



Longmire Road Retail

5.93 Acres | Conroe, Texas



Property Highlights & Demographics

5.93 Acres | Conroe, Texas



Property Highlights

- ± 1,500 feet of frontage along Longmire Road providing excellent visibility
- Property is situated in close proximity to FM 3083 and Hwy 105 providing easy access to I-45 and Downtown Conroe.
- Surrounded by multiple master planned communities.
- Conroe was the 9th fastest growing city in the United States from 2010 to 2019, and has a 15% expected growth rate over the next five years.
- Build-to-suit, for sale or lease.

	3 Miles	5 Miles	10 Miles
Total Population	68,378	93,629	267,887
Total Households	23,638	32,532	95,661
Average HHI	\$72,266	\$81,454	\$105,686

110,898 Vehicles Per Day	30,198 Vehicles Per Day	25,200 Vehicles Per Day	15,856 Vehicles Per Day
-----------------------------	----------------------------	----------------------------	----------------------------

Source: TxDOT AADT Annuals, Placer AI, Chron.com

Area Amenities & Surrounding Communities

5.93 Acres | Conroe, Texas



Surrounding Area Retail

5.93 Acres | Conroe, Texas



Build to Suit

5.93 Acres | Conroe, Texas



Proposed Site Plan

5.93 Acres | Conroe, Texas



leasing@signorellicompany.com
936-274-6890



All maps, elements and visuals in this packet represent a concept of proposed development as of July 2022. All plans for land uses are subject to change without notice and nothing presented herein shall obligate the owner or any other entity to restrict land uses or to construct or develop improvements or facilities as shown on any of the maps or renderings. No warranty is made as to the accuracy of the information contained herein. Plans, maps, materials, and specifications are subject to change, or modification as deemed necessary by the developer, builder, or as may be required by law. The illustrations are provided as an example only and do not depict actual or promised items of any kind. Maps not to scale.