

40 Acres | Commercial | Loop 336
Loop 336 & FM 1314
Conroe, TX 77302

\$7,666,560
40.880± Acres
Montgomery County



MORE INFO ONLINE:
<https://homelandprop.com/>

40 Acres | Commercial | Loop 336
Conroe, TX / Montgomery County

SUMMARY

Address

Loop 336 & FM 1314

City, State Zip

Conroe, TX 77302

County

Montgomery County

Type

Commercial

Latitude / Longitude

30.287868 / -95.423686

Acreage

40.880

Price

\$7,666,560

Property Website

<https://homelandprop.com/property/40-acres-commercial-loop-336-montgomery-texas/114609/>



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PROPERTY DESCRIPTION

40 Unrestricted Acres for Sale - Conroe, Texas

Prime Development Opportunity

Don't miss this exceptional opportunity to acquire approximately 40 unrestricted acres at a high-traffic commercial corner in rapidly growing Conroe, Texas.

Boasting an Annual Average Daily Traffic count of more than 31,000 vehicles, the property offers outstanding visibility and accessibility with excellent frontage along both Loop 336 and FM 1314.

Property Highlights

- ±40 unrestricted acres
- 31,000+ vehicles per day in Annual Average Daily Traffic
- Excellent frontage on Loop 336 and FM 1314 with permitted or existing curb cuts
- City utilities - see utilities map herein
- Gently sloping terrain
- Little Caney Creek runs north to south along the eastern portion of the property
- Located just west of Carl Barton Jr. Park on Loop 336
- Existing easement provides access to a city-owned facility north of the property
- No zoning restrictions, offering exceptional flexibility for development - [Land Use & Area Plans](#) | [City of Conroe](#).
- Priced at \$4.40/s. ft.

With its strategic location, high traffic counts, unrestricted use, and proximity to city utilities, this property presents a rare opportunity for commercial, residential, or mixed-use development.

Located in one of the nation's fastest-growing cities, Conroe continues to experience tremendous population and economic growth, making this an ideal location for investors and developers looking for long-term potential.

Opportunities of this size and location don't come along often. Contact us today for additional information and to explore the possibilities!

Utilities: Electric available, Water available, Sewer available

Utility Providers: Entergy, City of Conroe WSC



MORE INFO ONLINE:

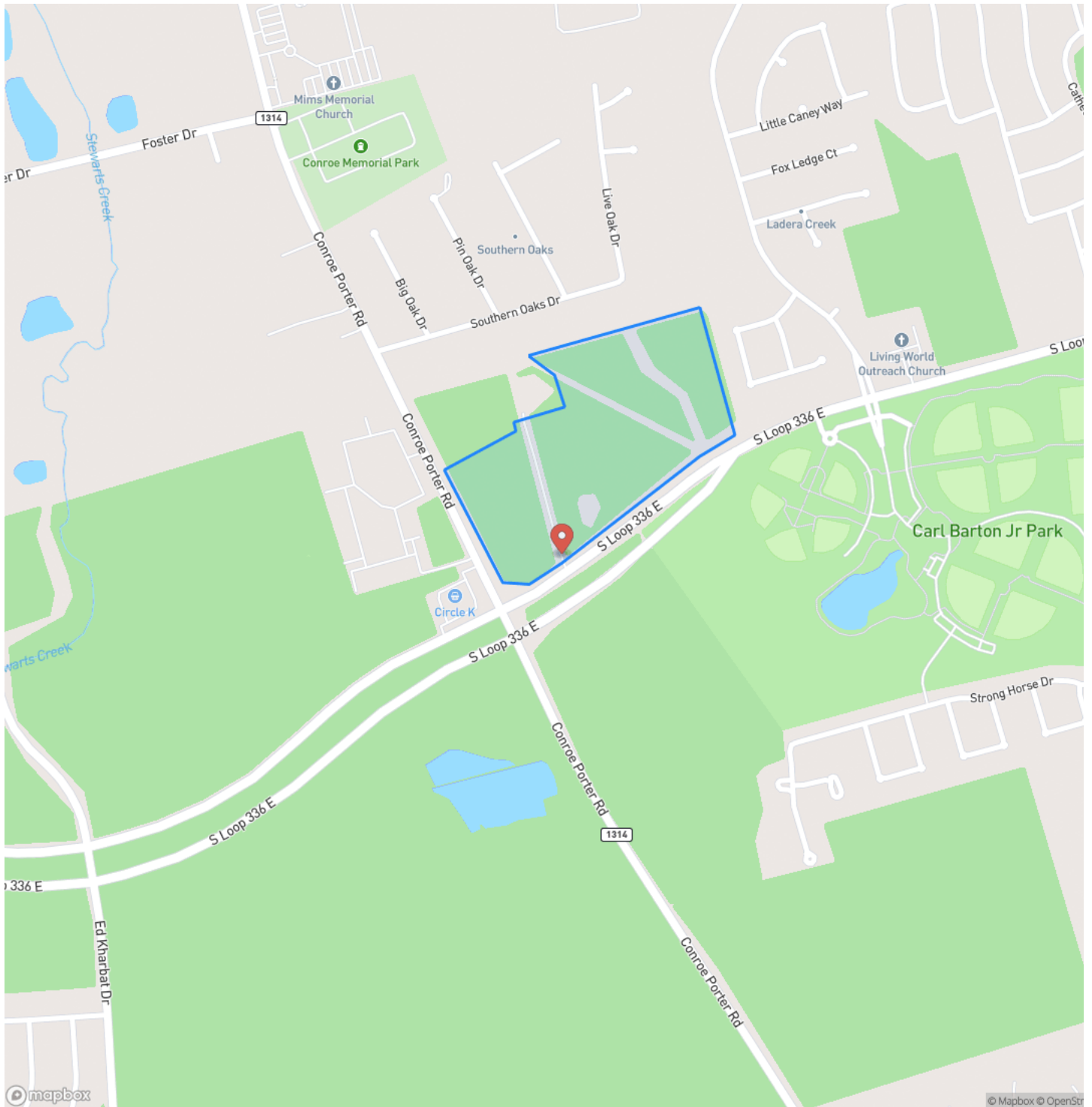
<https://homelandprop.com/>

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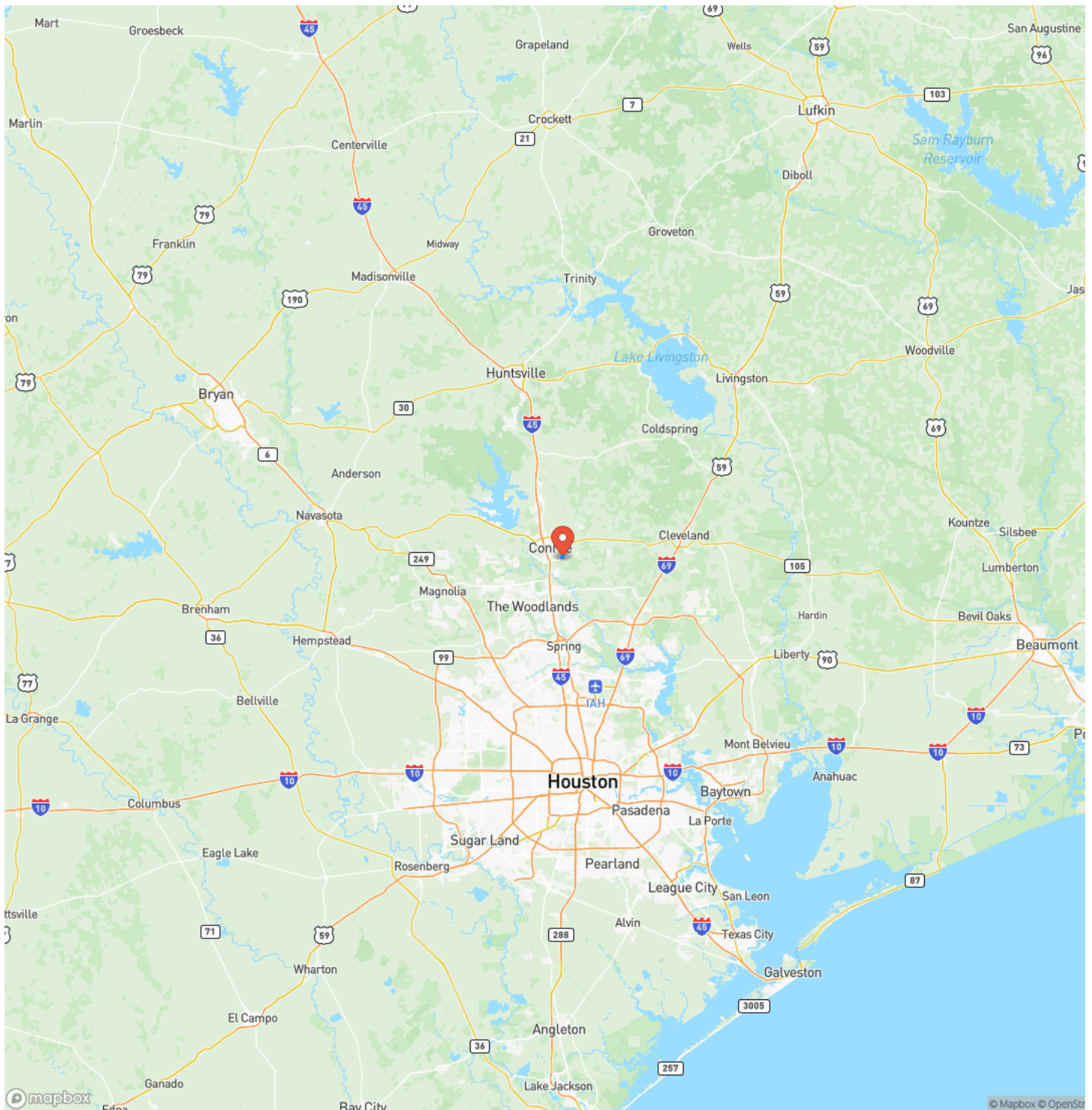
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Locator Map



Conroe, TX / Montgomery County

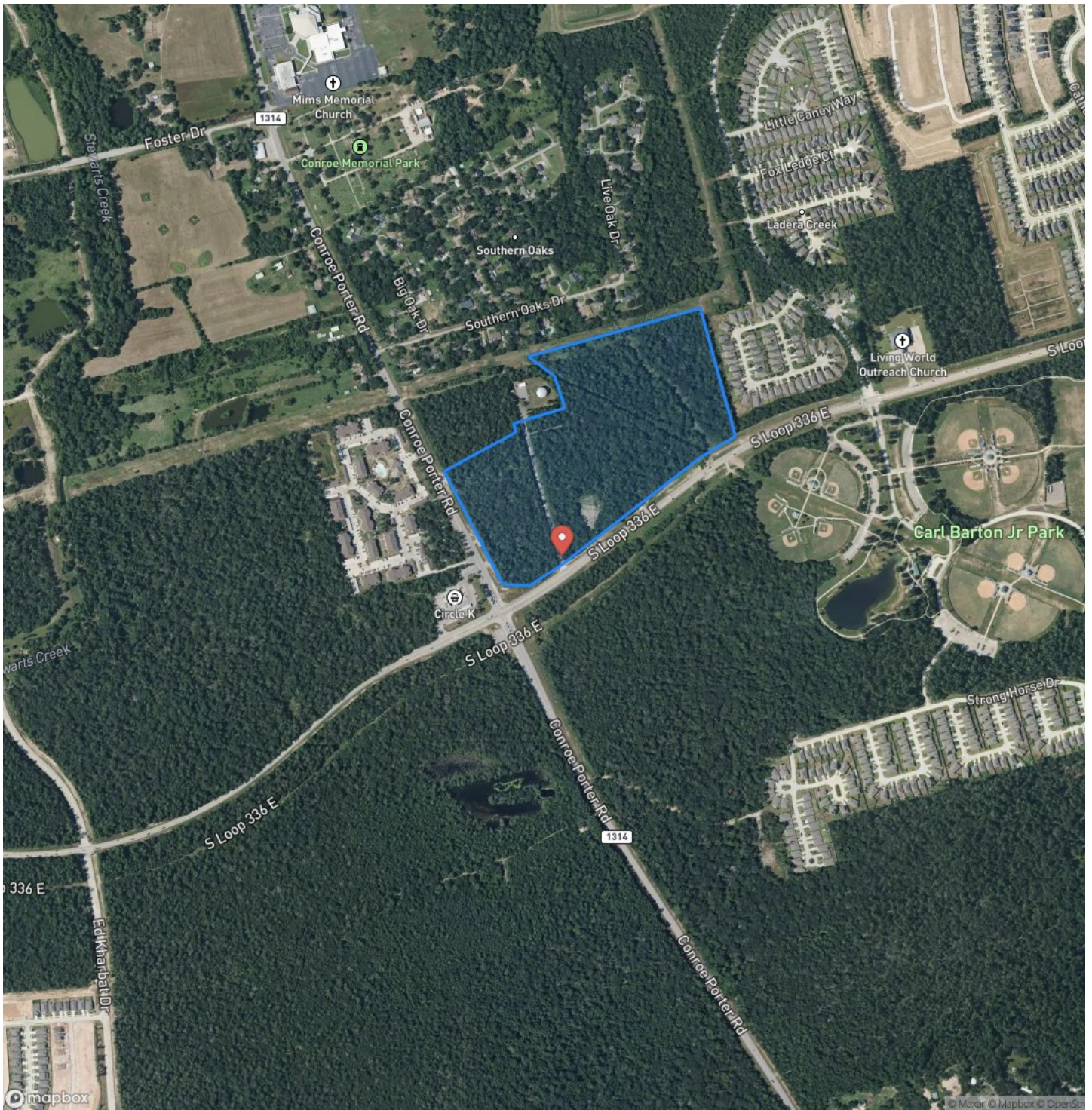
Locator Map



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Satellite Map



**40 Acres | Commercial | Loop 336
Conroe, TX / Montgomery County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Andy Flack

Mobile

(936) 295-2500

Email

agents@homelandprop.com

Address

1600 Normal Park Dr

City / State / Zip

NOTES



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<https://homelandprop.com/>

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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Legal Description Disclaimer: Size is approximate and subject to recorded legal description or surveyed gross acres to include, but not limited to, any acres lying within roads and/or easements. CAD shape files are not reliable. Shape files per maps herein are considered the most accurate available and are derived using the best information available, included, but not limited to, GIS data, field data, legal descriptions, and survey, if available.

Easement Disclaimer: Visible and apparent and/or marked in field.



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