

SALE

12824 HIGHWAY 105 W

12824 Highway 105 W Conroe, TX 77304



PROPERTY DESCRIPTION

Discover the potential of this exceptional 36-acre property, perfectly situated at 12824 Highway 105 West in Conroe, Texas. Nestled near shopping amenities and borders the picturesque West Fork of the San Jacinto River, this expansive parcel is a blank canvas awaiting your vision.

PROPERTY HIGHLIGHTS

- **Location:** Located on Highway 105 West in Conroe, TX, this property offers the convenience of nearby shopping and the tranquility of a riverfront location. It's an ideal combination of accessibility and natural beauty.
- **Size:** Just under 36 acres of prime real estate ready for development. Whether you envision a residential community, a commercial endeavor, or a mixed-use project, this land provides ample space to bring your vision to life.
- **Existing Structures:** The property currently features a small warehouse and a pavilion, offering flexibility for various uses or potential repurposing.
- **Development Plans:** Architectural drawings are available for a 55+ community that includes an assisted living facility, a small golf course, and nature trails leading to the river. This presents an excellent opportunity to create a vibrant and inclusive community for seniors with stunning recreational amenities.

OFFERING SUMMARY

Sale Price:	Call Broker For more Information
Lot Size:	68,240,921,760 SF
Zoning:	1
APN:	R267324

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	656	25,046	83,875
Total Population	1,512	58,723	213,353
Average HH Income	\$101,060	\$100,096	\$101,578

Quenton Rockwell

832 877 2703

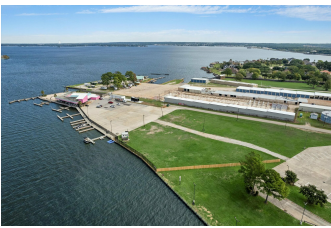
quenton.rockwell@cbrealty.com



**COLDWELL BANKER
COMMERCIAL
REALTY**

SALE

12824 HIGHWAY 105 W
12824 Highway 105 W Conroe, TX 77304



Quenton Rockwell
832 877 2703
quenton.rockwell@cbrealty.com

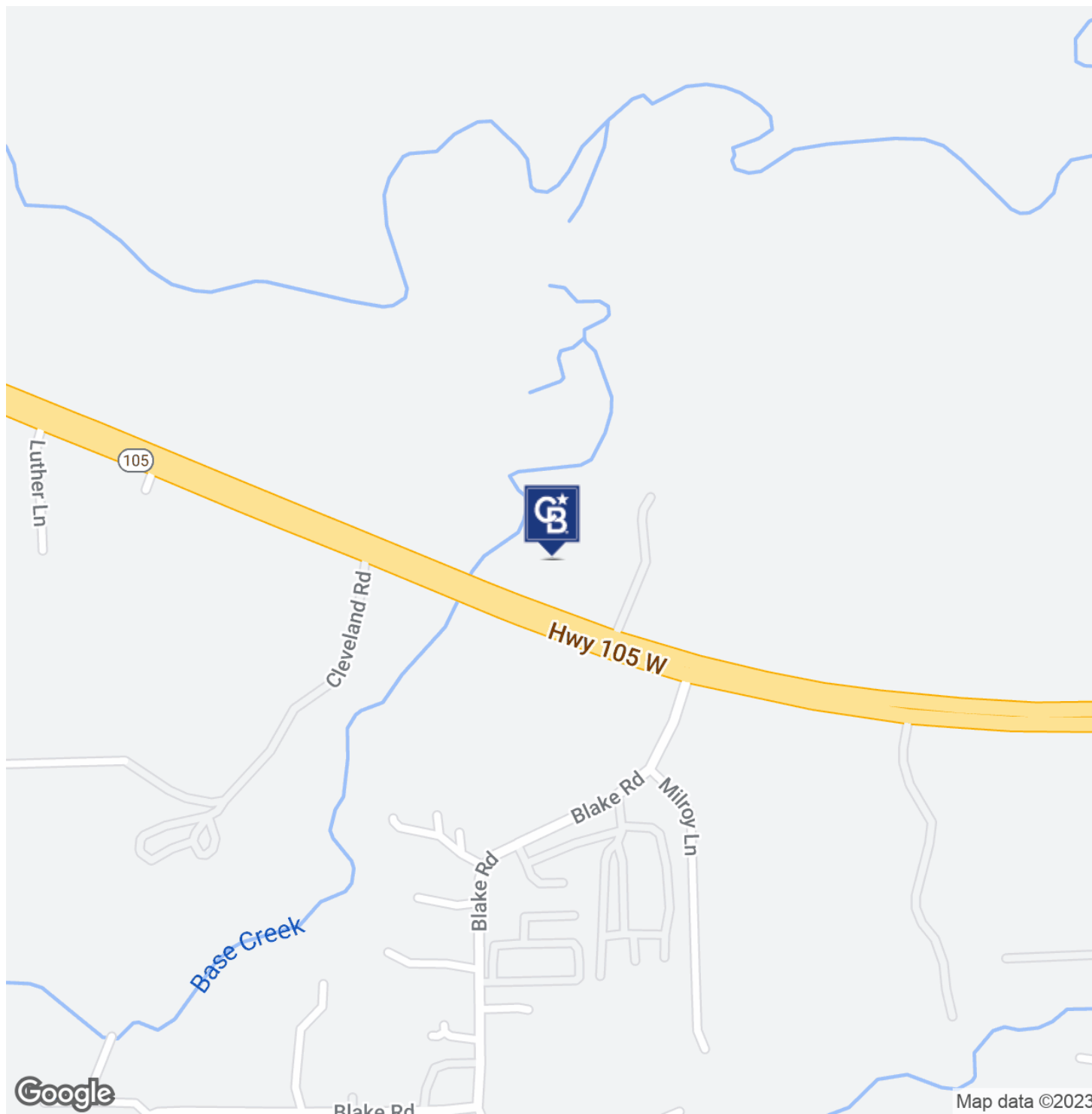


COLDWELL BANKER
COMMERCIAL
REALTY

SALE

12824 HIGHWAY 105 W

12824 Highway 105 W Conroe, TX 77304



Quenton Rockwell

832 877 2703

quenton.rockwell@cbrealty.com

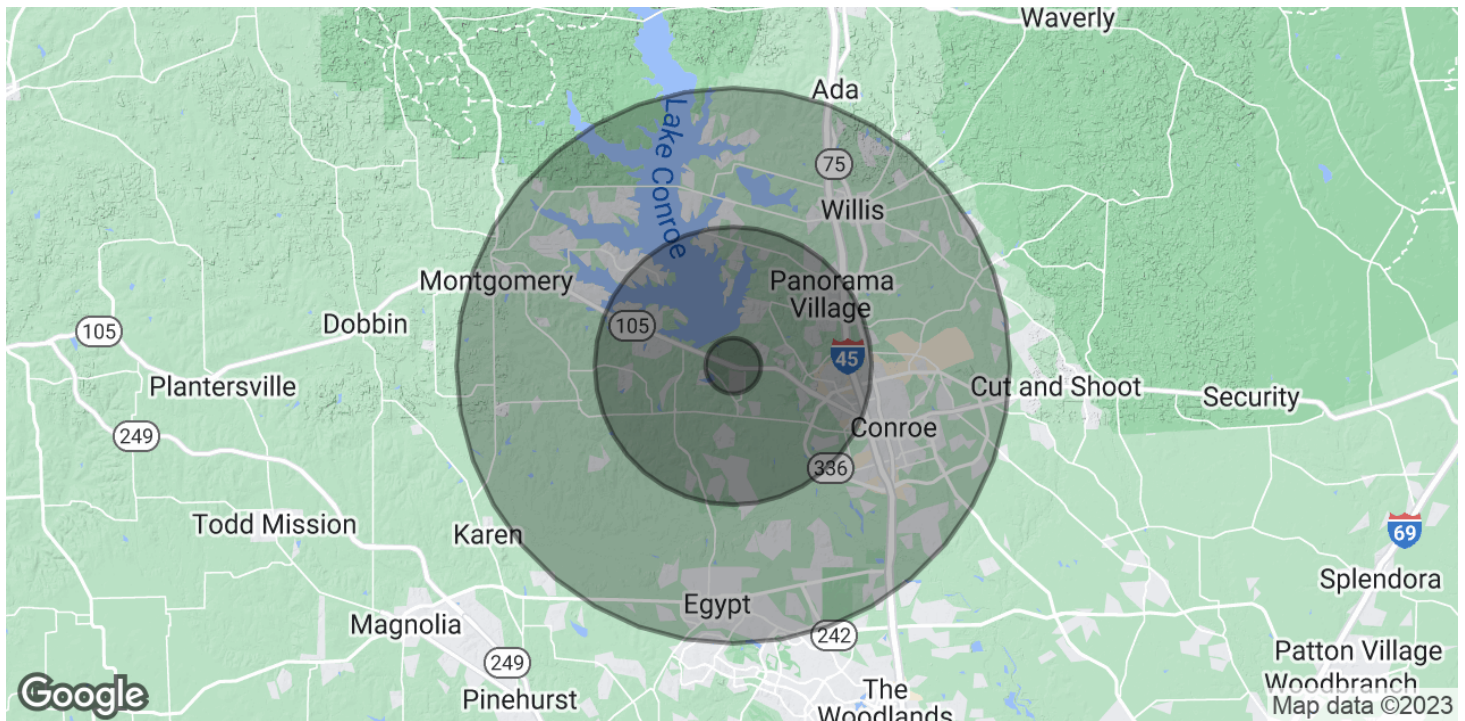


COLDWELL BANKER
COMMERCIAL
REALTY

SALE

12824 HIGHWAY 105 W

12824 Highway 105 W Conroe, TX 77304



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,512	58,723	213,353
Average Age	37.7	39.8	38.7
Average Age (Male)	37.6	38	37.8
Average Age (Female)	38.3	41.2	39.6

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	656	25,046	83,875
# of Persons per HH	2.3	2.3	2.5
Average HH Income	\$101,060	\$100,096	\$101,578
Average House Value	\$253,335	\$276,704	\$268,941

* Demographic data derived from 2020 ACS - US Census

Quenton Rockwell

832 877 2703

quenton.rockwell@cbrealty.com



COLDWELL BANKER
COMMERCIAL
REALTY



Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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

<u>Coldwell Banker Commercial dba Rockwell Commercial</u>	<u>420132</u>	<u>joanne.justice@cbdfw.com</u>	<u>(972)906-7700</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Joanne Justice</u>	<u>159793</u>	<u>joanne.justice@cbdfw.com</u>	<u>(972)906-7700</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Kim Lalou</u>	<u>552317</u>	<u>kimberly.lalou@cbrealty.com</u>	<u>(281)378-1800</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Quenton Rockwell</u>	<u>641265</u>	<u>qrock@rockwellcommercialgroup.com</u>	<u>(832)658-1796</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

Rockwell Commercial Group / Coldwell Banker Commercial, 18425 Spring Cypress, Ste. 230 Spring TX 77379
Quenton Rockwell

Information available at www.trec.texas.gov

IABS 1-0 Date

Phone: 8328772703 Fax: 2813781801
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

Janice Koshy