



310 E Davis St

Three blocks from the County Courthouse!

**7,400 SF Retail Center
For Sale - Investment Opportunity**

±7,400 SF Office | Multiple Suites | ±.35 Acre Lot
3 Blocks from County Courthouse



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exp[®]
REALTY





310 E Davis St

Positioned for income
now — and appreciation
later.

About the Property

Located just three blocks from the Montgomery County Courthouse, 310 E Davis St is a $\pm 7,400$ SF single-story office building on ± 0.6 acres in the heart of Downtown Conroe. The property offers excellent visibility along E Davis (Highway 105 Business) with $\pm 4,208$ SF leased and $\pm 3,192$ SF available—ideal for an investor or owner-user seeking upside potential. Ample parking, dual access, and proximity to restaurants and civic offices make this a standout opportunity in one of Montgomery County's fastest-growing districts.

Property Highlights

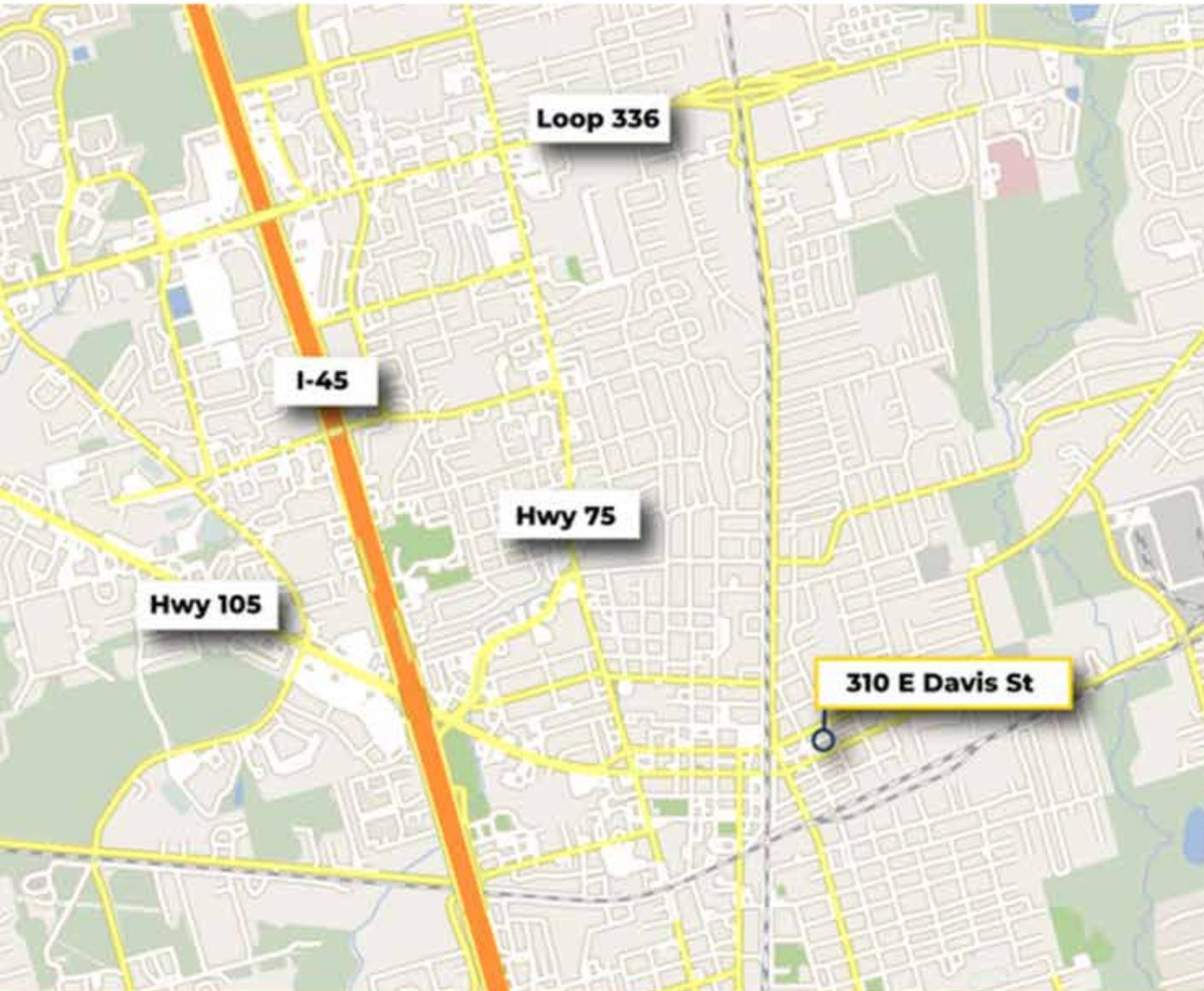
- Building Size: 7,400 SF
- Current Leased Area: 4,308 SF ($\approx 56\%$)
- Total Lot Size: 1.03 acres ($\pm 44,800$ SF)
Ample parking with front and rear access
- City utilities | C-2 Downtown Commercial Zoning
- Upgraded roof and mechanicals in recent years

Whether you're an investor seeking steady income or a business owner ready for a downtown presence, 310 E Davis St offers flexibility and function to fit your needs.



310 E Davis St

High visibility + Downtown momentum = lasting value.



Located in the heart of Conroe's historic downtown, 310 E Davis St benefits from the city's ongoing revitalization efforts and proximity to major traffic corridors.

Regional Access:

- 0.3 mi → Montgomery County Courthouse
- 2.2 mi → I-45 via N Frazier St
- 0.5 mi → The Owen Theatre & Founders Plaza
- Surrounded by restaurants, boutiques, banks & city offices

Nearby Landmarks:

Founders Plaza · Conroe Tower · Crighton Theatre · City Hall · Heritage Museum



Site Plan



Site Overview

- Single-story retail/office center with multiple storefront entries.
- Concrete parking lot with striping for ≈ 47 vehicles.
- .35 Acre Lot

Building

- Property Type | Office
- Building Size | 7,400 SF
- Year Built / Renovated | 1984 / 2018
- Stories | 1
- Zoning | C-2 Downtown District
- Condition | Partial Build-Out

Site Features

- Corner visibility along E Davis & Avenue A
- Two ingress/egress points (front & rear)
- Flexible interior configurations for new tenants





At Dow Real Estate Group, we specialize in delivering exceptional commercial and industrial real estate solutions across the greater Houston area.

Our team is ready to help you explore opportunities at 310 E Davis St.



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**Contact Our
Leasing Team**

Partner with a team that understands your business goals and provides the expertise to make them a reality.

