



FOR SALE

EL TUCAN

518 Mill Avenue Conroe TX 77301



936-900-6564



www.corproptx.com



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HIGHLIGHTS

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- ✓ Downtown Conroe Entertainment District – Home to local breweries, live music venues, restaurants, and boutique shops.
- ✓ Strategic corner frontage on Mill Ave and Delta Street – maximum visibility in downtown Conroe
- ✓ Ideal for retail, food service, office, and flex-use configurations
- ✓ 3,300 combined sqft



Units: 2 buildings
Built: 1984/2014
Occupancy Rate: 100%

Land: .36 Acres



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THE PROPERTY

\$1.2M

El Tucán at 518 Mill Avenue presents a prime opportunity to acquire. Situated on a hard corner with excellent visibility and frontage, this .36-acre site features two buildings totaling approximately 3,300 SF—including a well-established “El Tucán”, standalone taqueria and a multi-tenant retail strip. dedicated on-site parking, this turnkey investment offers immediate cash flow with long-term upside in a high-demand commercial corridor.

Located just minutes from Conroe’s historic downtown, the property benefits from steady foot traffic, proximity to I-45, and a surrounding mix of residential growth, government offices, restaurants, and retail. Conroe is one of the fastest-growing cities in Texas, with major infrastructure improvements and ongoing revitalization efforts in the downtown core. This makes El Tucán an ideal asset for investors or owner-users looking to capitalize on a stable, growing market with strong community engagement and business activity.



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OUR MARKET

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Conroe's commercial real estate market continues to thrive, driven by strong population growth, business-friendly policies, and its strategic location just 40 miles north of Houston. As one of the fastest-growing cities in Texas, Conroe is experiencing a surge in both residential and commercial development, particularly in and around the downtown corridor. Retail demand remains high, with small business expansion and revitalization efforts creating a vibrant local economy. Properties like El Tucán—with high visibility, stable tenants, and close proximity to key infrastructure—are increasingly sought after by investors looking for immediate income and long-term appreciation in a resilient, growth-oriented market



LOCAL AREA DEMOGRAPHICS



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The area surrounding 518 Mill Ave benefits from a diverse and growing population, with over 100,000 residents in Conroe and a projected growth rate exceeding 3% annually. The local workforce is driven by sectors such as healthcare, education, construction, and energy, contributing to a strong demand for service-based and retail businesses. Within a 3-mile radius, and the population skews toward young families and working professionals, making the location ideal for neighborhood-serving retail. With new housing developments and infrastructure projects continuing to expand the city's footprint, Conroe's demographic trends support stable tenancy, rising consumer spending, and long-term investment potential.



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