

*FOR SALE*



# 16911 Pickering Rd

Conroe, TX 77302

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# Property Summary

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## PROPERTY DESCRIPTION

This versatile commercial offering comprises roughly 23,700 square feet of mixed office, warehouse, and industrial space on more than 3.2 acres spanning multiple parcels. Currently configured for religious use, the main building features a large sanctuary, entry lobby, kitchen, and dining hall—elements that can be readily adapted for a variety of commercial applications. A separate machine shop, presently operating as an industrial manufacturing facility, provides valuable utility for light-industrial or fabrication users, while an adjacent vacant land parcel invites future development, yard storage, or expansion (buyer to verify zoning and use). Delivered vacant at close of escrow, the property's flexible zoning makes it well suited for owner-users needing combined office and shop space, investors seeking a value-add or redevelopment play, or organizations ranging from faith-based groups to manufacturers and potential multi-tenant operators.

## OFFERING SUMMARY

Sale Price:	N/A
Lot Size:	79,129 SF
Building Size:	5,200 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	71	178	636
Total Population	220	547	1,949
Average HH Income	\$65,234	\$66,072	\$67,137

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# Location Description

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## LOCATION DESCRIPTION

Located in the vibrant city of Conroe, Texas, the area surrounding the property offers a thriving commercial landscape with numerous points of interest for prospective office building investors. Just minutes away from the location, investors can find the beautiful Conroe Recreation Area, perfect for leisurely activities and outdoor meetings. The area also boasts proximity to major thoroughfares, making commuting and accessibility a breeze. Nearby, the Conroe Regional Airport adds convenience for business travelers. With a variety of dining, entertainment, and retail options in the vicinity, the area provides a dynamic backdrop for the next commercial real estate venture.

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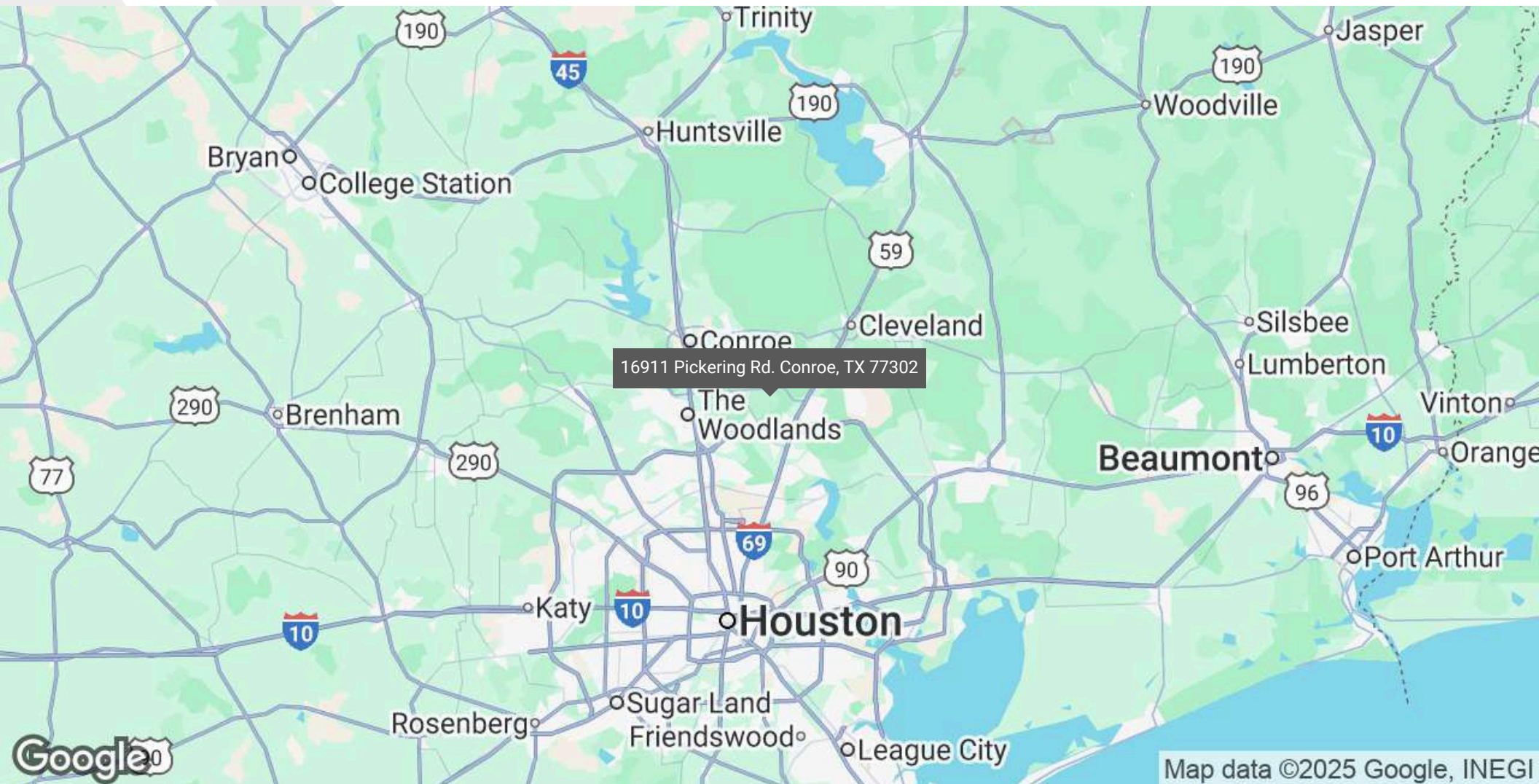
Section 1

# Location Information



# Regional Map

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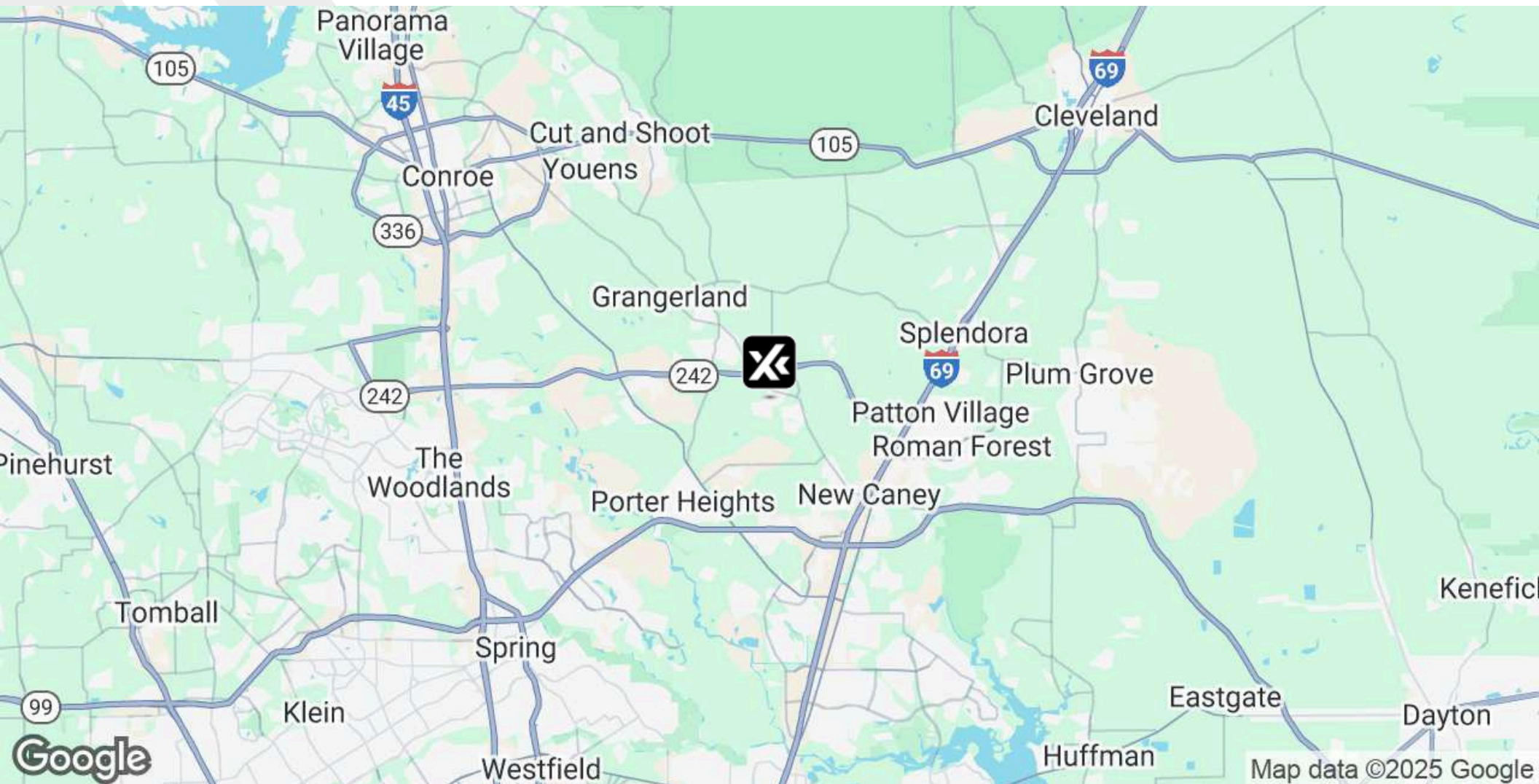
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# Aerial Map

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Section 2

# Demographics



# Demographics Map & Report

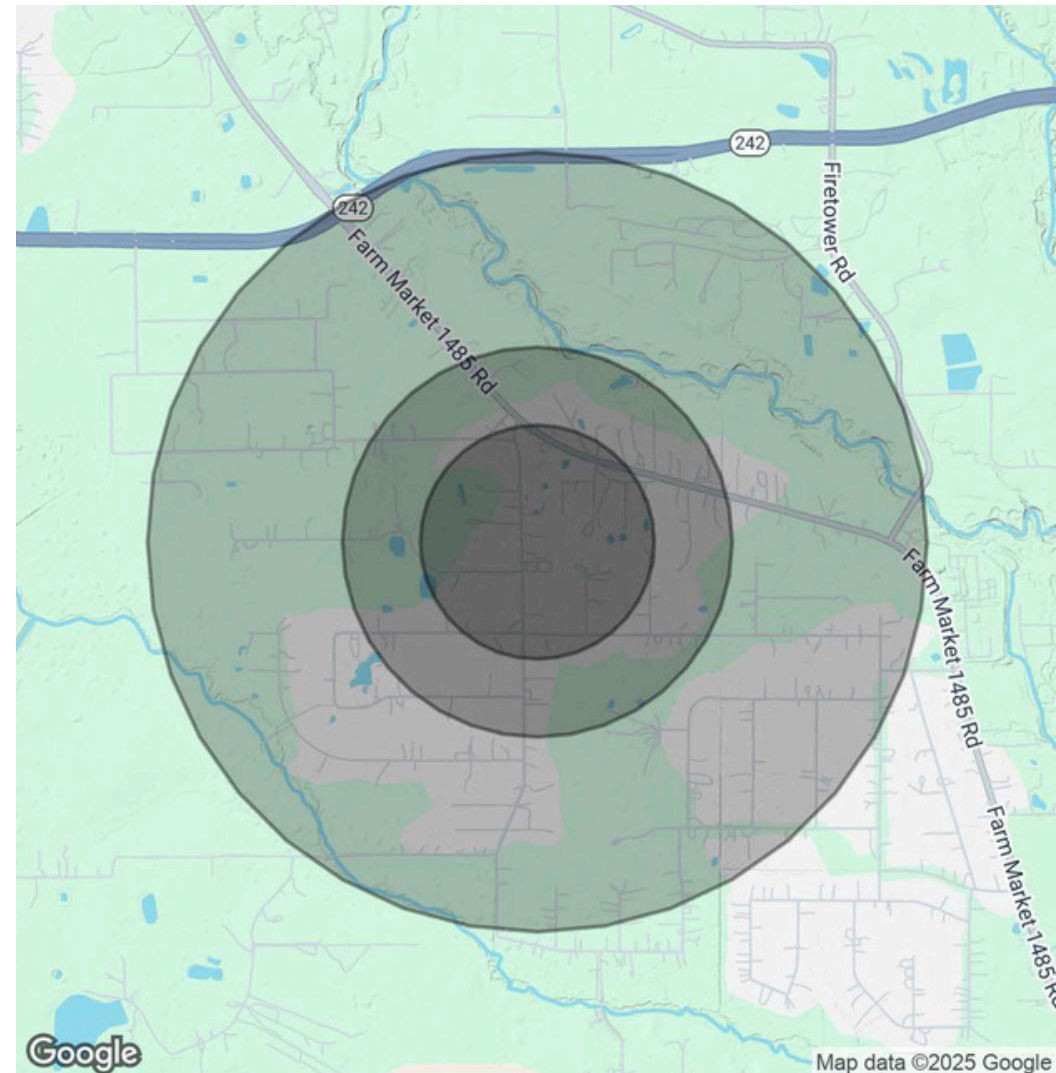
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POPULATION	0.3 MILES	0.5 MILES	1MILE
Total Population	220	547	1,949
Average Age	37	37	37
Average Age (Male)	36	36	37
Average Age (Female)	38	38	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	71	178	636
# of Persons per HH	3.1	3.1	3.1
Average HH Income	\$65,234	\$66,072	\$67,137
Average House Value	\$189,615	\$207,280	\$226,833

Demographics data derived from AlphaMap



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