

2121 TIMBER LANE | FOR SALE

CONROE, TX 77301



Property Description

For Sale. Great Retail Investment with close proximity to IH-45. Tenant is a well-established local entity founded in 2004. Tenant has 2 years left on initial lease with a 3-year option. 4,600 SF stand-alone building fully leased. Building is situated on 0.5 Acres with 30 parking spaces (7 to 1 ratio). Property is located 1/2 a mile from Interstate IH-45. Visible, just 150 feet from North Loop 336 West with over 25,000 traffic count. Located in an opportunity zone.

Property Highlights

- 4600 SF RETAIL FULLY LEASED
- 30+ PARKING SPACES
- NEAR INTERSECTION OF IH-45 AND LOOP 336 WEST
- ACCESS AND VISIBILITY FROM NORTH LOOP 336 WEST
- CITY OF CONROE NAMED "FASTEST GROWING US CITY" BY THE US CENSUS BUREAU

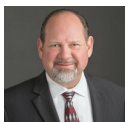
Offering Summary

| | |
|------------------|------------------|
| Sale Price: | Call for pricing |
| Number of Units: | 1 |
| Lot Size: | 0.5 Acres |
| Building Size: | 4,600 SF |

Demographics

| | 0.5 Miles | 1 Mile | 1.5 Miles |
|-------------------|-----------|----------|-----------|
| Total Households | 895 | 3,355 | 7,542 |
| Total Population | 1,725 | 7,506 | 17,972 |
| Average HH Income | \$53,598 | \$62,325 | \$63,080 |

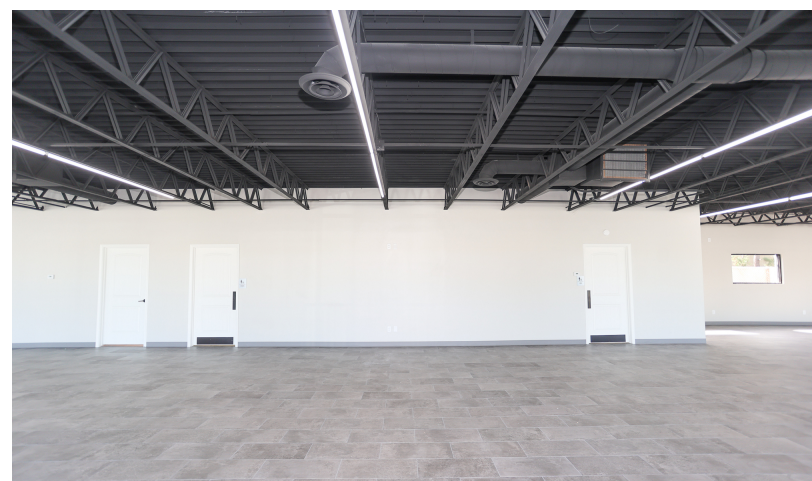
FOR MORE INFORMATION:



RANDAL SANDERS
PRINCIPAL
936.539.8942
RANDAL@TX-CRG.COM

2121 TIMBER LANE | FOR SALE

CONROE, TX 77301



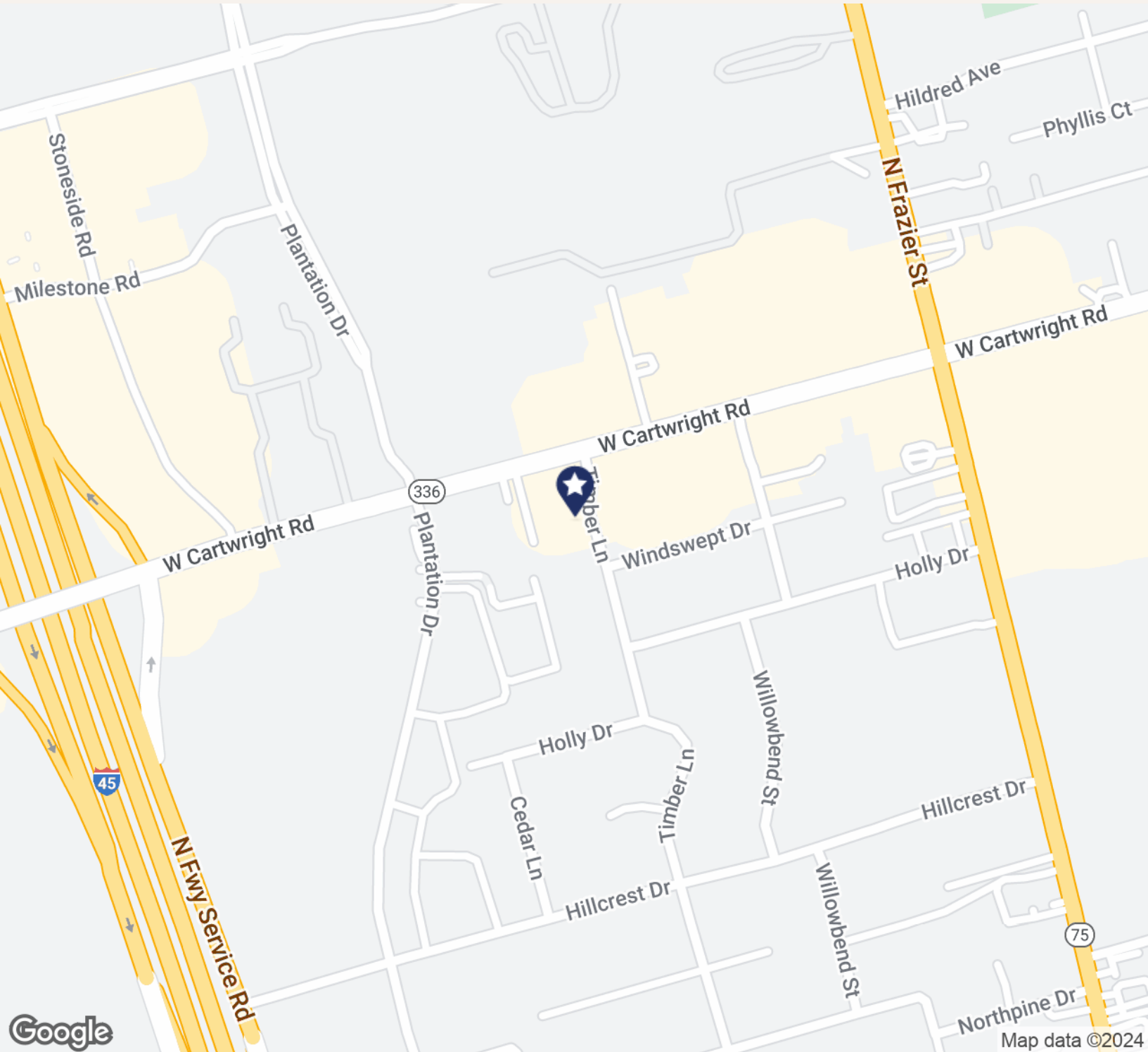
FOR MORE INFORMATION:



RANDAL SANDERS
PRINCIPAL
936.539.8942
RANDAL@TX-CRG.COM

2121 TIMBER LANE | FOR SALE

CONROE, TX 77301



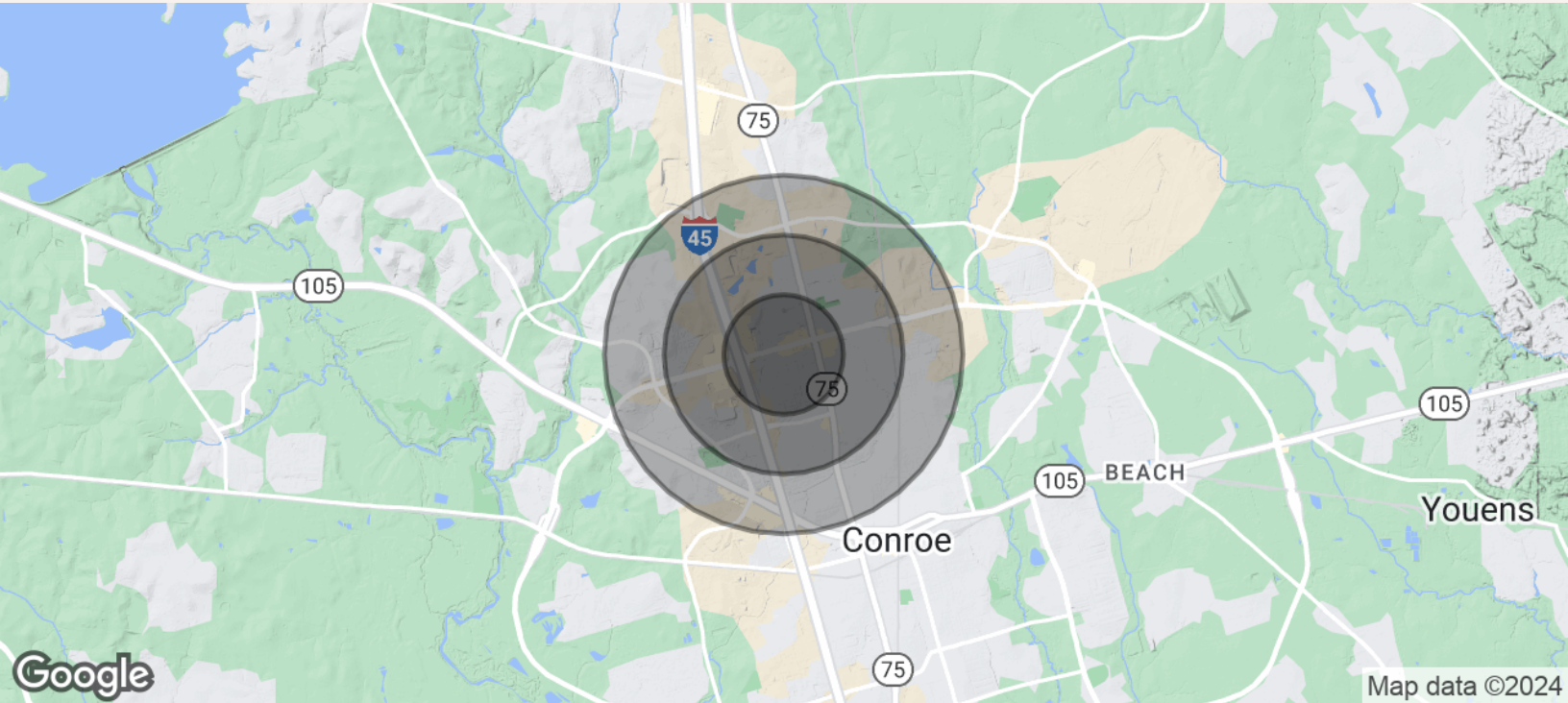
FOR MORE INFORMATION:



RANDAL SANDERS
PRINCIPAL
936.539.8942
RANDAL@TX-CRG.COM

2121 TIMBER LANE | FOR SALE

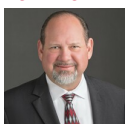
CONROE, TX 77301



| Population | 0.5 Miles | 1 Mile | 1.5 Miles |
|----------------------|-----------|-----------|-----------|
| Total Population | 1,725 | 7,506 | 17,972 |
| Average Age | 38.5 | 34.6 | 32.3 |
| Average Age (Male) | 34.3 | 32.2 | 30.9 |
| Average Age (Female) | 47.8 | 39.2 | 35.8 |
| Households & Income | 0.5 Miles | 1 Mile | 1.5 Miles |
| Total Households | 895 | 3,355 | 7,542 |
| # of Persons per HH | 1.9 | 2.2 | 2.4 |
| Average HH Income | \$53,598 | \$62,325 | \$63,080 |
| Average House Value | \$128,870 | \$167,392 | \$170,549 |

2020 American Community Survey (ACS)

FOR MORE INFORMATION:



RANDAL SANDERS
PRINCIPAL
936.539.8942
RANDAL@TX-CRG.COM