



RIVERSTONE
COMMERCIAL REAL ESTATE

11526 FM 2854 RD

CONROE, TX 77304



PROPERTY HIGHLIGHTS

- City Sewer and City Water On Site
- No Floodplain
- 620 Feet of FM 2854 Frontage
- No Zoning
- 3-Phase Power Available
- Conroe is One of the Fastest Growing Cities in the U.S.

OFFERING SUMMARY

Sale Price: \$2,125,000

Lot Size: 8.1 Acres





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RIVERSTONE
COMMERCIAL REALESTATE

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Site Demographic Summary



RIVERSTONE
COMMERCIAL REAL ESTATE

Ring of 5 miles

KEY FACTS

39.2

Median Age



31,460

Households

\$68,084

Median Disposable Income



83,150

2023 Total Population

EDUCATION

9%

No High School Diploma



22%

High School Graduate



26%

Some College



43%

College Graduate

INCOME



\$120,512

Average Household Income



\$45,758

Per Capita Income



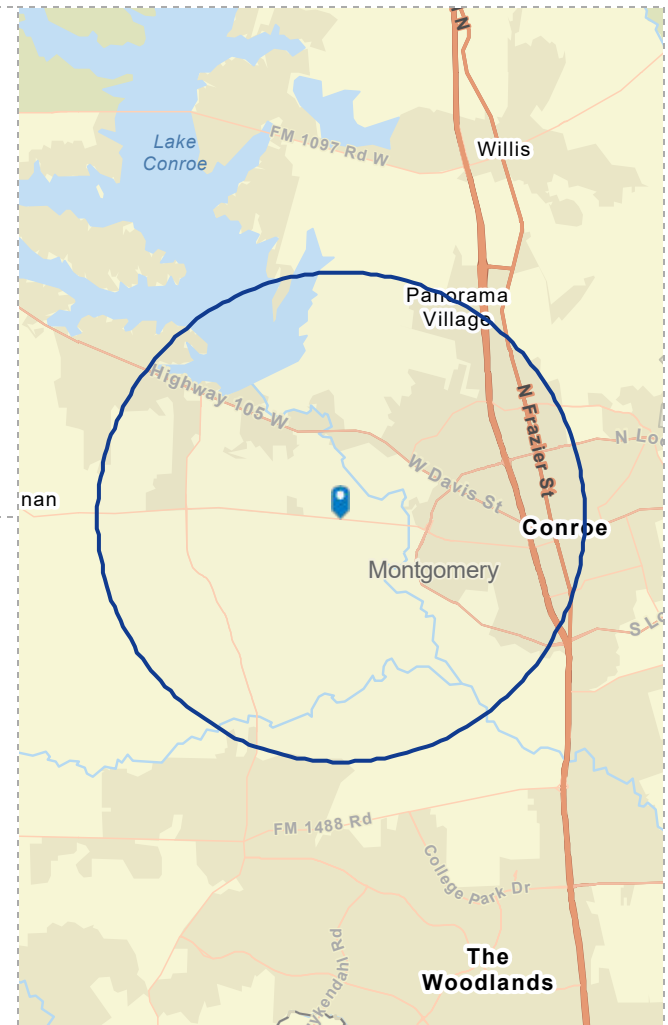
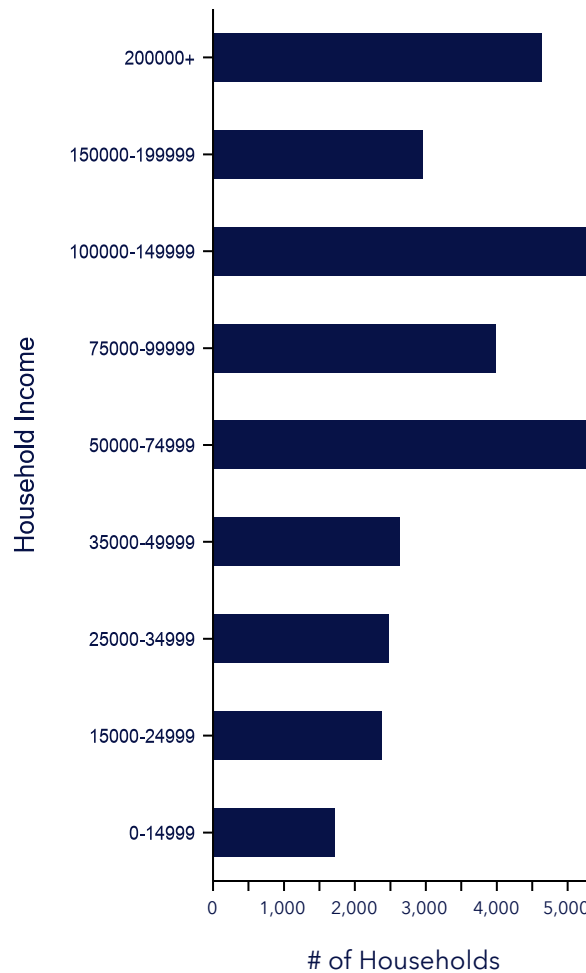
\$1,408,590

Average Net Worth



\$379,685

Average Home Value



EMPLOYMENT



White Collar

64%



Blue Collar

20%



Services

16%

Unemployment Rate

2.4%

