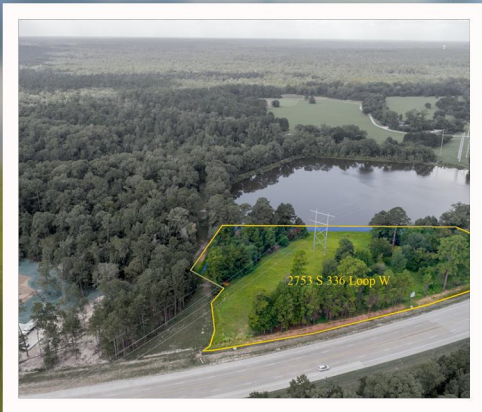




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\$2,012,472



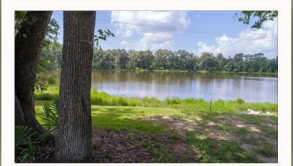
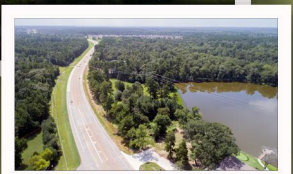
2753 S. Loop W, Conroe, TX 77304

4.2 +/- acres of unrestricted land (not located in the flood plain) located on the South West Loop of 336. Close to I 45, City of Conroe, Lake Conroe and The Woodlands. Short distance to Conroe Regional Medical Center, Grand Central Park development and Highway 105.

700+ feet of frontage on 336, common entrance shared with Hebert Financial and directly across from Silverstone subdivision. Additional curb cut on South end of property a possibility depending upon use.

Utilities (except gas) are to the site with gas being across the street. No additional water detention required due to 8 acre lake on West boundary of site. Potential for stoplight at shared common entry. Area under power Lines and utility easement can be used for parking.

Final acreage and price based upon \$11.00 per sf as verified by a yet to be completed plat and survey. Address not yet verified and used only to determine approximate location of site.



EQUAL HOUSING OPPORTUNITY

Information supplied by sellers. Deemed reliable but not guaranteed.

See the Virtual Tour! www.tourfactory.com/1854456