



COMMERCIAL DIVISION

**18071 & 18038
FM 1314 ROAD
CONROE TX 77302**

KEY HIGHLIGHTS



100% leased
Flexible lease structures



Unrestricted land with future
redevelopment potential



Includes an 1,180 SF modular office
building with 2 offices & 2 restrooms



Roofing updated in 2010, 2017, & 2019



Within new H-E-B owned land, & near
740-acre Evergreen community (±2,000
homes), & 2,800-acre Artavia master-
planned community (±6,500+ homes)



17,739 SF | 100% Leased | Industrial | \$2,200,000 (\$124/SF)

EXECUTIVE SUMMARY

80701 & 18083 FM 1314, Conroe, TX offers the opportunity to acquire a 100% leased, stabilized industrial property consisting of 17,739 SF of improvements on 2.9 acres of unrestricted land with approximately 1,000 feet of frontage.

Located in a rapidly expanding Conroe corridor near the new H-E-B owned land & major master-planned communities. The property benefits from strong visibility & long-term upside driven by underlying land value & continued commercial & residential growth.

PROPERTY TAXES

Conroe ISD ----->	0.949%
Lone Star College ----->	0.106%
Mont Co ESD 9----->	0.100%
Mont Co Hospital District----->	0.047%
Montgomery County ----->	0.377%
TOTAL TAXES ----->	1.579%

FULL FINANCIAL DETAILS, RENT ROLL, AND OFFERING MEMORANDUM ARE AVAILABLE UPON REQUEST.





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Contact Us Today

For more information, showings & offers



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