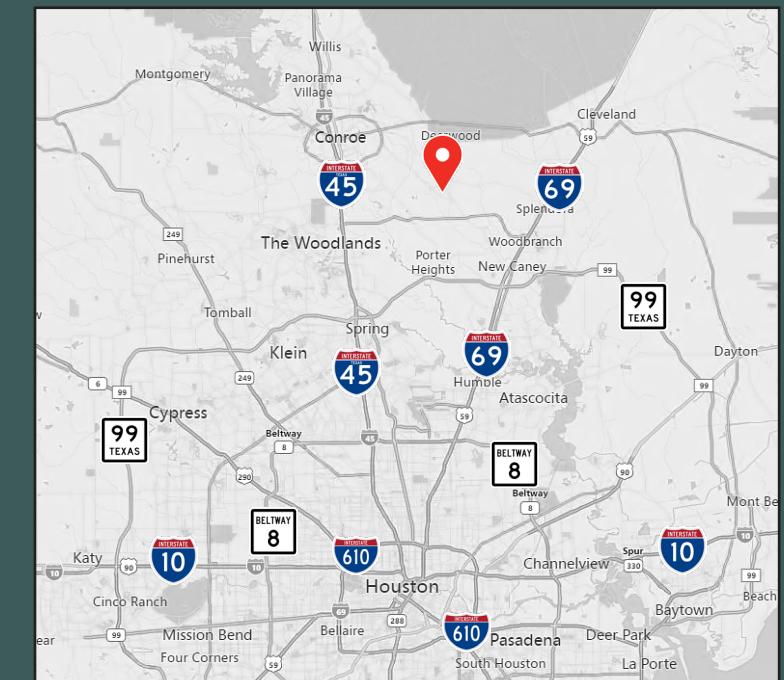




Land for Sale:
13.103 AC
Hwy 242, Near FM 1314
Conroe, TX



Contact

Tommy LeBlanc, Partner
tleblanc@mlbcre.com

John-Michael Kamel, Vice President
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mlbcre.com | (713) 622-1400

Property Details & Area Overview

- **PRICE:** Call for Pricing
- **LOCATION:** Located in Montgomery County on Hwy 242
- **SIZE:** 13.103 AC
- **FRONTAGE:** ±821 of frontage on Hwy 242
- **UTILITIES:** Available from adjacent MUD. Annexation into MUD required.
- **ZONING:** None
- **ENCUMBRANCES:**
 - Floodplain: None
 - Pipelines: None
- **SCHOOL DISTRICT: Conroe ISD**
 - San Jacinto Elementary
 - Grangerland Intermediate
 - Moorhead Junior High School
 - Caney Creek High School



Property Information

2023 Tax Rates

District	Description	2023 Rate
F09	Emergency Ser Dist #9	0.1000
GMO	Montgomery County	0.3696
HM1	Mont Co Hospital	0.0498
JNH	Lone Star College	0.1076
SCO	Conroe ISD	0.9621
Total		1.5891

*MUD Tax: Est. 1.35% - Montgomery Co MUD 191

Demographics & Traffic Counts

Population

1 Mile	3 Miles
2,113	9,923

Average Household Income

1 Mile	3 Miles
\$119,146	\$93,176

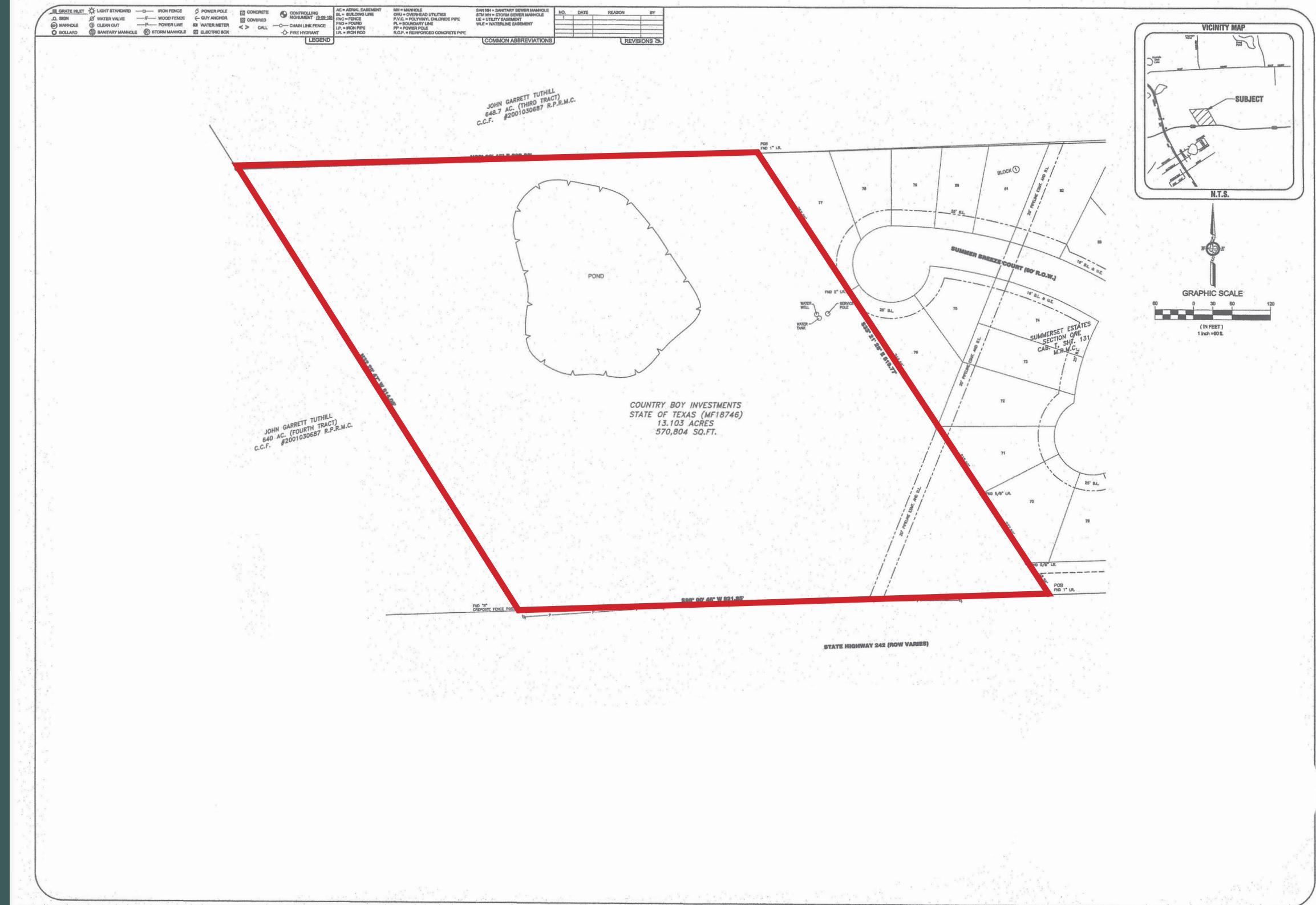
Traffic Counts

FM 1314	19,883 CPD
Hwy 242	13,577 CPD

Source: CoStar



Property Survey



The Team



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