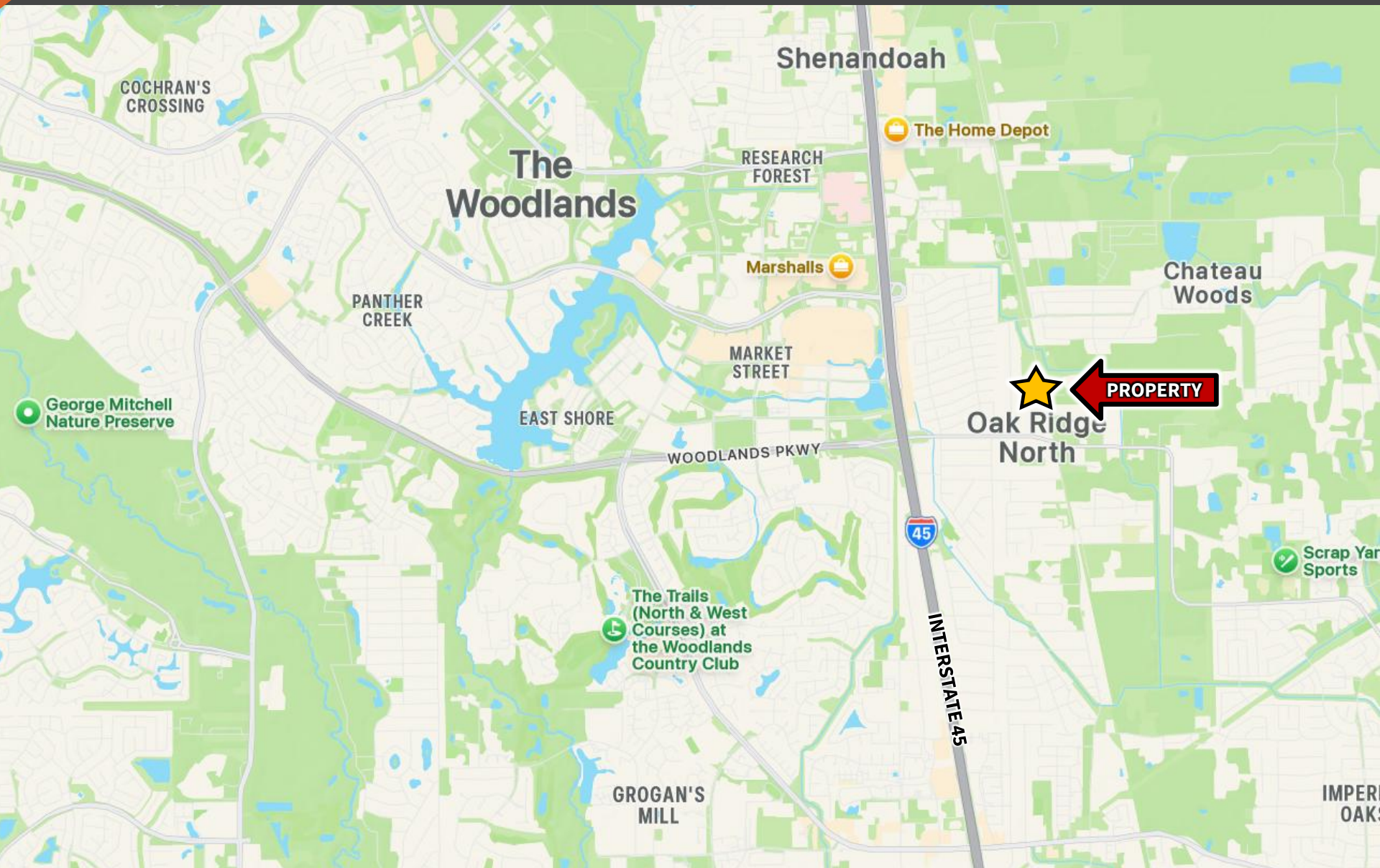


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CONROE I.S.D.



CHATEAU WOODS

879+ Single-Family Residential

RAILROAD
CROSSROAD

HANNA RD

DECOR
Building Hardware



SITE
3 Acres

800ft

Curb Cut



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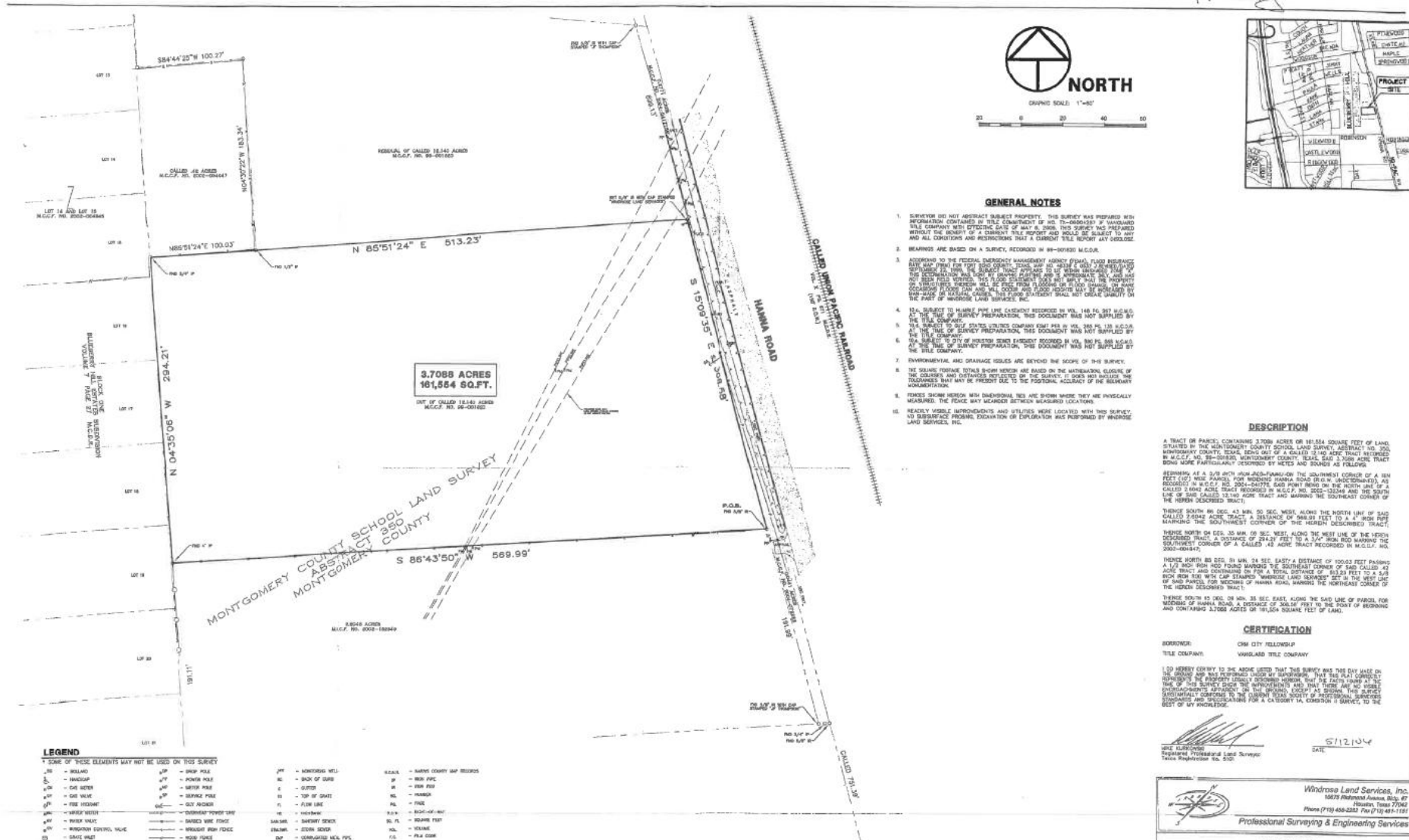
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OAK RIDGE NORTH MARKET OVERVIEW

Strategic Commercial Location

Oak Ridge North is one of Montgomery County's premier commercial markets, strategically positioned along the Interstate 45 corridor between The Woodlands and Conroe. The city offers exceptional regional accessibility with direct connections to I-45, FM 242, Robinson Road, and the Grand Parkway (SH 99), making it a highly visible and convenient location for businesses and consumers alike.

The surrounding trade area is supported by above-average household incomes and continued residential growth throughout South Montgomery County. Nearby employment centers, healthcare campuses, and major retail destinations generate consistent consumer traffic while serving one of the fastest-growing populations in the Greater Houston region.

National retailers, healthcare providers, and professional service firms continue to expand throughout the area, reinforcing Oak Ridge North's reputation as a thriving commercial destination.

As commercial & residential investment continues to accelerate, Oak Ridge North remains an ideal location for retail, medical, office, and professional users seeking long-term growth. Its strategic location, exceptional demographics, and business-friendly environment make the area an attractive destination for both investors and end users.



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.

11-2-2015



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.

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 or subagent by the buyer or buyer's agent.

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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

Hutson Realty Partners, LLC	9011707	ryan@hutsonrealtypartners.com	(936) 270-1024
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Ryan Hutson	669668	ryan@hutsonrealtypartners.com	(936) 270-1024
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Oscar Martinez	809496	oscar@hutsonrealtypartners.com	(936) 270-1024
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0



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