

HIGHWAY 105 E DEVELOPMENT | FOR SALE

19551 HIGHWAY 105 EAST, CONROE, TX 77303



Property Description

19551 Highway 105 East presents an opportunity to acquire an industrial property on 16 acres with flexible potential for investors seeking functional space and long-term value. This asset offers a practical footprint suited for manufacturing, warehousing, distribution, or service-oriented operations, with a layout that can accommodate a range of industrial users across its 2 units (31,200 SF & 12,000 SF). Positioned along a major highway address, the property benefits from strong accessibility for freight and daily operations. Ideal for ownership groups looking to reposition, occupy, hold for future appreciation, or pursue development of additional acreage, this industrial offering delivers versatility, utility, and investment appeal in one package. Billboard Included.

Property Highlights

- Industrial property on 16 acres with flexible user potential
- Suitable for warehouse, manufacturing, or service operations
- Strategic Highway 105 East address with 440' of Frontage
- Investment opportunity for owner users or investors
- Potential for value add, or additional acreage development
- Adaptable space for multiple industrial uses
- Convenient access for freight and logistics
- Two Buildings: 31,200 SF (120 x 260) - Twelve 20' Roll Ups
- / 12,000 SF (60 x 120) - Open ended w/ Overhangs (300 SF Storage)
- 1,793 SF Office - Reception/3 Offices/Conference/Break/2 RR/1 Shower

Offering Summary

Sale Price:	\$6,150,000
Number of Units:	2
Lot Size:	16 Acres
Building Size:	31,200 / 12,000 SF

Demographics	3 Miles	5 Miles	10 Miles
Total Households	4,541	8,481	42,353
Total Population	15,279	28,412	124,679
Average HH Income	\$81,324	\$88,691	\$90,465

FOR MORE INFORMATION:



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19551 Hwy 105 Aerial



19551 Hwy 105 Entrance with Billboard

FOR MORE INFORMATION:



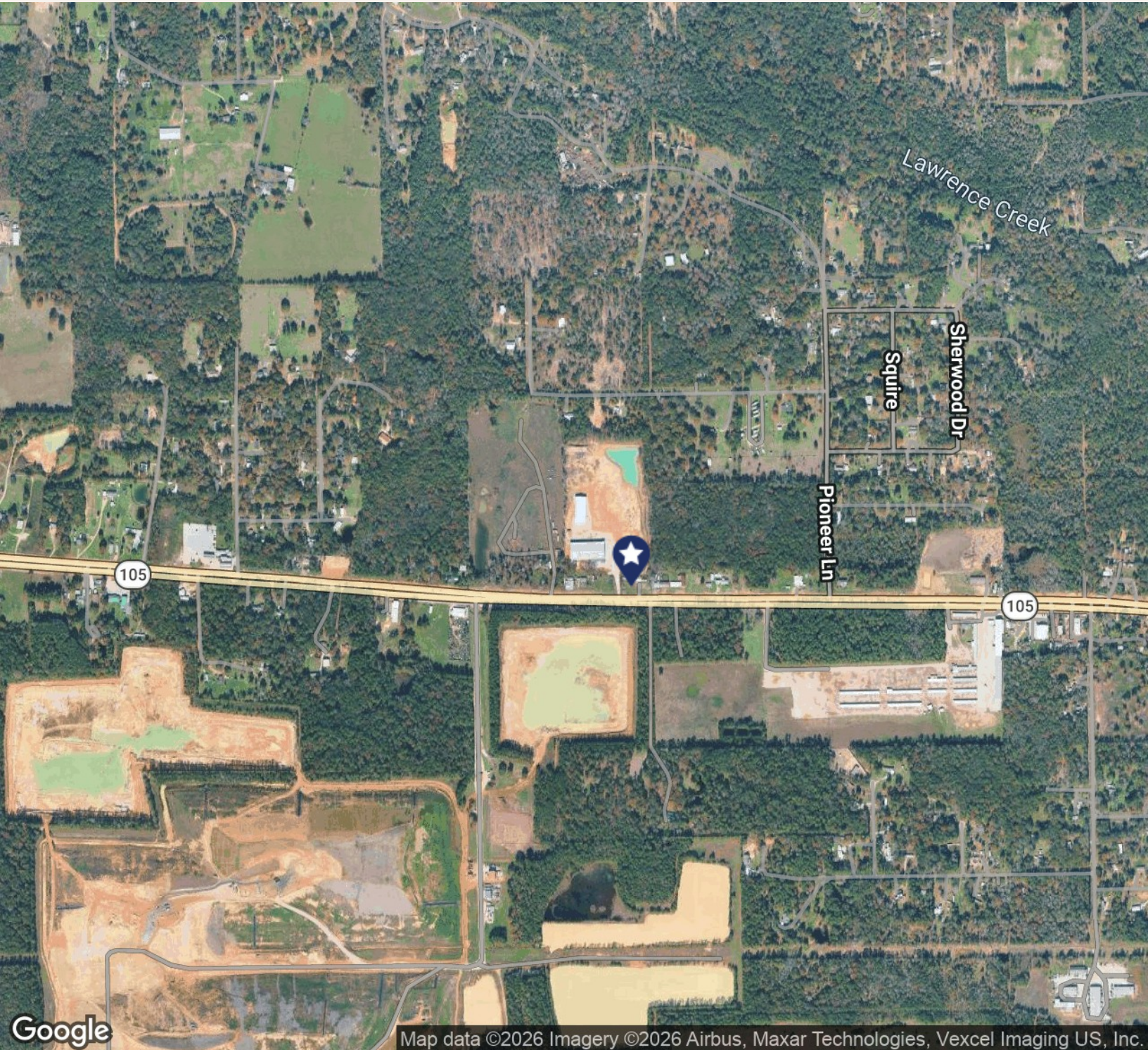
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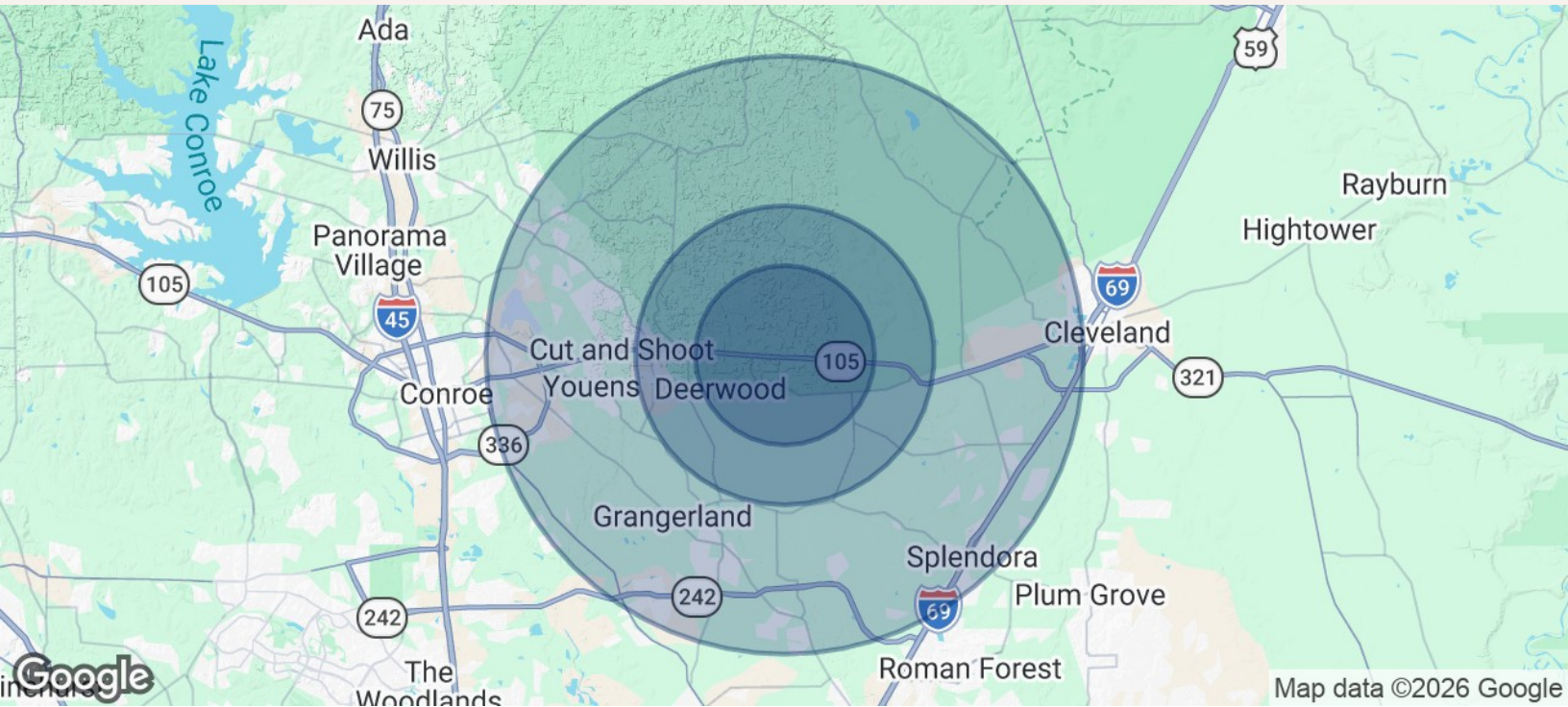
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Population	3 Miles	5 Miles	10 Miles
Total Population	15,279	28,412	124,679
Average Age	30.4	31.9	34.8
Average Age (Male)	32.8	33.6	34.3
Average Age (Female)	27.6	30.2	34.9
Households & Income	3 Miles	5 Miles	10 Miles
Total Households	4,541	8,481	42,353
# of Persons per HH	3.4	3.4	2.9
Average HH Income	\$81,324	\$88,691	\$90,465
Average House Value	\$178,187	\$207,091	\$228,496

2023 American Community Survey (ACS)

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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

Information available at www.trec.texas.gov
IABS 1-0 Date