



2024 FM 2854 ROAD CONROE, TX 77304
7,306 SF COMMERCIAL PROPERTY WITH
INCOME IN PLACE



**7,306 SF
COMMERCIAL
PROPERTY WITH
INCOME IN PLACE**

HIGHLIGHTS

- ±7,306 SF total building area across two structures
- ±2.103-acre site (91,607 SF) with FM 2854 road frontage
- ±4,062 SF commercial building — suitable for production, fabrication, or flex use
- ±3,244 SF residential house — office, employee housing, or rental income



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Property Summary	3
Property Photos	4
Location Maps	6
Aerial Map	7
Business Map	8
Demographic Summary	9
Disclaimer	12
IABS	13



Property Summary

Building SF:	4,062
Lot Size:	2.103 Acres
Year Built (Commercial)	1982
Year Built (Residential)	2004

Property Overview

Positioned on high-visibility FM 2854 frontage in one of Conroe's fastest-growing commercial corridors, this ±7,306 SF mixed-use property sits on a rare ±2.103-acre site offering scale that is increasingly difficult to find in this submarket. The property is ideally suited for an investor seeking stabilized income with long-term upside, or an owner-user planning a future transition into a turnkey commercial headquarters with dedicated production space and on-site housing.

The property consists of a ±4,062 SF commercial building fronting FM 2854 — well-suited for light manufacturing, production, fabrication, showroom-plus-shop, or flex use — along with a separate ±3,244 SF residential house on the same parcel that can serve as dedicated office space, an on-site manager or employee residence, or continued rental income. The commercial building is currently leased to an established long-term tenant with an initial term through August 28, 2030, providing stabilized income at closing. Strategically located just 3 minutes to Loop 336, 6 minutes to I-45, 10 minutes to Hwy 105, and 20 minutes to the 99/Grand Parkway, the site offers exceptional regional connectivity across greater Conroe and North Houston.

Property subject to tenant Right of First Refusal — details available upon request.

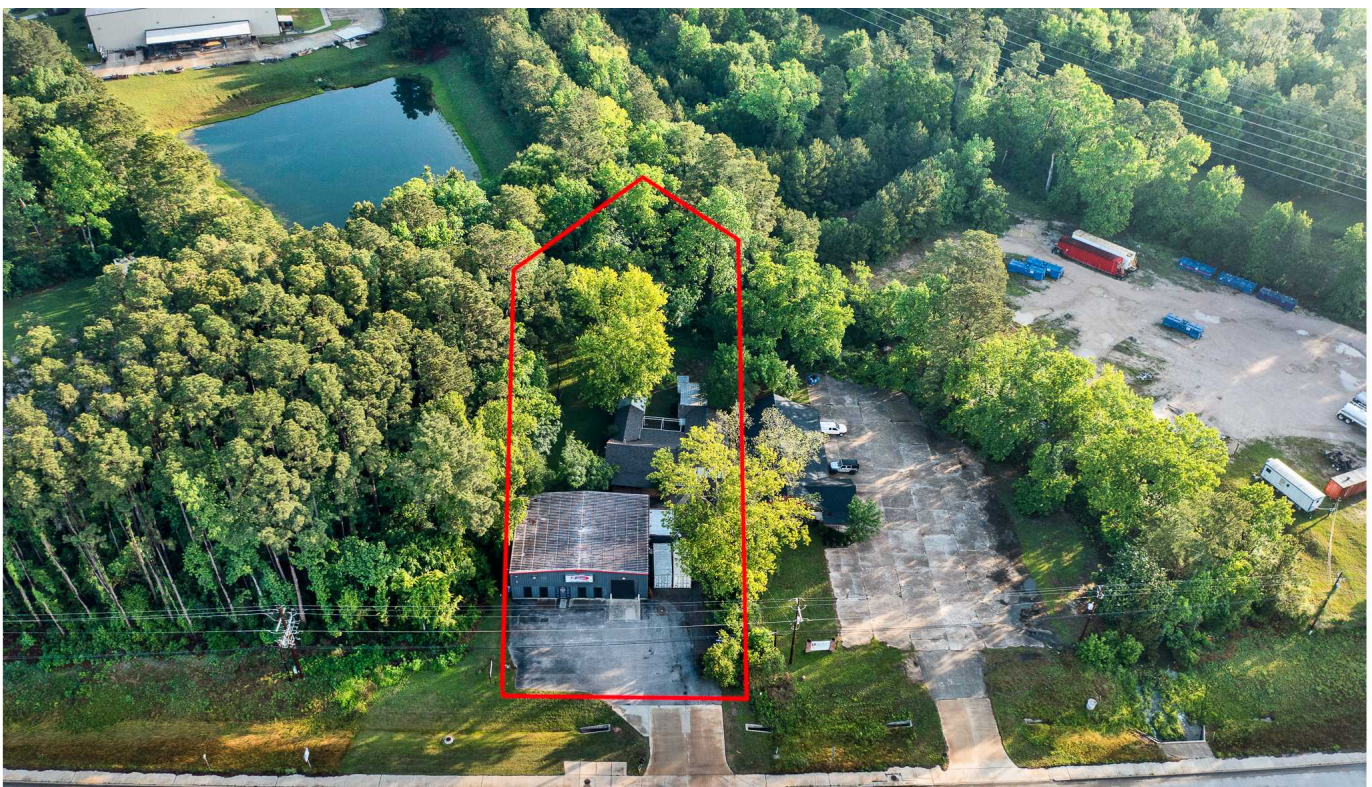
Location Overview

- 3 Min to Loop 336
- 6 min I 45
- 10 min Hwy 105
- 20 min 99/Grand parkway

2024 FM 2854 ROAD, CONROE

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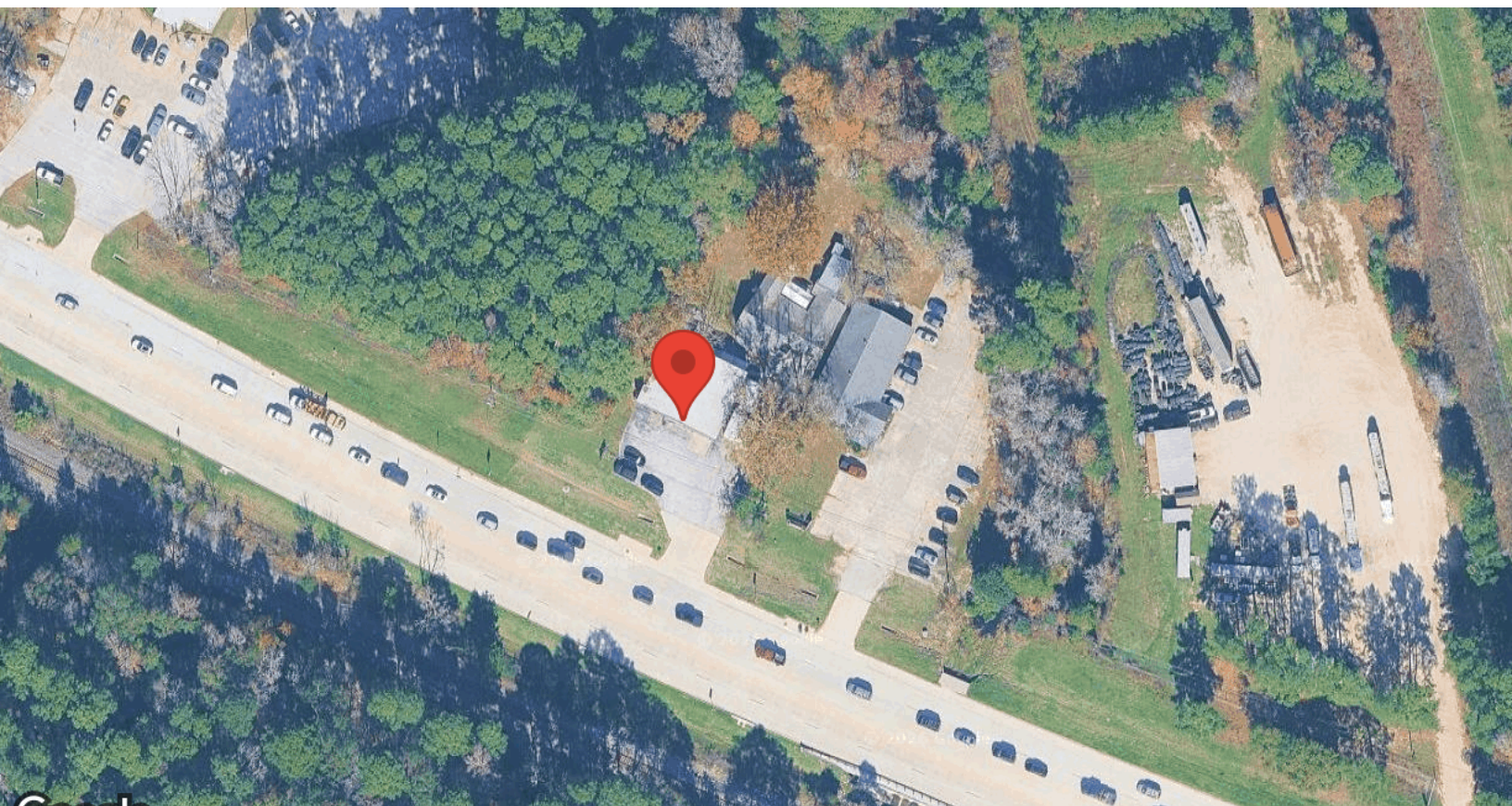
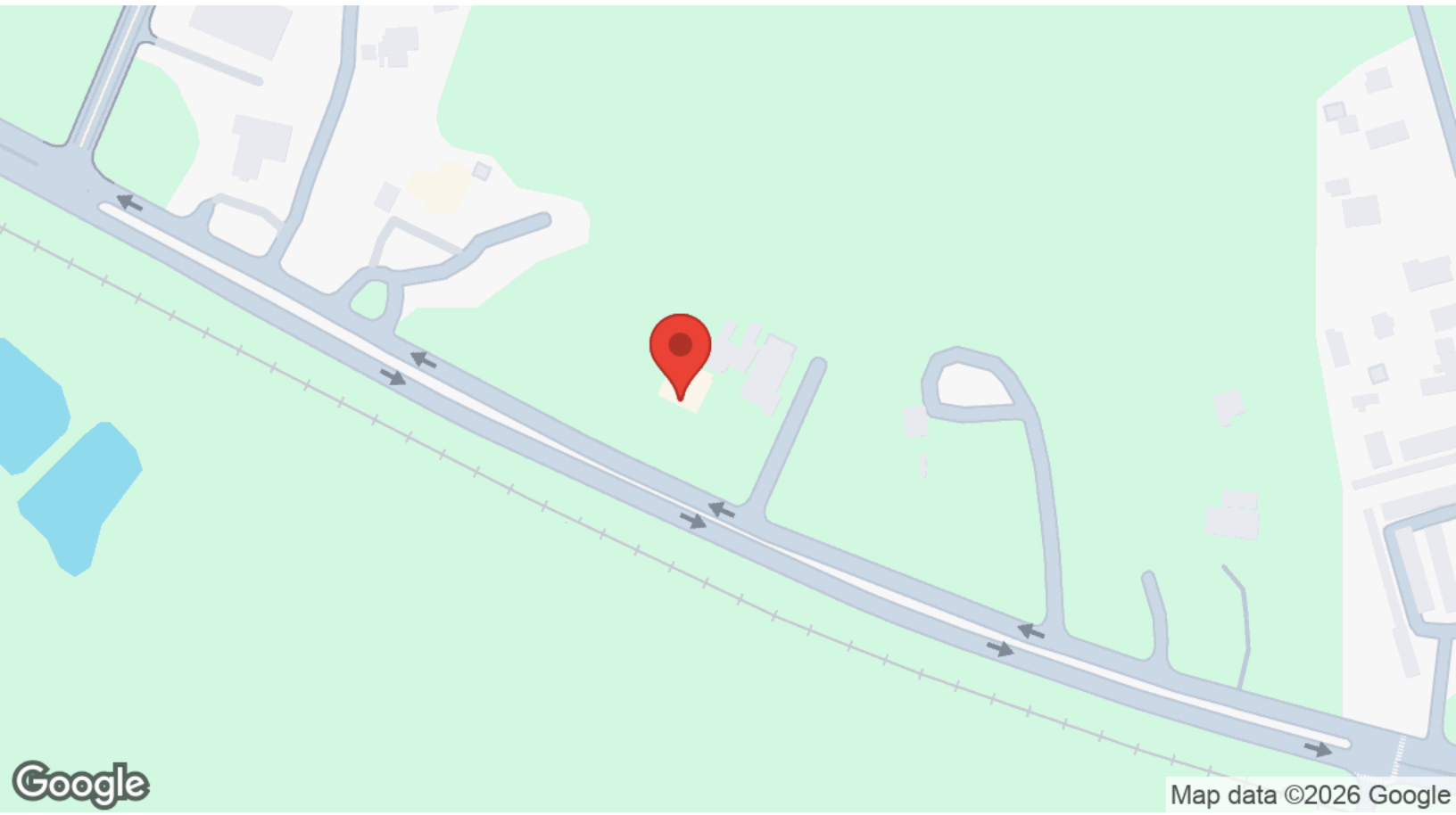


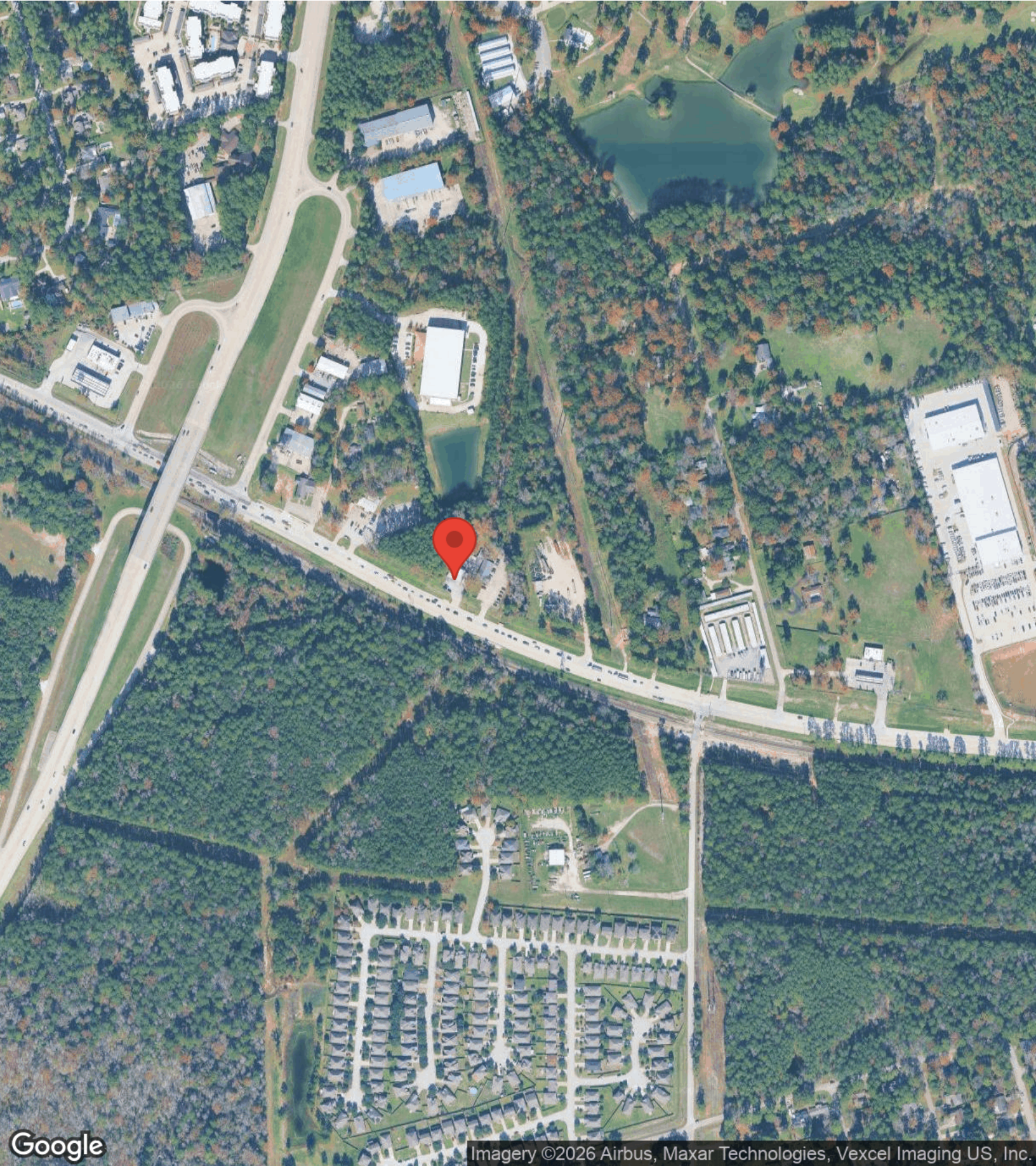


FM 2854

2024 FM 2854 ROAD, CONROE

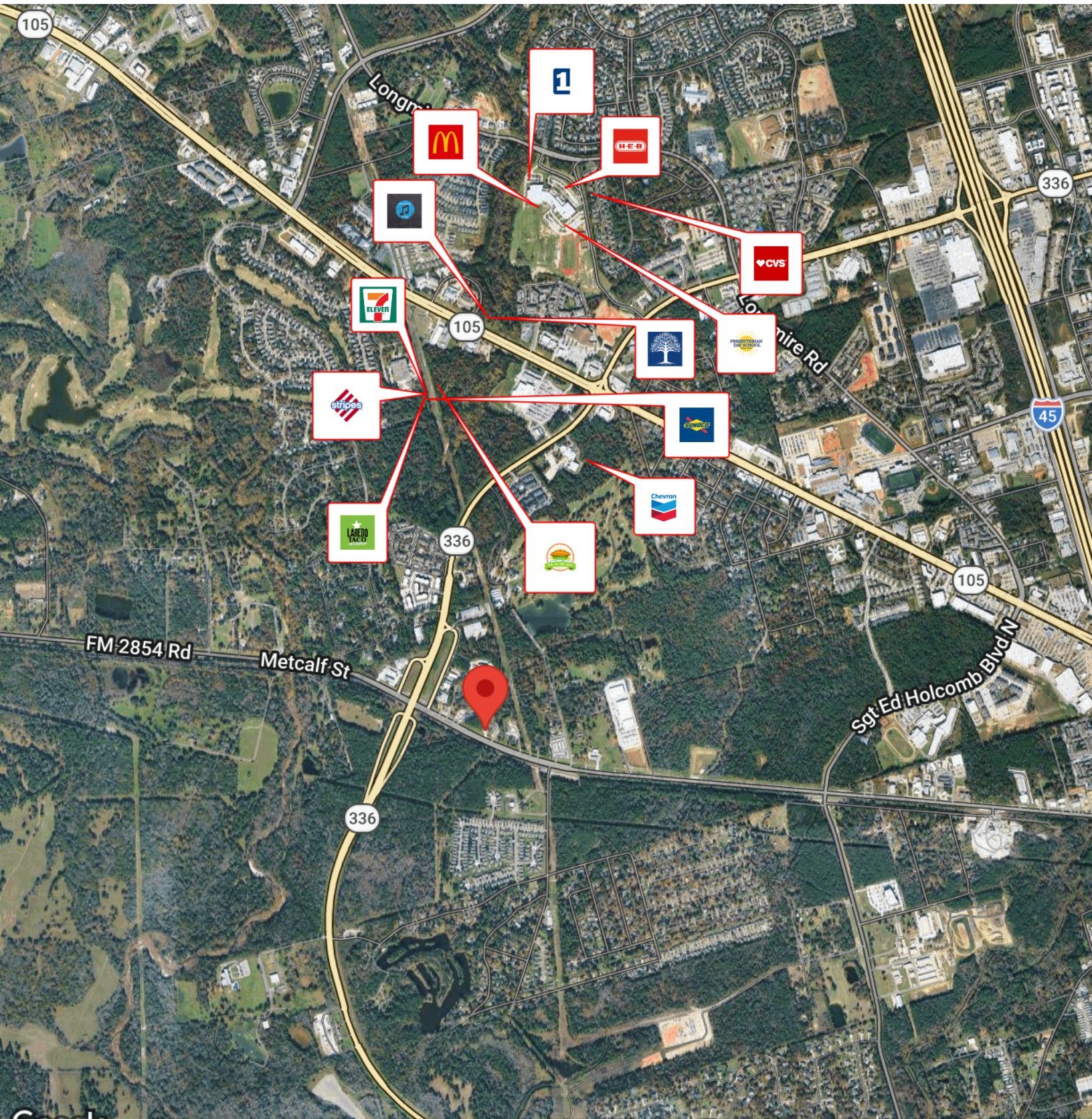
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Google

Map data ©2026 Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies, Vexcel Imaging US, Inc.

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Demographic Summary

2024 FM 2854 Rd, Conroe, Texas, 77304 (1 mile)
 2024 FM 2854 Rd, Conroe, Texas, 77304
 Ring of 1 mile

RE/MAX Commercial Advisors Group by Esri
 Latitude: 30.31177
 Longitude: -95.50205



DEMOGRAPHIC SUMMARY

2024 FM 2854 Rd, Conroe, Texas, 77304
 Ring of 1 mile

KEY FACTS

4,311

Population



1,782

Households

35.9

Median Age

\$76,392

Median Disposable Income

EDUCATION

7.4%

No High School Diploma



17.3%

High School Graduate



35.6%

Some College/
Associate's Degree



39.7%

Bachelor's/Grad/
Prof Degree

INCOME



\$92,033

Median Household Income



\$46,406

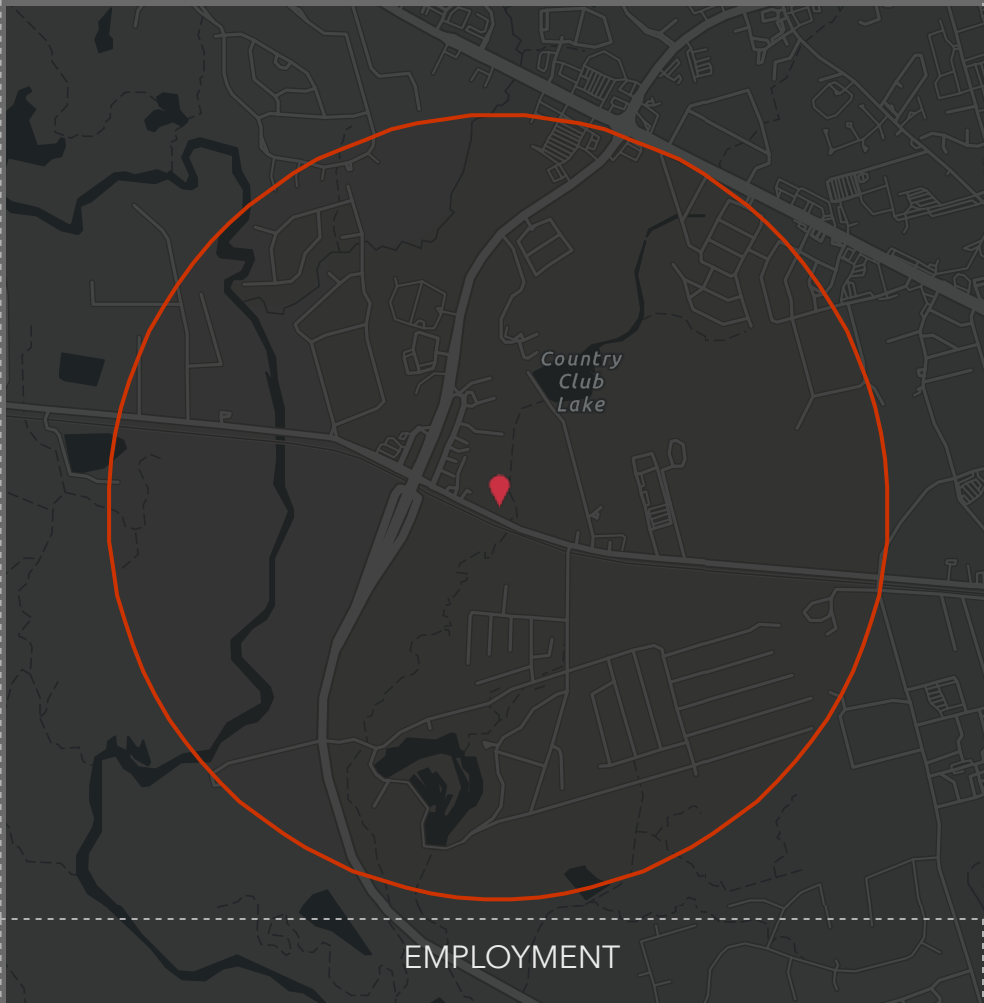
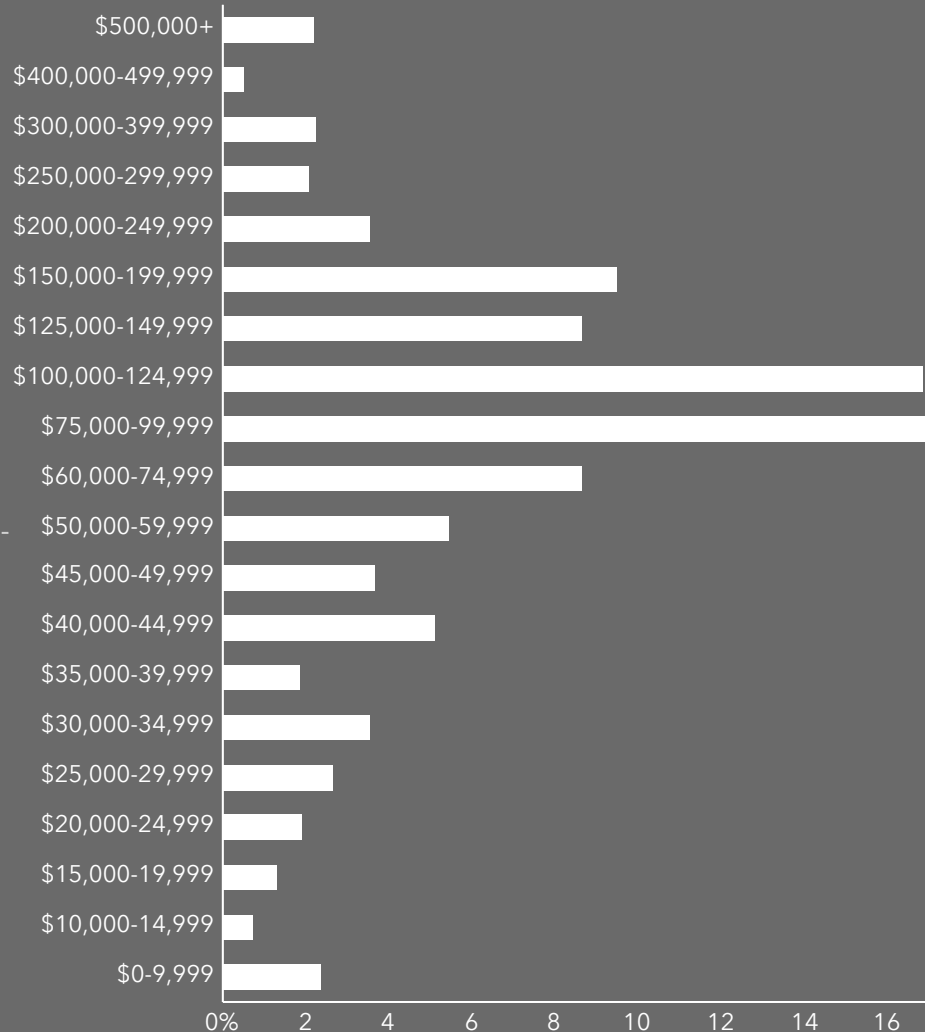
Per Capita Income



\$166,938

Median Net Worth

HOUSEHOLD INCOME



EMPLOYMENT



71.5%

White Collar



14.4%

Blue Collar



17.6%

Services

3.2%

Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2026 Esri

Demographic Summary

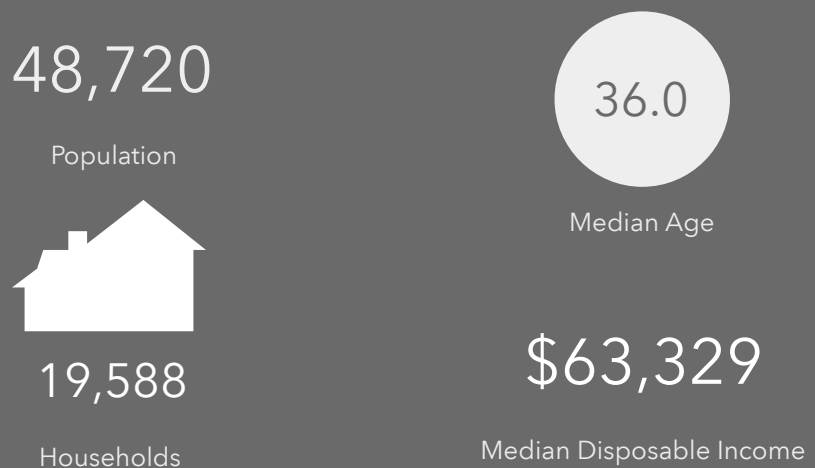
2024 FM 2854 Rd, Conroe, Texas, 77304 (3 miles)
 2024 FM 2854 Rd, Conroe, Texas, 77304
 Ring of 3 miles

RE/MAX Commercial Advisors Group by Esri
 Latitude: 30.31177
 Longitude: -95.50205

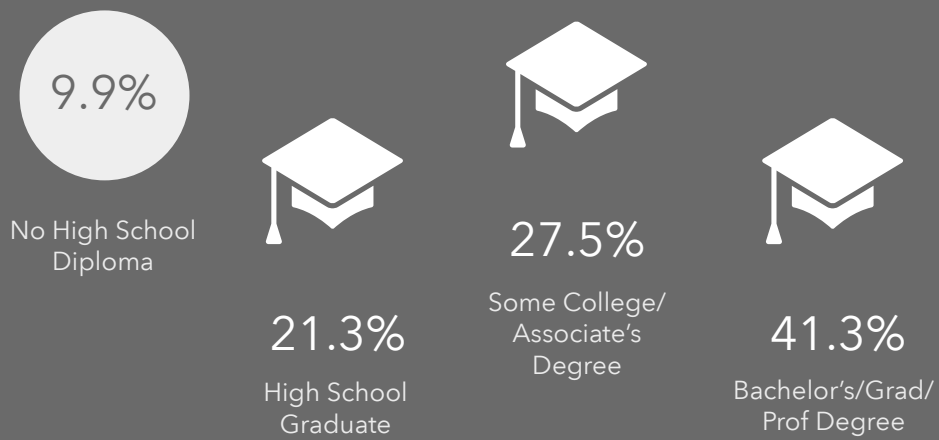
DEMOGRAPHIC SUMMARY

2024 FM 2854 Rd, Conroe, Texas, 77304
 Ring of 3 miles

KEY FACTS



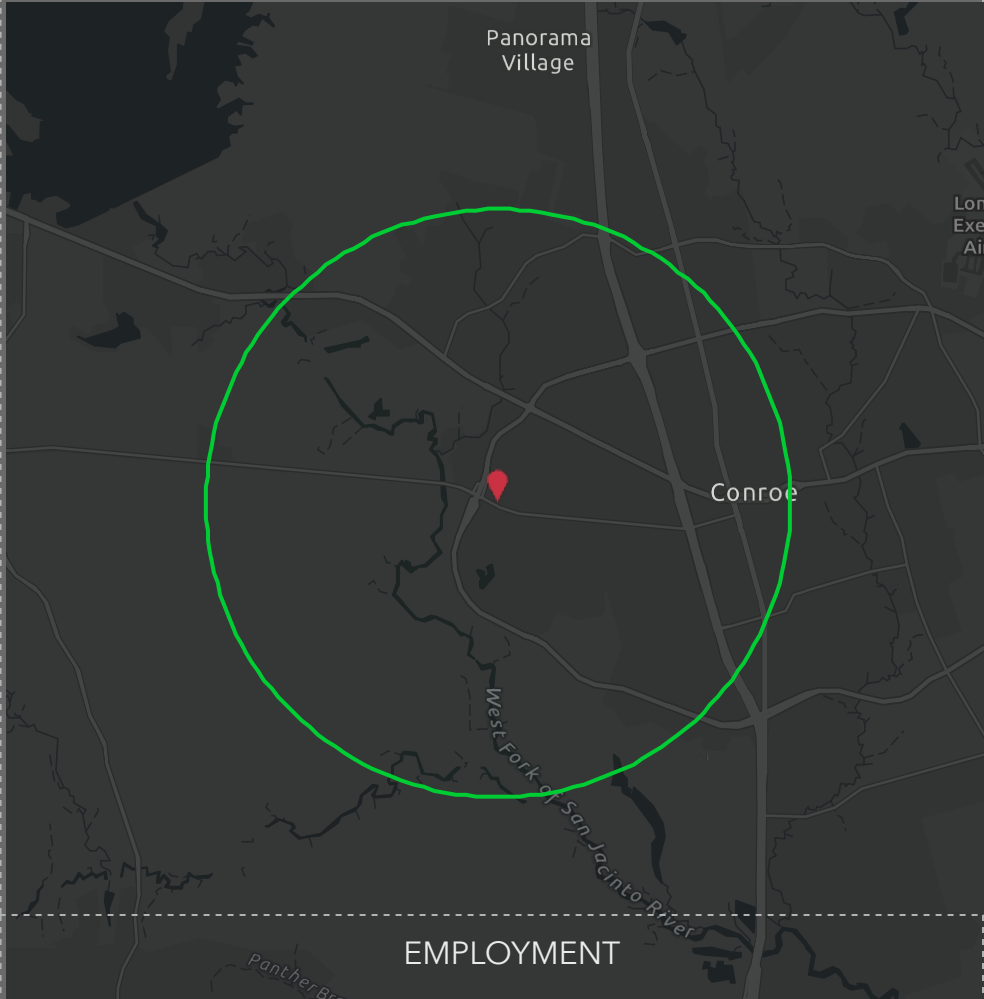
EDUCATION



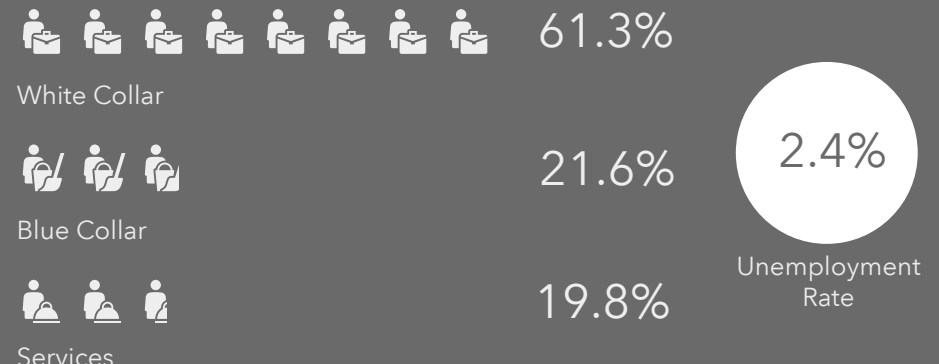
INCOME



HOUSEHOLD INCOME



EMPLOYMENT



Source: This infographic contains data provided by Esri (2025, 2030). © 2026 Esri

Demographic Summary

2024 FM 2854 Rd, Conroe, Texas, 77304 (5 miles)
 2024 FM 2854 Rd, Conroe, Texas, 77304
 Ring of 5 miles

RE/MAX Commercial Advisors Group by Esri
 Latitude: 30.31177
 Longitude: -95.50205

DEMOGRAPHIC SUMMARY

2024 FM 2854 Rd, Conroe, Texas, 77304
 Ring of 5 miles

KEY FACTS

115,064

Population



41,958

Households

36.6

Median Age

\$71,437

Median Disposable Income

EDUCATION

9.7%

No High School Diploma



23.4%

High School Graduate



25.6%

Some College/
Associate's Degree



41.3%

Bachelor's/Grad/
Prof Degree

INCOME



\$86,084

Median Household Income



\$43,519

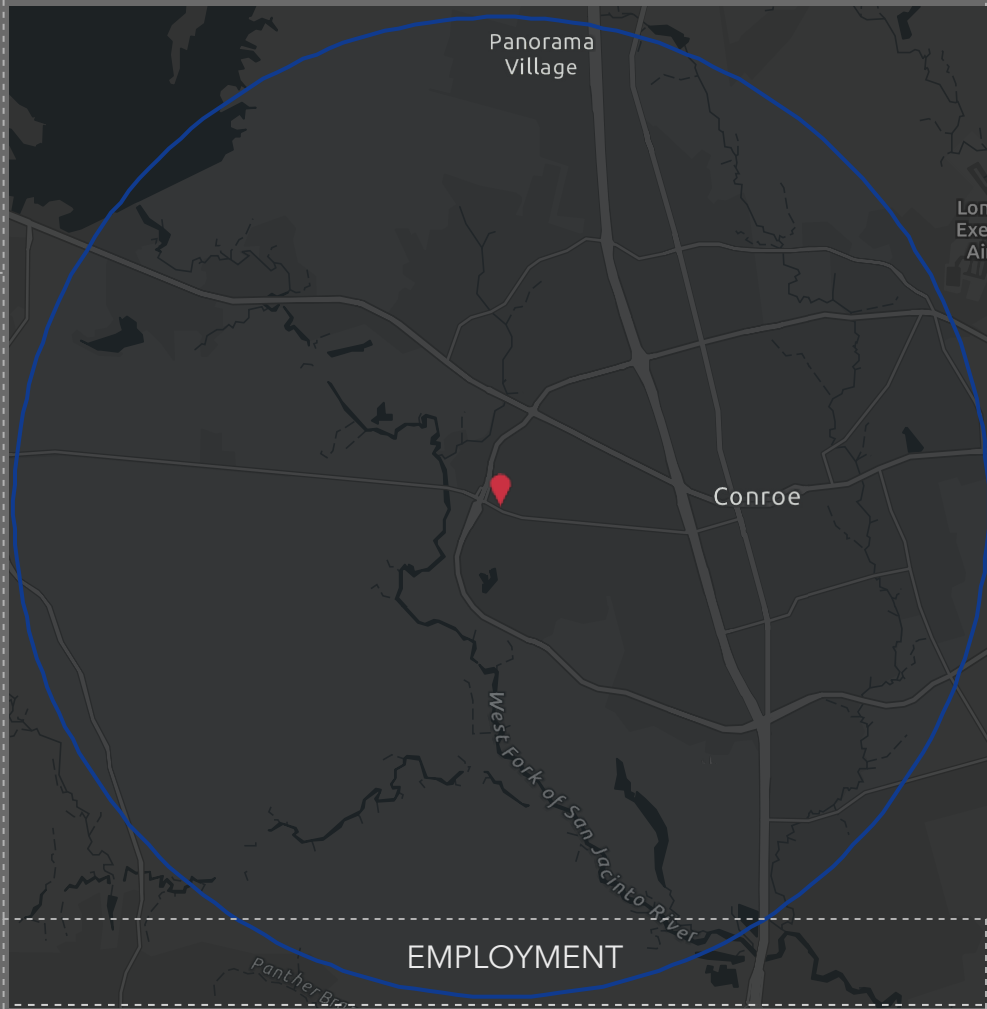
Per Capita Income



\$252,469

Median Net Worth

HOUSEHOLD INCOME



EMPLOYMENT

62.0%

White Collar



22.2%

Blue Collar



Services

18.5%

2.3%

Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2026 Esri

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies.

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Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

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Patrick Buckhoff

Information available at www.trec.texas.gov

IABS 1-0 Date

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