



For Sale on Market

\$1,100,000

Call 7133771022 Today!

309 E PHILLIPS ST, CONROE, TX 77301

Survey Available! Exceptional commercial opportunity in the heart of Conroe—one of America’s fastest-growing cities. Situated on a full 1-acre block along a high-traffic corridor, this property offers outstanding exposure with thousands of vehicles passing weekly, making it ideal for professional offices, medical use, assisted living, or future redevelopment. The expansive layout of the existing home can adapt to many commercial uses such as boutique office space, law firm, medical or wellness practice, residential care facility, or live/work concept. No historic restrictions allow maximum flexibility—maintain the current structure, expand, relocate, or redevelop as needed. With commercial or residential potential, ample acreage, and prominent frontage, this property presents a rare chance to secure a prime location in a rapidly developing area. Opportunities like this are few and far between—bring your vision and capitalize on Conroe’s continued growth.

GENERAL DESCRIPTION

- Subdivision:** Ralston
- Property Type:** Lots
- Lotsize:** 44,801 / Appraisal District
- Market Area:** Conroe Northeast
- Key Map:** 158W
- MLS# / Area:** 38425831 / 19



Presented By
Chad Sayles

Walzel Properties - Spring 7133771022

Listing Broker
Connect Realty.com