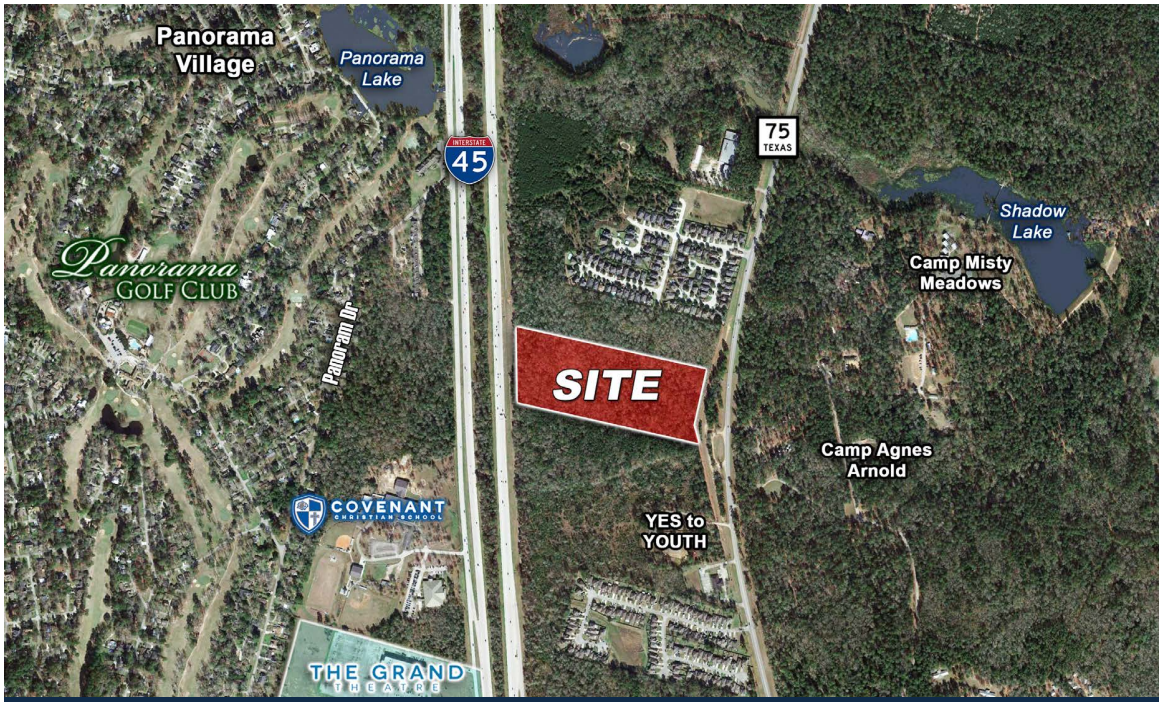
I-45 + HIGHWAY 75

North of League Line Road • Conroe, TX 77303

±21.74 AC

DUAL-HIGHWAY FRONTAGE



EAST SIDE OF I-45 • WEST SIDE OF N. FRAZIER ST.

City utilities available

City of Conroe water and sewer.

Frontage on both highways

Approximately 617′ on I-45
Approximately 630′ on Highway 75

A flexible development site

Explore commercial, retail, industrial or multifamily uses, subject to applicable approvals.

REQUEST DETAILS OR A SITE TOUR

NEED MORE LAND?

Potential ±63.9-acre assemblage with the adjoining tract.

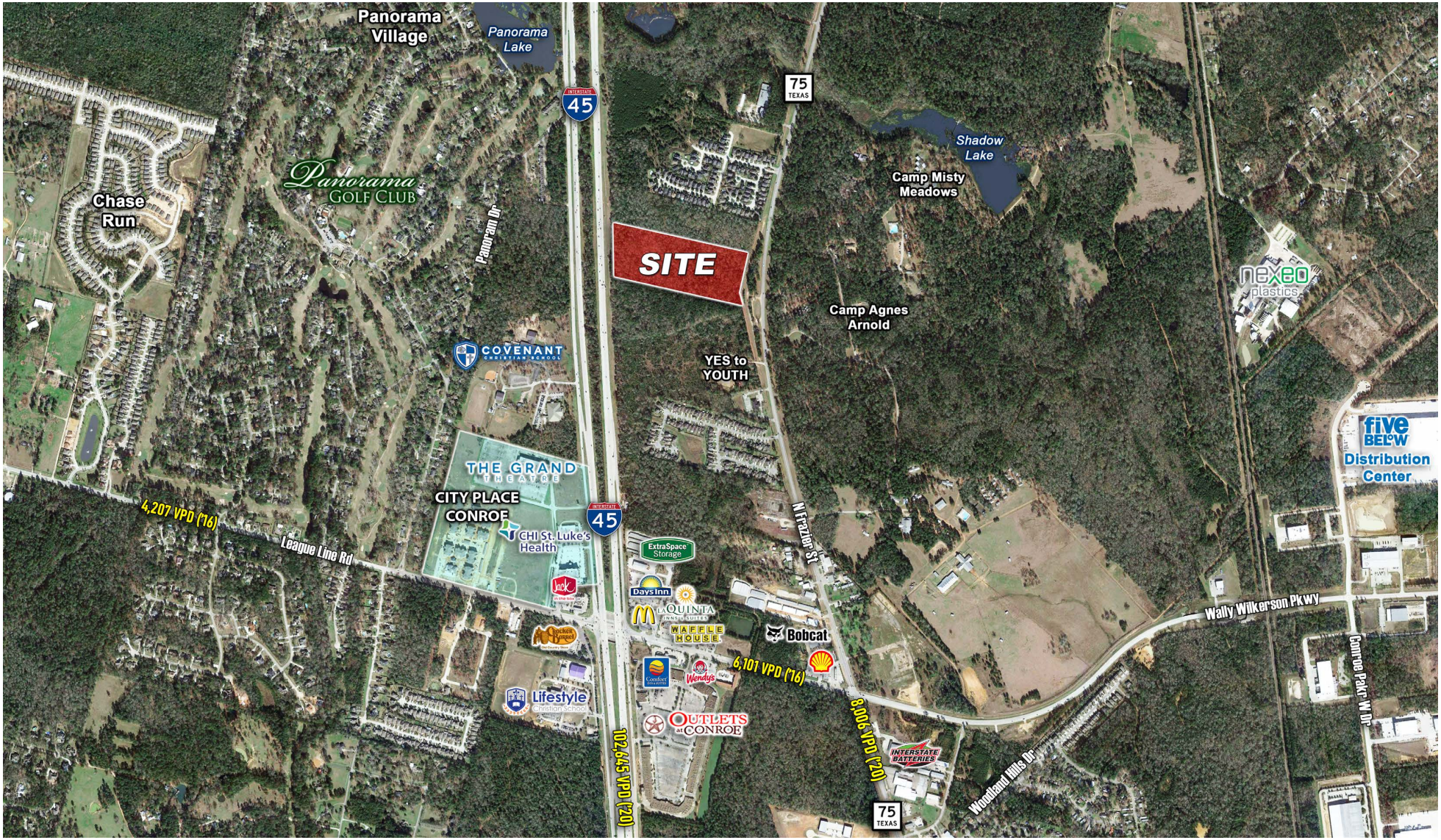
Separate ownership. See the assemblage exhibit on page 5.

Acreage and frontage are approximate. Aerial imagery is illustrative; property lines are approximate.

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Original marketing aerial showing the I-45 / League Line Road corridor. Property lines are approximate. Business labels and traffic counts are historical; verify current conditions.

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Original marketing aerial showing the site in relation to Lake Conroe and the surrounding market. Business labels and development annotations are historical; verify current conditions.

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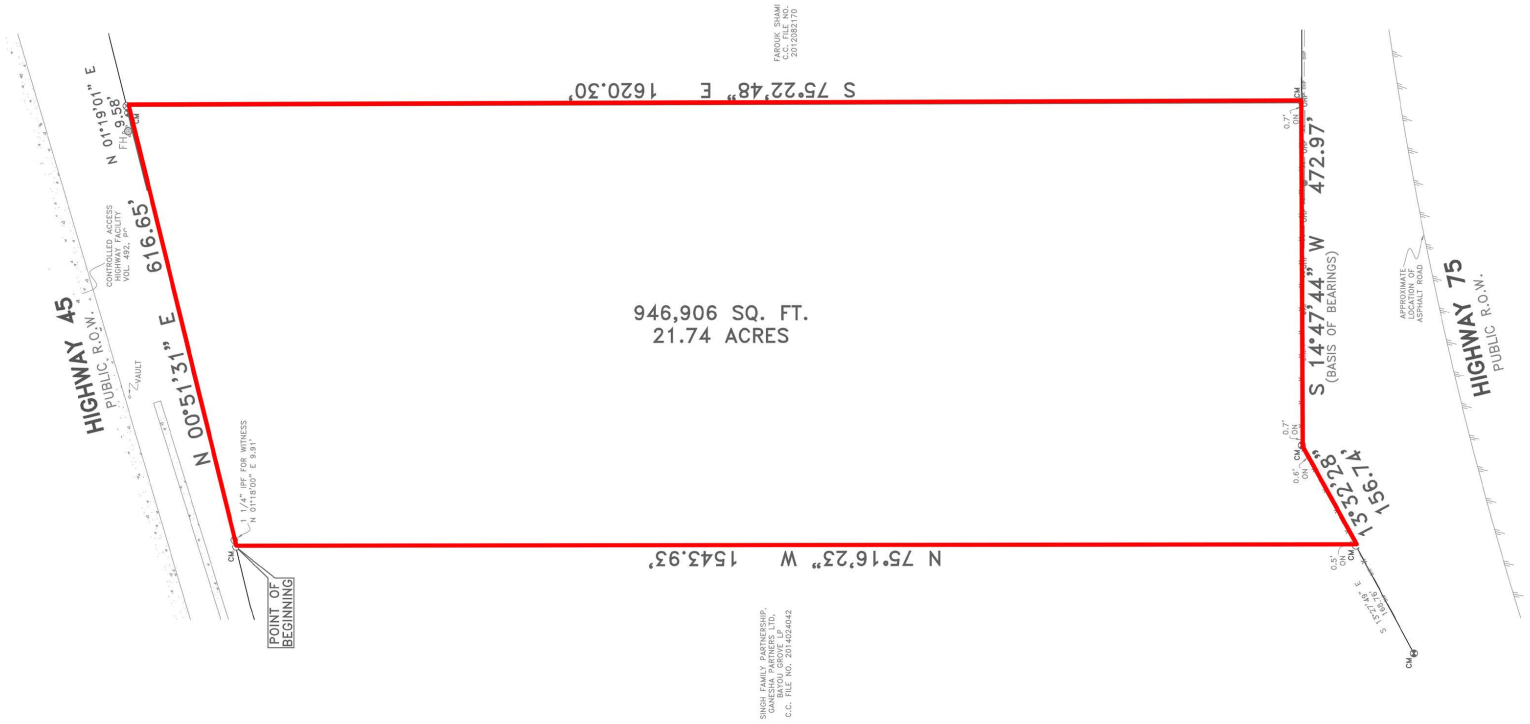
A defined footprint. Two highway frontages.

Subject tract • Montgomery County, Texas

±21.74 AC
SITE AREA

±617 FT
I-45 FRONTAGE

±630 FT
HIGHWAY 75 FRONTAGE



Survey exhibit from the property file; displayed for marketing purposes and not to scale. I-45 frontage: 616.65′. Highway 75 frontage: 472.97′ + 156.74′.

City water and sewer available; connection points, capacity and service requirements to be confirmed for the proposed use. Driveway design and access approvals are subject to TxDOT review.

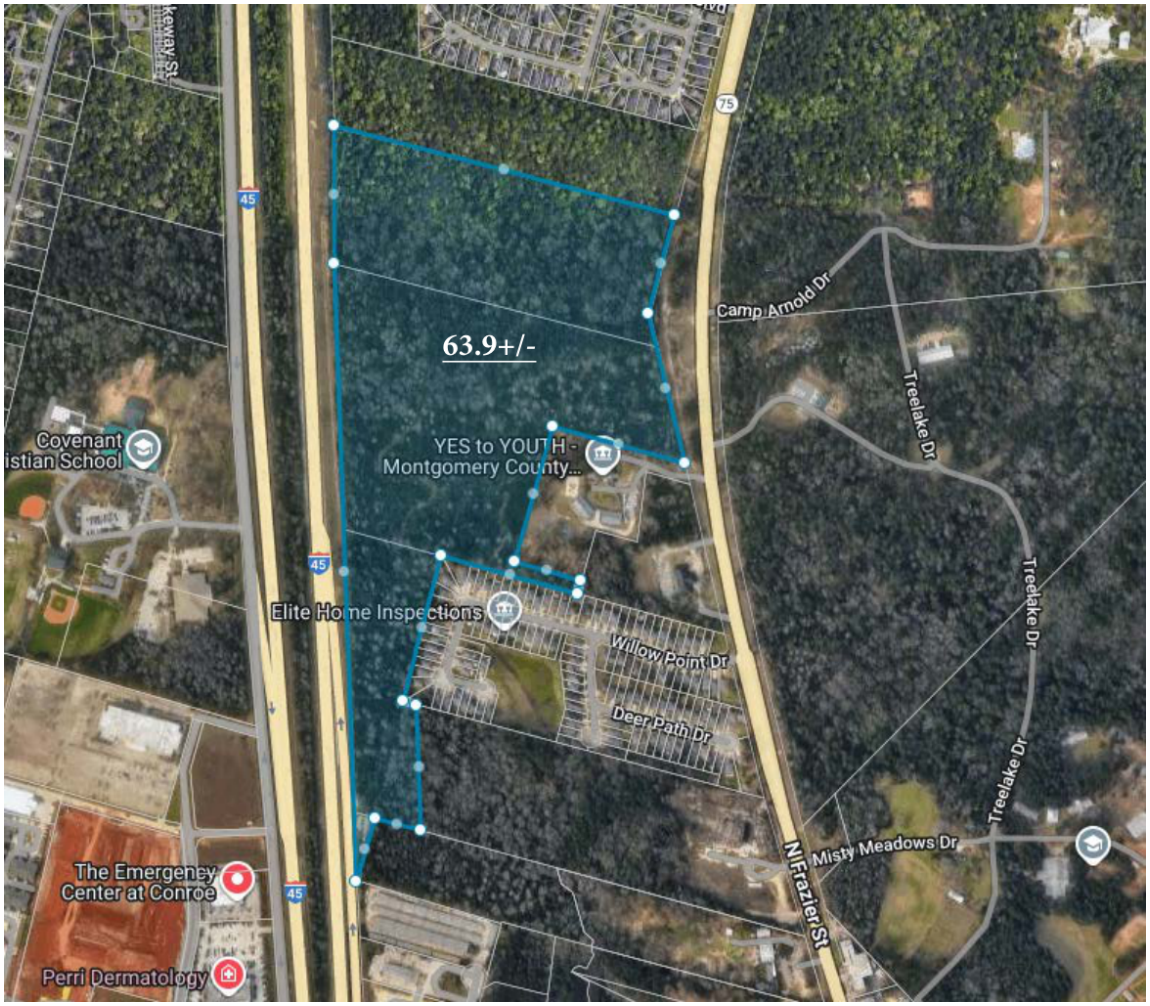
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More room for your next project.

An option for buyers who need more than the subject tract.



POTENTIAL COMBINED FOOTPRINT

±63.9 AC

Start with ±21.74 acres.

The subject property sits at the northern end of the illustrated assemblage, between I-45 and Highway 75.

Add the adjoining tract.

An opportunity to pair the site with the neighboring, separately owned tract could bring the total to approximately 63.9 acres.

Subject to adjacent-owner agreement, availability and current surveys.

REQUEST DETAILS OR A SITE TOUR

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Conceptual assemblage exhibit supplied in the property file. Boundaries are approximate and do not represent a unified ownership or an approved development plan.

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A growing Conroe market.

2025 population estimates • 2020-2024 American Community Survey

119,564
CONROE CITY POPULATION
July 1, 2025 estimate

781,194
MONTGOMERY COUNTY POPULATION
July 1, 2025 estimate

+33.0%
CONROE POPULATION GROWTH
April 2020 base to July 2025

HOUSEHOLDS, INCOME & HOUSING

ACS 2020-2024 • Income in 2024 dollars

INDICATOR	CONROE CITY	MONTGOMERY COUNTY	ZIP AREA 77303[1]
Households	**39,852**	**247,541**	**9,754**
Median household income	**$76,206**	**$97,701**	**$75,348**
Per capita income	**$39,945**	**$49,479**	**$33,513**
Median owner-occupied home value	**$309,600**	**$346,200**	**$240,700**
Bachelor's degree or higher (age 25+)	**34.1%**	**38.8%**	**17.1%**

[1] ZIP area refers to Census ZIP Code Tabulation Area (ZCTA) 77303. These are city, county and ZIP-area profiles, not 1-, 3- or 5-mile radii around the property. Geographic areas overlap and should not be added together.

Sources: U.S. Census Bureau QuickFacts (Vintage 2025 population estimates); 2020-2024 ACS via QuickFacts and Census Reporter. ACS figures are survey estimates subject to sampling error. Updated September 30, 2026.

VIEW SOURCES: Conroe QuickFacts | Montgomery County QuickFacts | 77303 ACS profile

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