



# 1.6055 ACRES ON TX-242 For Sale

## DEMOGRAPHICS

	1 mile	3 miles	5 miles
2020 Total Population	10,999	31,953	97,526
2025 Projected Population	12,773	36,664	110,525
Population Growth 2020-2025	16.13%	14.74%	13.81%
2020 Total Households	3,539	12,452	37,020
2020 Average HH Income	\$106,962	\$112,197	

## AREA FACTS

- 25 minutes to George Bush Intercontinental Airport
- 33 miles to downtown Houston
- 5 major hospitals
- Home of the Cynthia Woods Mitchell Pavilion
- The Woodlands is ranked one of the top 10 safest communities in Texas
- Location is nestled inside a 28,000 acre master planned community

**9407 TX-242**  
**Conroe, Texas 77385**

## PROPERTY HIGHLIGHTS

### LOCATION

Approximately 1.5 miles East of I-45, on the North side of TX-242

### LOT SIZE

Up to 1.6055 Acres

### LAND HIGHLIGHTS

Flyover to and from I-45 makes for easy access

Growth in the area includes HEB, Methodist Hospital, COSTCO & Starbucks  
\$25.00/SF



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