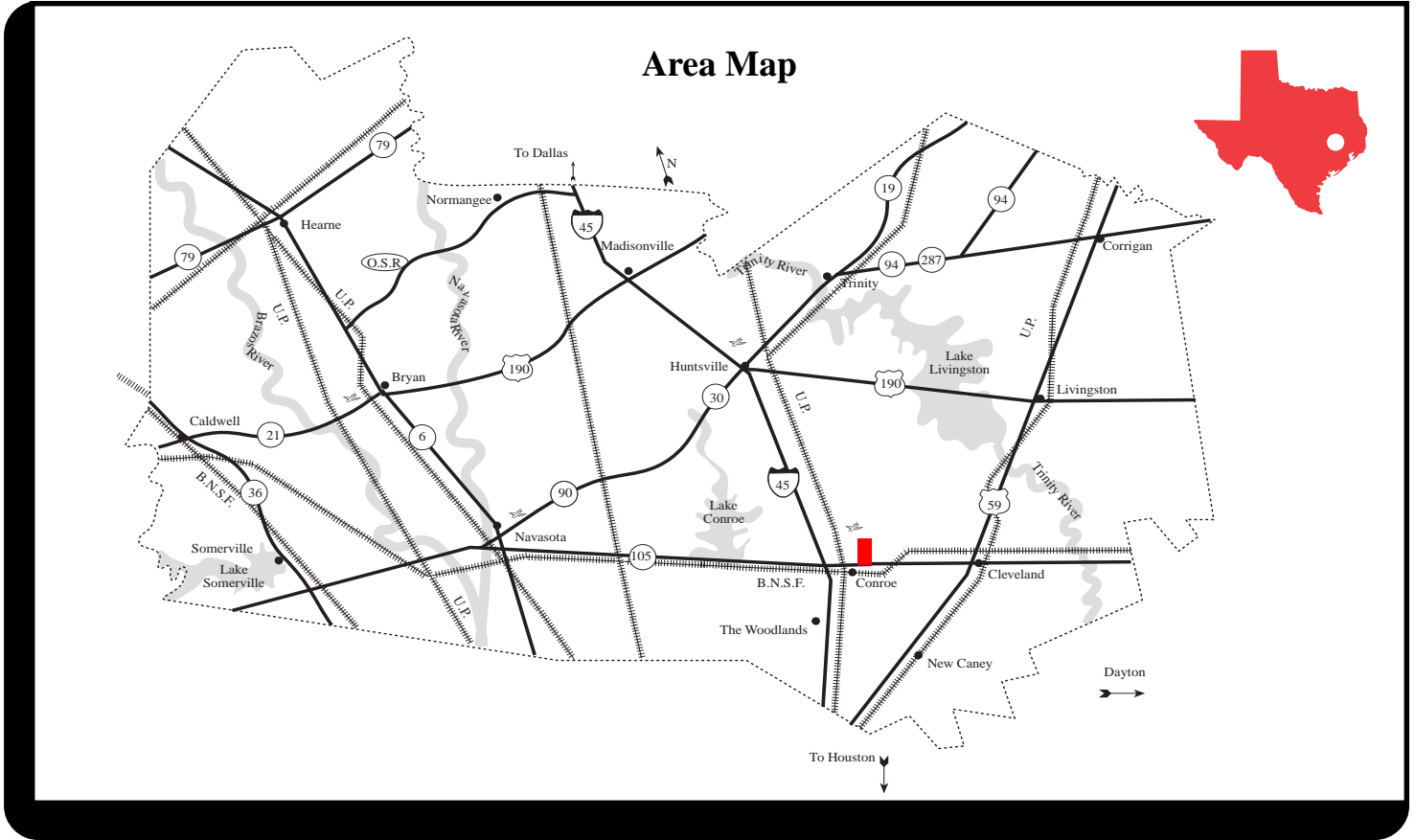


# CONROE PARK NORTH

## Conroe, Texas



**473 Acre  
Prime  
Industrial Park**

- Major industry now established
- Excellent transportation system
- Easy access to Interstate 45
- Houston, Tx. only 40 minutes away
- 3100' + Rail frontage
- 1/2 Mile to 6000' runway I.L.S. equipped county airport with FAA flight information center

**For more information, contact  
Entergy Texas  
Economic Development Group  
1-800-729-SITE  
Fax: (409) 981-2805**



(Detailed specifications on back)



**CONROE PARK NORTH**  
**Conroe, Texas**

**Site Characteristics**

**Acreage:** 473 Total  
**Elevation:** 380 Feet  
**Topography:** Rolling

**Location**

**Address:** F.M. 3083  
**City:** Conroe  
**In City Limits:** No  
**County:** Montgomery  
**Zoning:** Industrial  
**Adjacent Land Use:** Industrial

**Utilities**

**Electricity:** Available Now  
**Electric Co.:** Entergy  
**Natural Gas:** Available Now  
**Gas Co.:** Reliant Entex  
**Water:** Available Now  
**Water Supplier:** City  
**Sewer:** Yes  
**Sewer Supplier:** City

**Cost**

**Sale Price Per Acre:** Negotiable  
**Monthly Lease Price:** N/A  
**Min. Parcel Size:** 1 Acre

**Transportation**

**Road Frontage:** 17,000 Feet  
**Miles to Highway:** 0.0  
**Miles to Interstate:** 1.5 Miles

**Rail Frontage:** Yes  
**Miles to Railroad:** 0.0  
**Railroad Company:** Union Pacific  
**Spur to Site:** No

**Local Airport:** Montgomery County  
**Miles Away:** 0.5 Mile  
**International Airport:** Bush Intercontinental  
**Miles Away:** 29 Miles

**Water Frontage:** None  
**Channel Depth:** 40 Feet  
**Nearest Port:** Port of Houston  
**Distance:** 45 Miles

**Additional Comments:** Hwys: F.M.-3083 runs through park.



**1-800-729-SITE**