

Was \$1,600,000

8601 Fawn Trail, Bldg. 2

Conroe, Texas 77385 · Fawn Trail Business Park · Montgomery County

\$1,200,000

\$171 / SF



WATCH THE VIDEO TOUR
youtu.be/ULnYcWeHCQI

7,000 SF TOTAL BUILDING	903 SF FINISHED OFFICE	2 GRADE DOORS	0.67 AC SITE	2010 YEAR BUILT	Immediate OCCUPANCY
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PRICE IMPROVED — AND READY TODAY

The seller has repositioned this building at **\$1,200,000**, and it is **vacant and available for immediate occupancy**. No tenant to work around, no leaseback to negotiate, no waiting on a build-out. A buyer closes and operates the same week.

Most buildings this size come to market as a shell — four walls, a slab, and a build-out bill on the other side of closing. This one is finished. At \$1,200,000 it sits squarely in SBA 504 and 7(a) territory, where ownership often lands close to what a business is already paying in rent.

PROPERTY HIGHLIGHTS

- **Clear-span steel frame** — column-free floor, insulated walls and roof
- **2 oversized roll-up bay doors**, grade-level drive-in
- Sealed concrete slab · high-bay lighting throughout
- Interior dimensions **±97' x 69'**
- Stone-accent facade with glass storefront entry
- Fully paved & striped parking · ADA van space
- **No municipal zoning** — deed-restricted business park

OFFICE BUILD-OUT — 903 SF

- Reception / bullpen — 14'8" x 17'9"
- Private office — 9'4" x 12'6" · 9'4" x 12'4"
- Private office — 9'3" x 10'2" · 9'3" x 9'10"
- Full kitchen · two restrooms · foyer

WHY THE CORRIDOR MATTERS

The front door sits **0.17 miles from SH-242** and **under a mile from I-45** — a driver is on the interstate before finishing their coffee. Houston Methodist The Woodlands is roughly a mile out, and SH-242 runs east to the Grand Parkway and the Valley Ranch trade area.

Montgomery County has been among the fastest-growing counties in Texas for a decade, and rooftops and healthcare have pushed north along this exact corridor. Every one of those new residents needs a plumber, an HVAC company, a supplier — the businesses that buy buildings like this one.

IDEAL USERS

- Contractors & trades — HVAC, plumbing, electrical, roofing, landscape
- Small distribution, 3PL and e-commerce fulfillment
- Light manufacturing & fabrication
- Medical & lab distribution serving the healthcare corridor
- Building-products and specialty suppliers
- Owner-users currently leasing in the SH-242 / I-45 submarket

PROPERTY FACTS

- Year built **2010** · single story · Class B
- Site **0.67 acres** · parking 1.14 / 1,000 SF
- Montgomery County · Parcel 7413-00-05900
- Air conditioned office · insulated warehouse
- Sale type: owner-user · sale only

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Conroe, TX 77385 · Price Improved — Immediate Occupancy

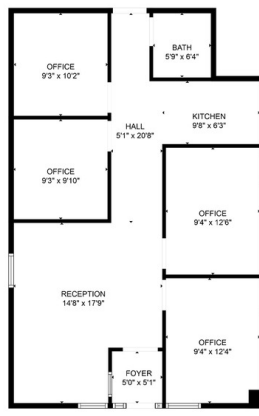
\$1,200,000



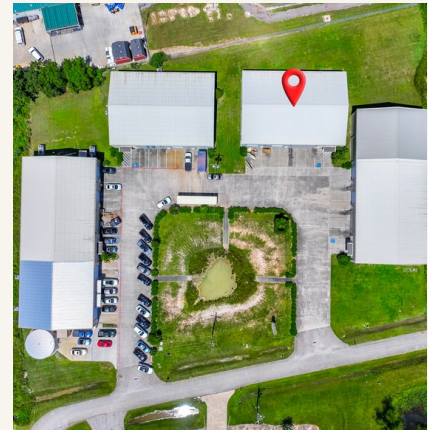
FLOOR PLANS & SITE



FULL BUILDING — 7,000 SF



OFFICE — 903 SF



SITE — FAWN TRAIL BUSINESS PARK

► **Video Tour:** youtu.be/ULnYcWeHCQI Buyer's-agent compensation offered · Showings by appointment · **832.978.4643**

DISCLAIMER

All information contained herein is deemed reliable but is **not guaranteed**, and is subject to change, errors, omissions, prior sale or withdrawal without notice. Square footage, building dimensions and room measurements are approximate. Floor plan produced by Cubicasa; room dimensions are interior measurements. Buyer and buyer's agent are responsible for independently verifying all measurements, square footage, building systems, utilities, deed restrictions and permitted uses, and should not rely upon this material in making any decision to purchase. This is not an offer to sell or a solicitation where prohibited.



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