

FOR SALE

\$1,150,000

34519 SH-249

PINEHURST, TX 77362



FOR INFORMATION CONTACT:

**BAKER
REALTY SOLUTIONS**

Smart Moves, Simplified

KRISTI BAKER | BAKER REALTY SOLUTIONS

281-914-1609 | KRISTI@BRS-TEXAS.COM

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PINEHURST, TX 77362**

8,139 SF on 0.596 AC



600+ FT of SH-249 Frontage. Two buildings featuring office, warehouse, and housing flexibility. Perfectly suited for on-site management, if needed. Interior of front building is a single large space offering endless possibilities for use. Prime location in fast growth residential and commercial area of Magnolia/Tomball market. Easy access to Interstate 45, 99 Toll Road, Beltway 8 and SH-290. Convenient on/off access for 30,000+ vehicles daily.

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KEY FEATURES

- * PRIME VISIBILITY LOCATION
- * EXPANSIVE HIGHWAY FRONTAGE
- * HIGH TRAFFIC VOLUME
- * FAST GROWTH MARKET AREA
- * MULTI-USE OPPORTUNITIES
- * REMODELED OFFICE / LIVING SPACE



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