

Self Storage Development Opportunity



Development Site

2086 Porter Road
Conroe, TX 77301

Presented by:

JOSH KOERNER & FROST WEAVER
Coastal Storage Group, LLC
904-591-0140
josh@coastalstorage.com

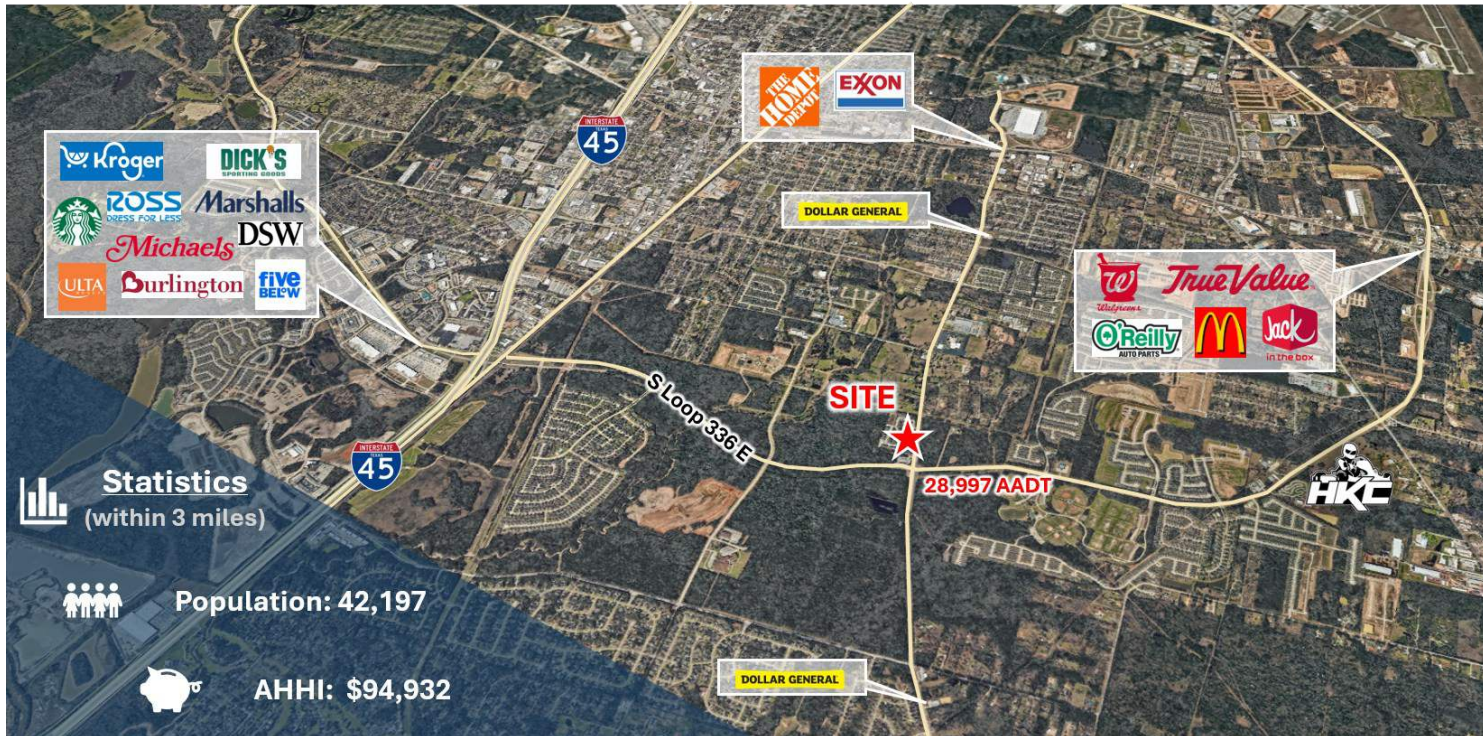
FAITH PATE
MLB Commercial Real Estate
713-805-2907
fpate@mlbcre.com

LIST PRICE: \$1,450,000

INVESTMENT HIGHLIGHTS

- Shovel ready Self-Storage Development Opportunity on 1.796 +/- acres in Conroe, TX
- Proposed 3-story 95,700 GSF | 74,750 NRSF | 702 Units of Class A climate-controlled storage
- Located on Porter Road (8,375 AADT) and visibility from S Loop 336 E (28,997 cars per day)
- Population 42,368 and AHHI \$103,252 within 3 miles
- Population growth of 61.83% since 2010 according to *World Population Review*
- Massive residential development underway with multiple Master Planned Developments totaling over 11,500 home sites
- No Class A comps within the market area
- Sale contingent upon Seller providing site plan approval and permits





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