

**± 1.75 AC  
C-Store  
FOR SALE**



*The Spur*

AT SEVEN COVES

[ORRINC.COM/THESPUR](http://ORRINC.COM/THESPUR)





PROJECT HIGHLIGHTS

- ±1.75 AC Pad site For Sale ideal for a Convenient Store, positioned within the growing and highly desirable city of Conroe in Montgomery County.
- Located next to Willis High School, Willis ISD – Career & Technology Center, Agricultural Science Center, and minutes to The Woodlands, Tomball, and George Bush International Airport.
- With high visibility and easy access in, The Spur at Seven Coves is conveniently located at the corner of I-45 North and FM 830.
- Montgomery County is the top choice amongst new and relocating businesses. It is ranked 7th in the top 10 counties nationwide for year-over-year percentage growth at 3.97%.





DEMOGRAPHICS

# The Spur

AT SEVEN COVES

MONTGOMERY COUNTY'S REPUTATION OF GREEN SPACE, TOP-RATED SCHOOLS, AND A TALENTED AND DIVERSE WORKFORCE HAVE ATTRACTED NEW RESIDENTS AND COMPANIES TO THE AREA. THE COUNTY'S POPULATION HAS SURGED IN THE PAST DECADE AND IS THE THIRD FASTEST-GROWING COUNTY IN THE GREATER HOUSTON REGION. THE SPUR WILL BE THE ENTERTAINMENT AND COMMUNITY HUB FOR SOUTH MONTGOMERY COUNTY AND WILL FEATURE SOME OF THE BEST REGIONAL RETAIL AND RESTAURANT BUSINESSES.

2022	3 MILES	5 MILES	10 MILES
POPULATION	19,858	63,145	192,311
TOTAL HOUSEHOLDS	7,704	22,861	69,821
MEDIAN HOUSEHOLD INCOME	\$73,539	\$71,947	\$88,742
MEDIAN HOME VALUE	\$231,537	\$247,074	\$287,543







SITE PLAN

± 1.75 AC  
Available  
FOR SALE

PROPOSED  
MULTIFAMILY



120,687 VPD

DETENTION

THE PINES  
at SEVEN COVES

The Spur  
AT SEVEN COVES

EVERGREEN PINES



AVAILABLE  
FOR SALE  
± 1.75 AC  
C-Store Pad Site



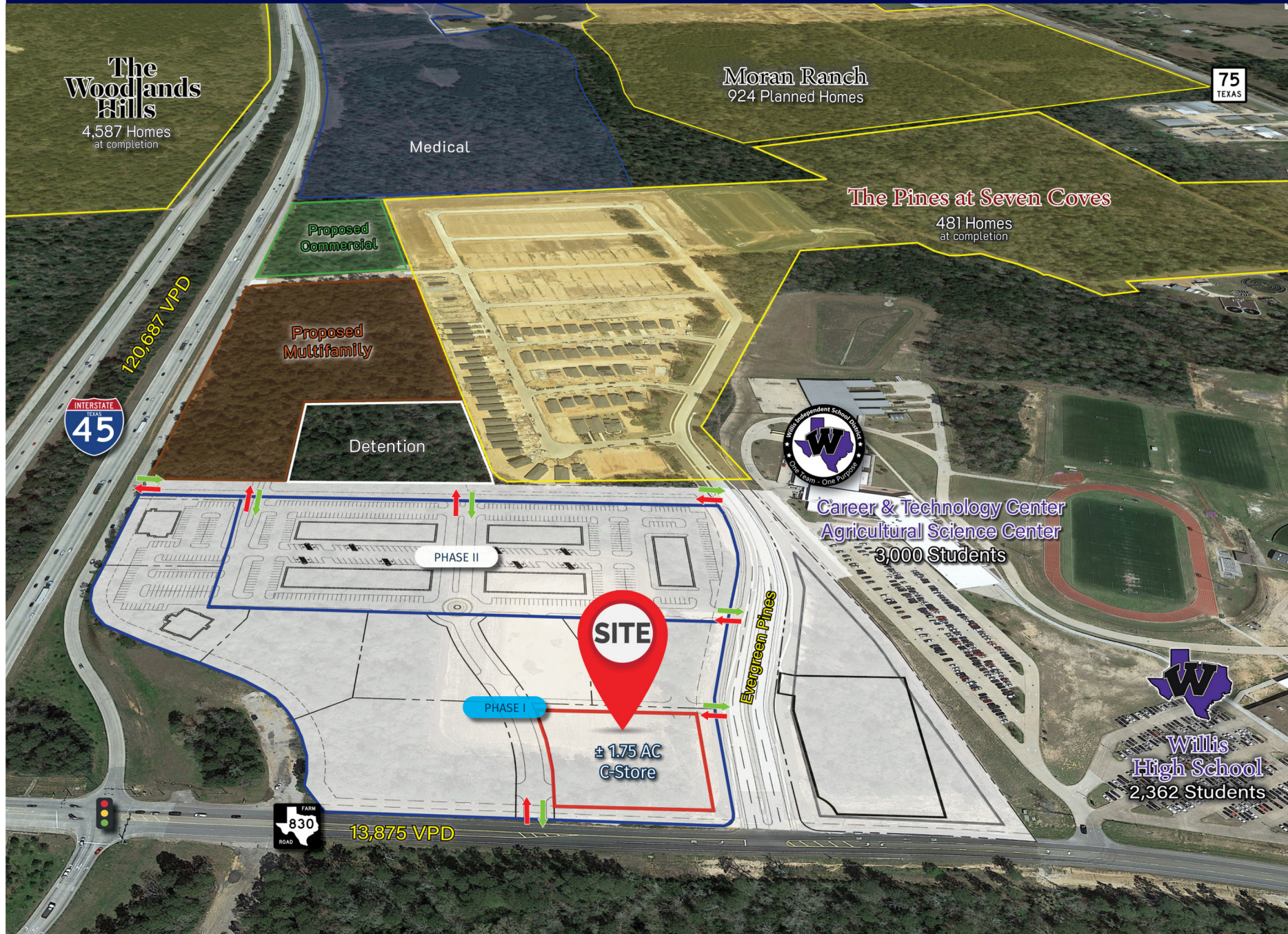
13,875 VPD







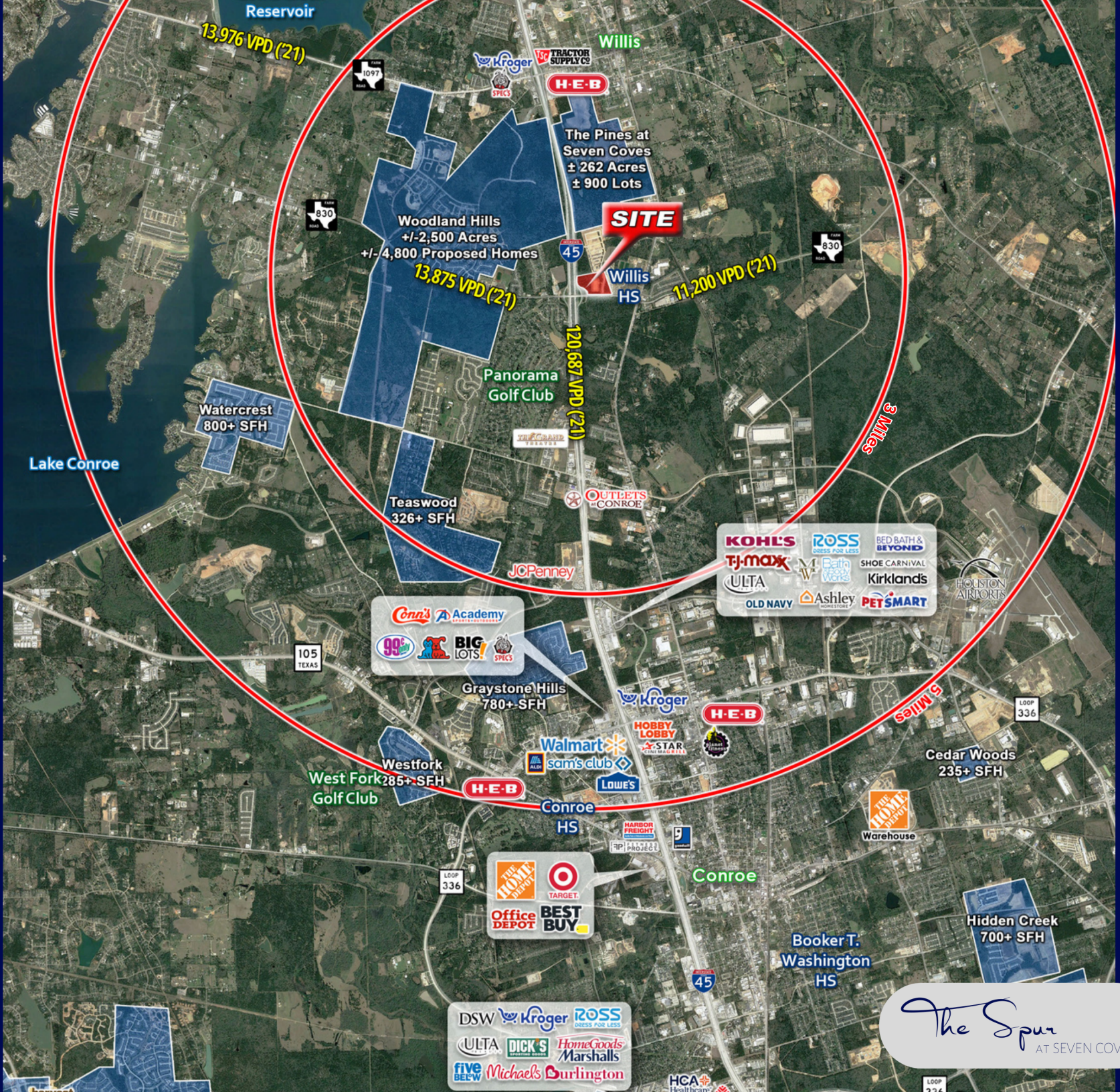
AREA LOCATION







A R E A M A P



The Spur  
AT SEVEN COVES





CONROE,  
TX



**CONROE** HAS BEEN RECENTLY RECOGNIZED AS THE FASTEST-GROWING CITY IN THE UNITED STATES. THE RANKING WAS DUE PRIMARILY TO A NEARLY EIGHT PERCENT INCREASE IN POPULATION AND GROWTH AT A RATE OF ELEVEN TIMES HIGHER THE NATIONAL AVERAGE.

BRIAN BONDY, PRESIDENT OF THE CONROE/LAKE CONROE CHAMBER OF COMMERCE, NOTES, “CONROE’S GROWTH CAN BE ATTRIBUTED TO A WIDE VARIETY OF REASONS INCLUDING LOCATION, SCHOOLS, HOUSING AVAILABILITY AND AFFORDABILITY AND AN EXCELLENT PLACE FOR DOING BUSINESS. WITH A VIBRANT DOWNTOWN AND THE BEAUTIFUL LAKE AREA AS WELL AS A STRONG COMMITMENT FROM A GROWING BUSINESS BASE, CONROE IS POISED TO GROW WELL INTO THE FUTURE.”

HERE ARE SOME INTERESTING FACTS ABOUT CONROE FROM THE CONROE ECONOMIC DEVELOPMENT COUNCIL:

- CONROE IS BORDERED BY 22,000-ACRE LAKE CONROE, SAM HOUSTON NATIONAL FOREST, AND W. GOODRICH JONES STATE FOREST NATIONAL FOREST, AND W. GOODRICH JONES STATE FOREST
- ESTABLISHED: 1904
- CONROE IS THE SEAT OF MONTGOMERY COUNTY
- POPULATION: 88,930
- MEDIAN AGE: 34
- NUMBER OF BUSINESSES: 4,578
- LEADING INDUSTRIES: HEALTH CARE AND SOCIAL SERVICES, RETAIL, PUBLIC ADMINISTRATION, AND ACCOMMODATION AND FOOD SERVICES.



O  
R  
R  
C  
O  
M  
M  
E  
R  
C  
I  
A  
L



# ORR

COMMERCIAL

ORR COMMERCIAL IS A TEXAS REAL ESTATE FIRM SPECIALIZING IN RETAIL AND BUILT-TO-SUIT DEVELOPMENTS, BROKERAGE SERVICES, AS WELL AS ACQUISITION AND DISPOSITION OF COMMERCIAL REAL ESTATE. ORR HAS DEVELOPED, OWNED, AND MANAGED MORE THAN 1,000,000 SF OF RETAIL AND RESTAURANT SPACE IN HOUSTON WITH AN AGGREGATE VALUE OF \$500+ MM. WE HAVE A COMBINED 40+ YEARS OF COMMERCIAL REAL ESTATE DEVELOPMENT, BROKERAGE, ASSESSMENT, AND PROPERTY MANAGEMENT EXPERIENCE.

*Let's talk!*



**JENNIFER ORR**  
832.439.5014  
JORR@ORRINC.COM

*The Spur*  
AT SEVEN COVES



The Spur  
AT SEVEN COVES

[ORRINC.COM/THESPUR](http://ORRINC.COM/THESPUR)

**ORR**  
COMMERCIAL