



10.1009 Acres

SW Loop 336

Conroe, Texas



Presented by:

G.K. (Jeff) Markham

Listing Broker

936-661-4343

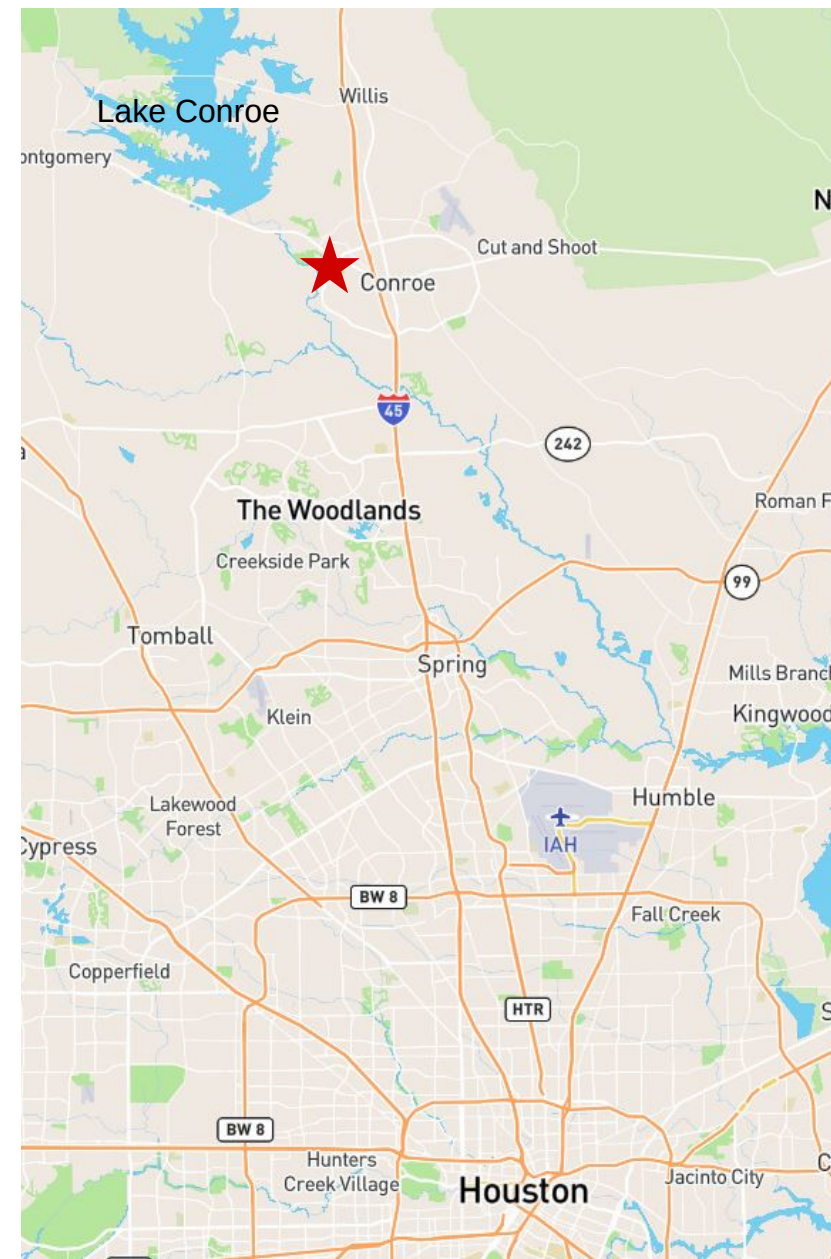
\$5,500,000

**Markham
Realty**

For more information see
www.markhamrealty.com

Property Highlights

- West of I-45, this tract fronts the East side of Loop 336, just south of Hwy 105 in Conroe, the County Seat of Montgomery County, which is one of the fastest growing areas in the state.
- Property offers a cross access agreement with CVS Pharmacy allowing TXDOT approved access to SH 105 in addition to Loop 336 frontage.
- TXDOT annual average daily traffic count for Loop 336 at the Intersection of Hwy 105 West bound is approximately 35,000.
- Convenient to I-45, near major shopping areas including HEB, CVS, Conroe Market Place and many others. Minutes from a regional hospital and multiple medical specialists.
- All utilities available. No flood plain issues, major easements or other encumbrances.



Downtown Conroe



CONROE HIGH SCHOOL

Conroe Country Club



**SUBJECT
PROPERTY**

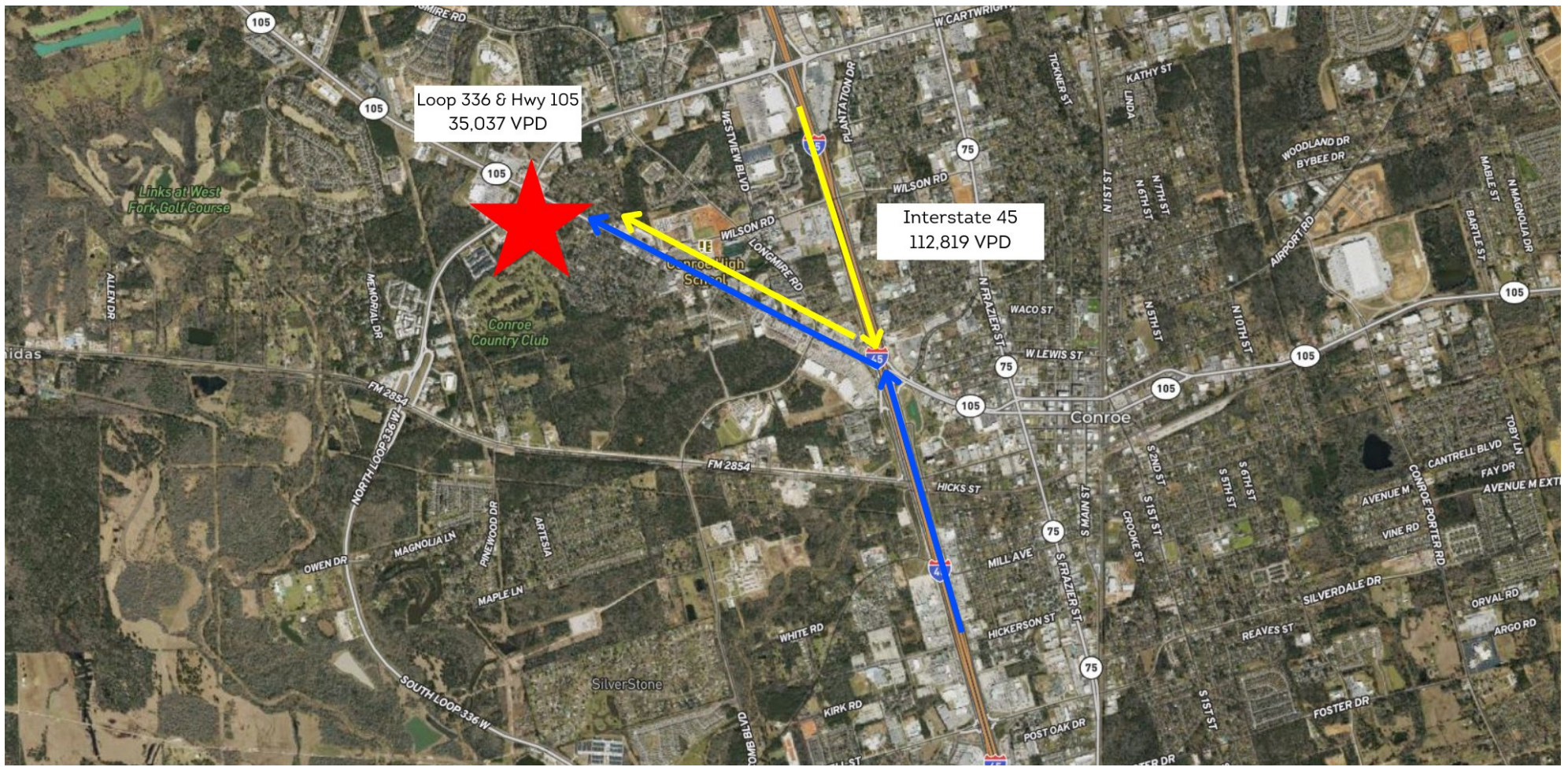


DOLLAR GENERAL



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SW Loop 336
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Directions to Property

From Interstate 45, continue west on State Highway 105 for approximately 1.6 miles. At the intersection of State Highway 105 and Loop 336, turn left. Property will be on the left hand side adjacent to CVS Pharmacy.

LAKE CONROE



Peet Junior High School

105 TEXAS

TOTAL POINT EMERGENCY CENTER

AutoZone

EXXON

H-E-B

DOLLAR GENERAL

CVS pharmacy

LOOP 336

SUBJECT PROPERTY

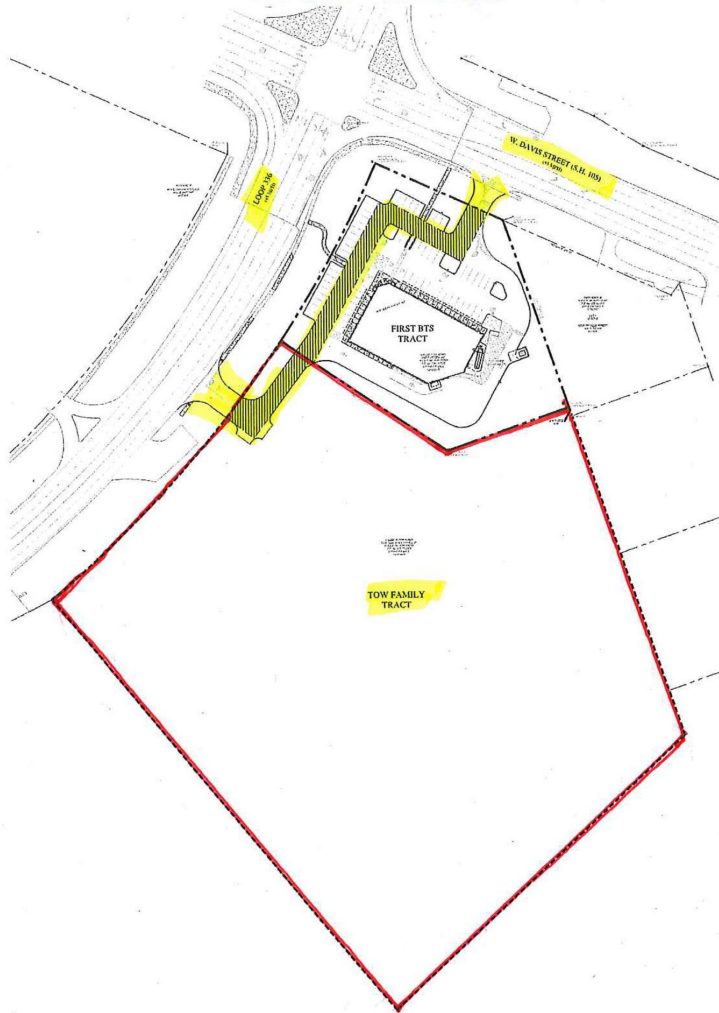
105 TEXAS

Markham Realty

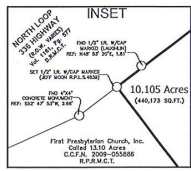
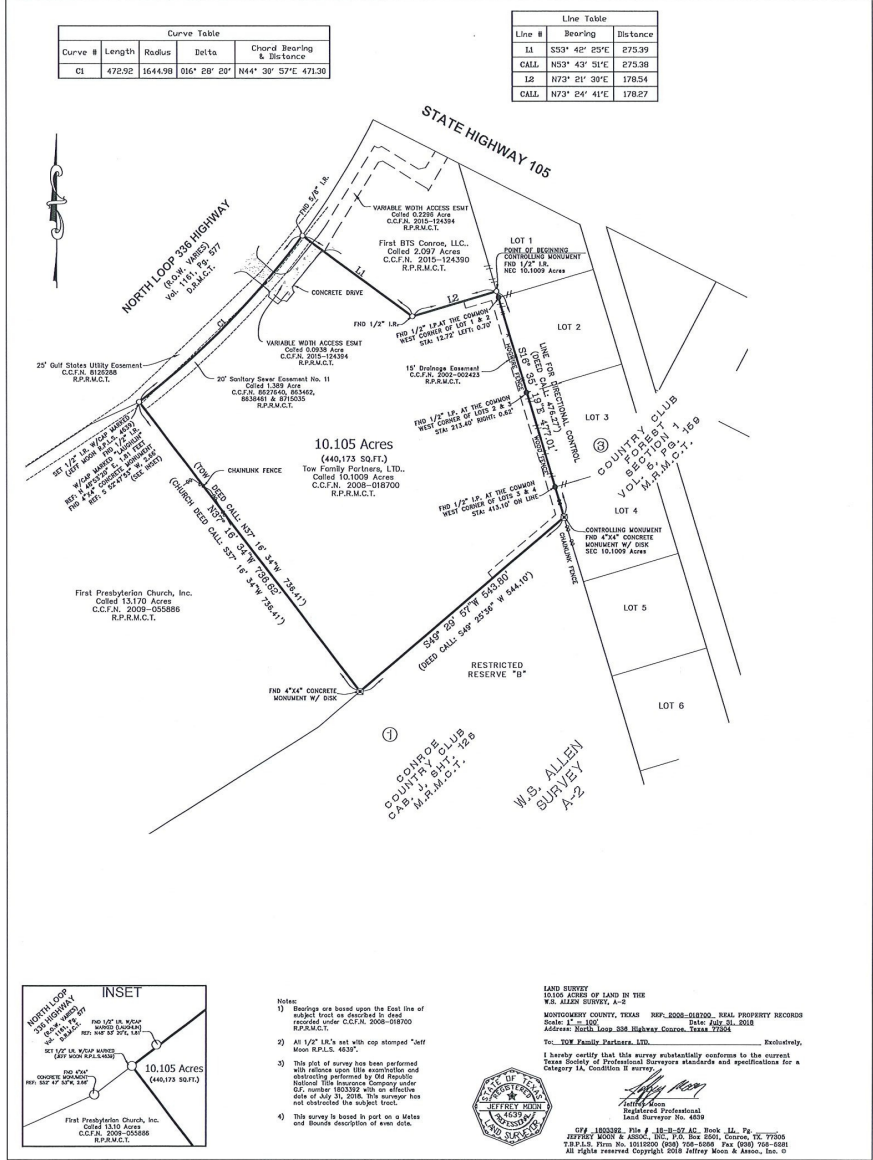
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Cross Access



1ST BTS
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- Notes:
- 1) Bearings are based upon the East line of subject tract as described in deed recorded under C.C.F.N. 2008-018700 R.P.R.M.C.T.
 - 2) An 1/2" x 6" x 8" oak nail with stop stamped "Jeff Moon R.P.L.S. 4633".
 - 3) This plat of survey has been prepared with reference upon the association and platting performed by the Republic National Title Insurance Company under C.C.F.N. 2008-018700 on the effective date of July 31, 2018. This surveyor has not extracted the subject tract.
 - 4) This survey is based in part on a Metes and Bounds description of same site.



LAND REVEYER
10.1009 ACRES OF LAND IN TRACT
W.E. ALLEN SURVEY, A-2
MONTEGOMERY COUNTY, TEXAS REP. 2008-018700, REAL PROPERTY RECORDS
Book 15, Page 100. Date: July 25, 2008
Address: North Loop 336 Highway, Conroe, Texas 77385
The, TOW Family Structures, LTD., Restrictive.
I hereby certify that this survey substantially conforms to the current
Texas Society of Professional Surveyors standards and specifications for a
Category 1A, Condition II survey.
Jeffrey Moon
Registered Professional
Land Surveyor No. 4559
OFF: 10030287, P.O. # 10-1009 AC, Box 10, P.O.
25700 WOOD # 2002, INC. P.O. Box 2002, Conroe, TX 77385
T.S.P.L.S. Firm No. 1011250 (000) 704-2006 Fax (281) 792-0281
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