



10.1009 Acres

SW Loop 336

Conroe, Texas



Presented by:

G.K. (Jeff) Markham

Listing Broker

936-661-4343

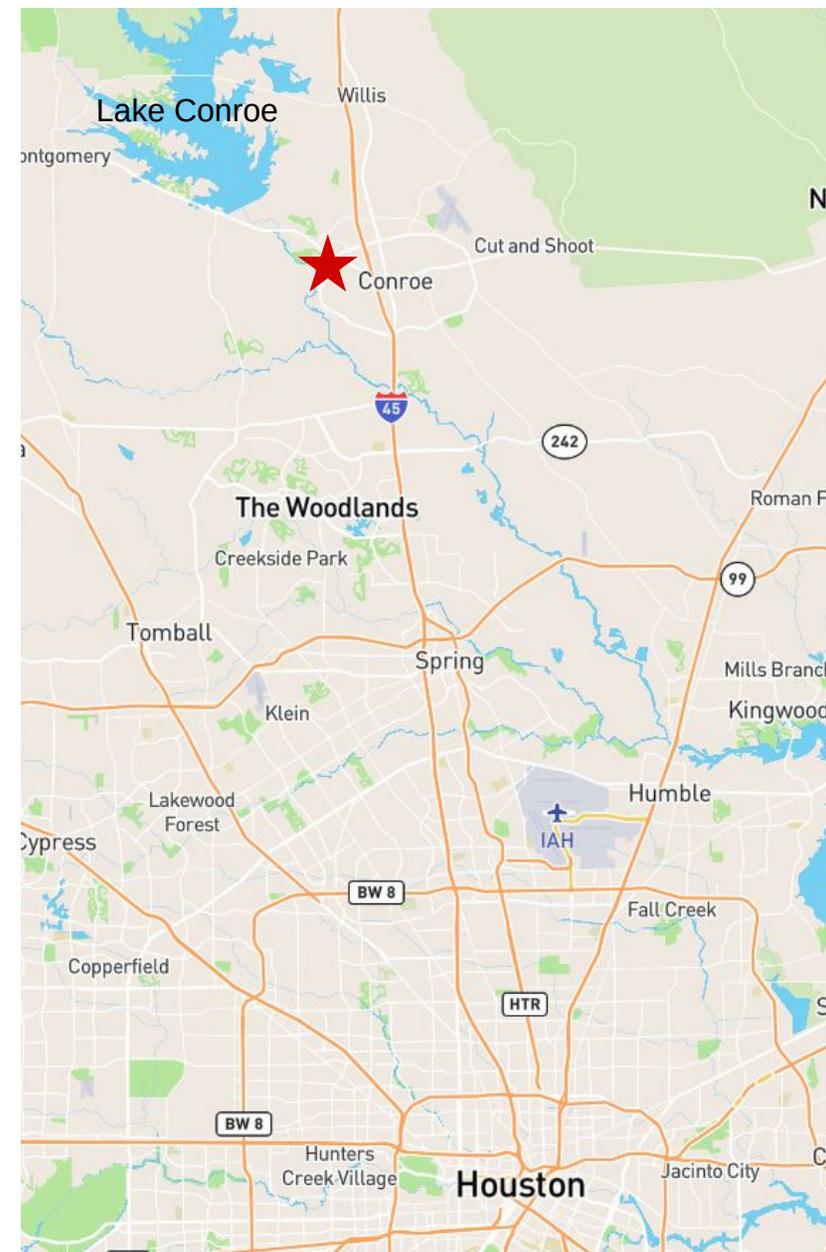
\$5,500,000

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For more information see
www.markhamrealty.com

Property Highlights

- West of I-45, this tract fronts the East side of Loop 336, just south of Hwy 105 in Conroe, the County Seat of Montgomery County, which is one of the fastest growing areas in the state.
- Property offers a cross access agreement with CVS Pharmacy allowing TXDOT approved access to SH 105 in addition to Loop 336 frontage.
- TXDOT annual average daily traffic count for Loop 336 at the Intersection of Hwy 105 West bound is approximately 35,000.
- Convenient to I-45, near major shopping areas including HEB, CVS, Conroe Market Place and many others. Minutes from a regional hospital and multiple medical specialists.
- All utilities available. No flood plain issues, major easements or other encumbrances.



Downtown Conroe



CONROE HIGH SCHOOL

Conroe Country Club

105
TEXAS

**SUBJECT
PROPERTY**



LOOP
336

DOLLAR GENERAL



EXON



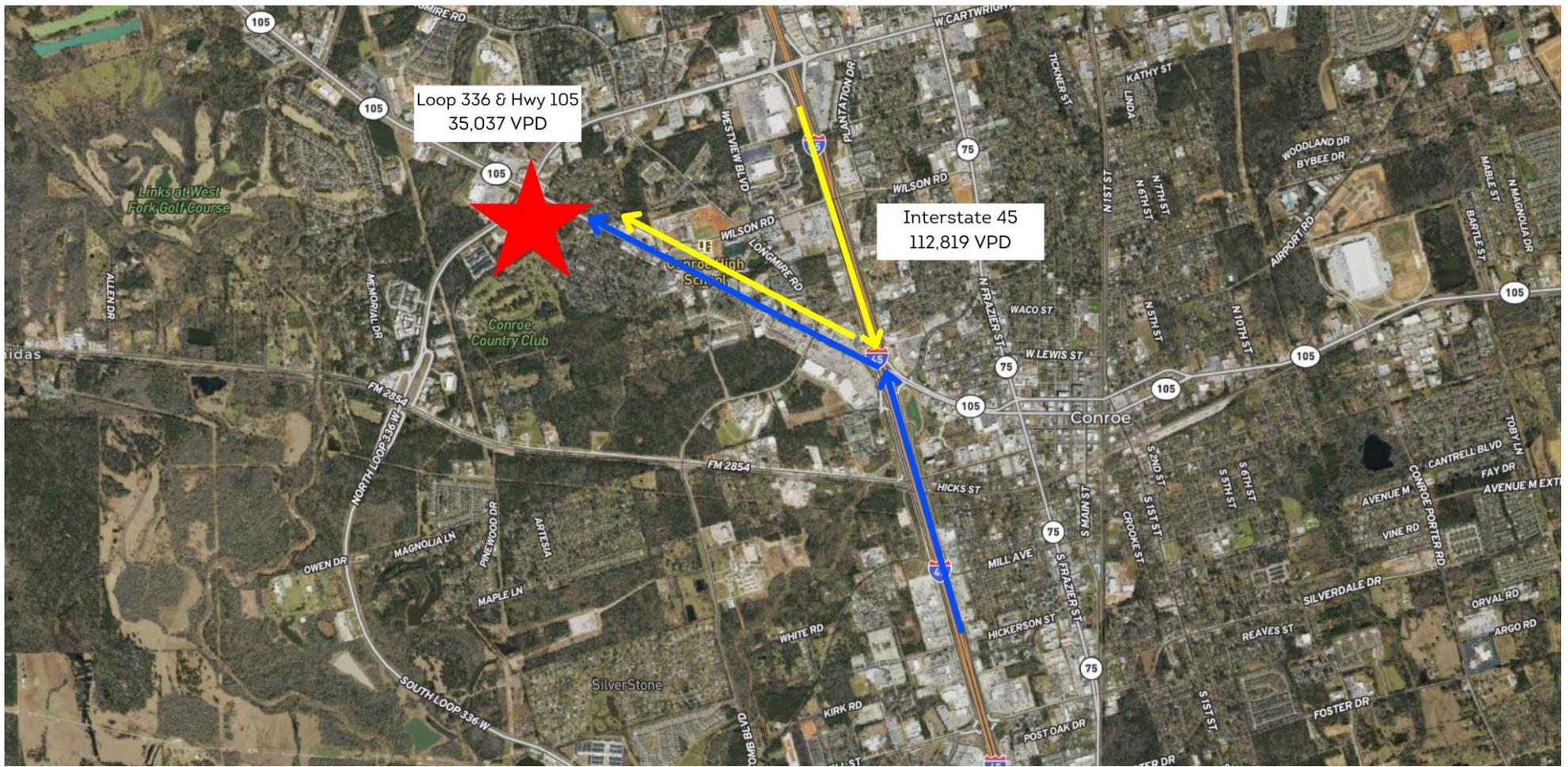
AutoZone

SUBWAY



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Directions to Property

From Interstate 45, continue west on State Highway 105 for approximately 1.6 miles. At the intersection of State Highway 105 and Loop 336, turn left. Property will be on the left hand side adjacent to CVS Pharmacy.

LAKE CONROE



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