




CONTACT
\$595,000

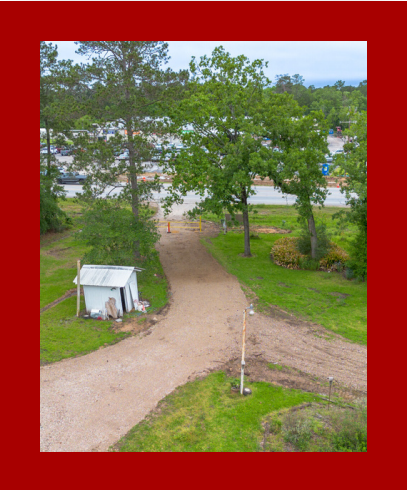
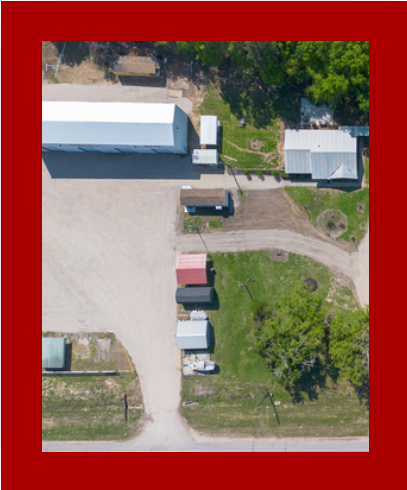


 **13040 Hwy 105 E**
Conroe, TX

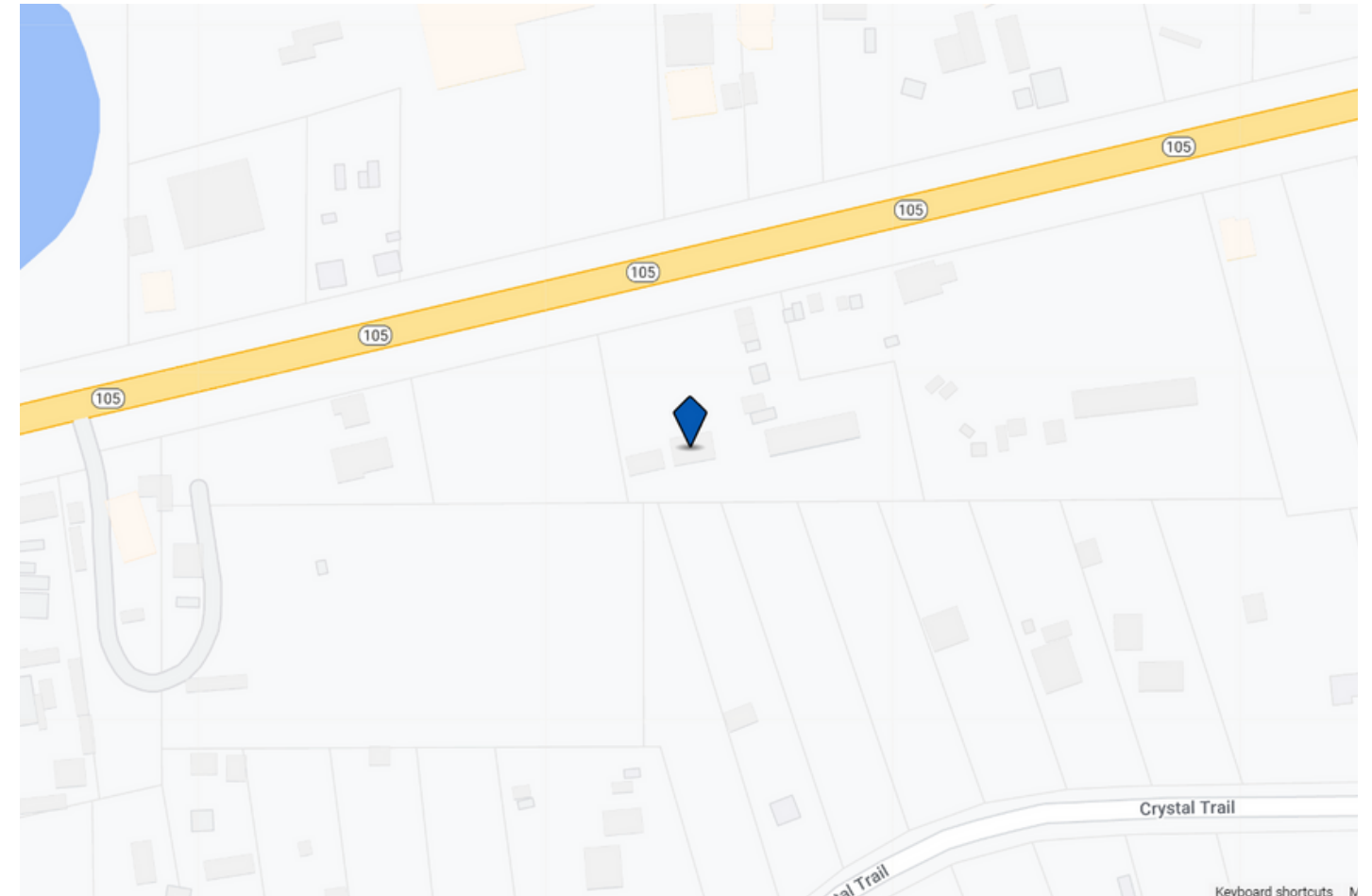
FEATURES:

1500 SQFT + DETACHED GARAGE
2,450 SF | VACANT | INDUSTRIAL BUILDING

-  .92 acres & New stabilized driveways with rock!
-  180 feet of Hwy 105 Frontage
-  Completely renovated in 2023 & Septic Pumped 02/23



This information contained herein has been obtained from reliable sources; however, The Commercial Professionals, The Adam Olsen Team, Olsen International LLC and eXp Realty, makes no guarantees, warranties or representations to the completeness or accuracy of the data. Property submitted is subject to errors, omissions, change of price, prior sale or withdrawal without notice.



PROPERTY FACTS:

Price:	\$595,000
Sale Type	Investment or Owner User
Year Built/Renovated	1970/2023
Lot Size	0.92 AC
Rentable Building Area	2,450 SF
Property Type	Industrial
Opportunity Zone	Yes



713-614-2670

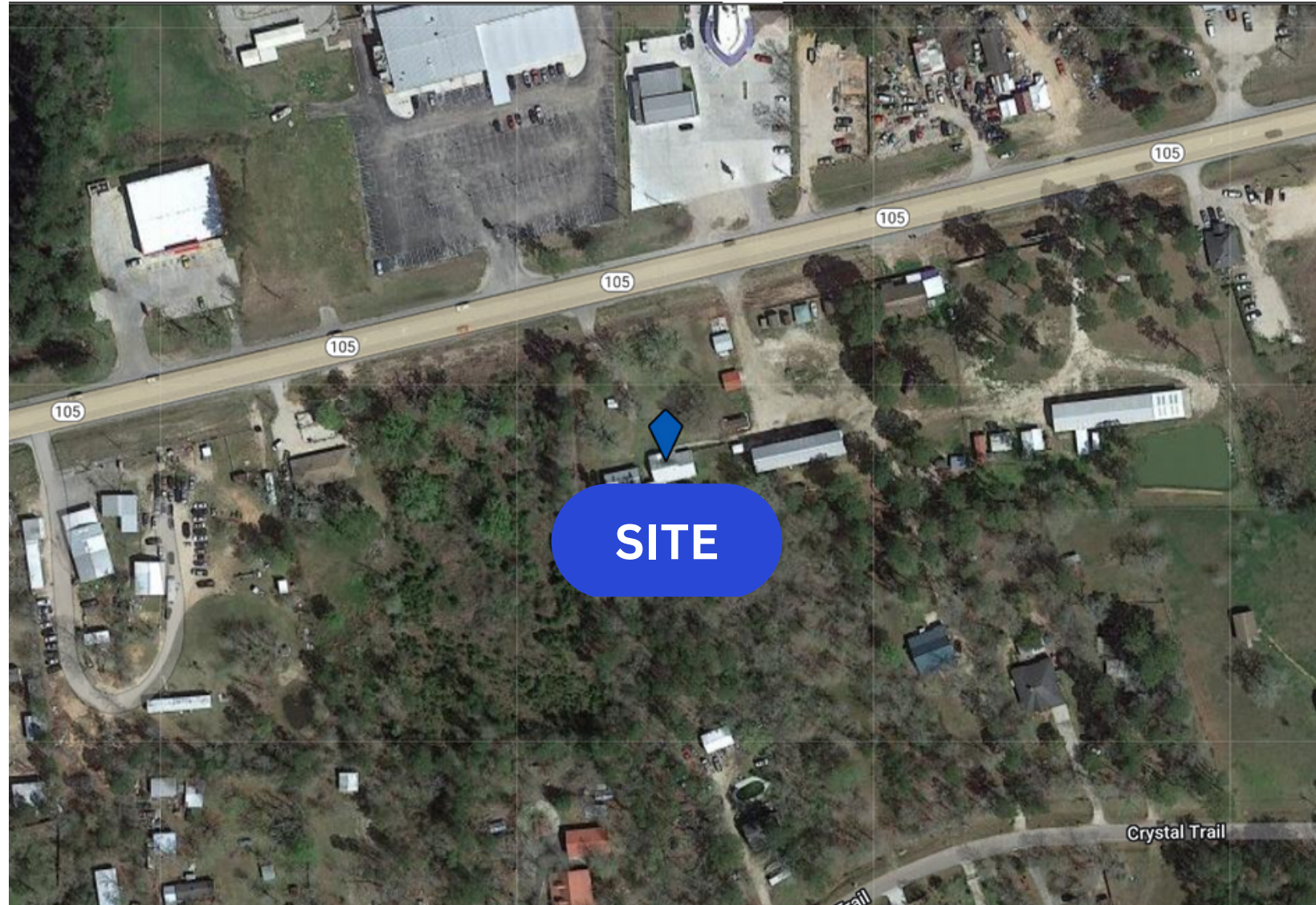


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PROPERTY OVERVIEW

Welcome to this fantastic commercial property boasting a 1500 Sq. Ft. house and a 950 Sq. Ft. garage! The house and garage both feature new electrical panels, and the house has a new switch for standby generator backup. Enjoy the peace of mind that comes with a new roof and new plumbing throughout the property. The house and garage are outfitted with new lights, and the hot water heater is also new. Additionally, the garage is constructed with 14" x 8" H beams and H beams as perlines, making it sturdy and durable. Don't miss out on the opportunity to make this commercial property your own! Schedule a viewing today.

TRANSPORTATION:

 Airport	Houston George Bush Intercontinental Airport	44 min drive	36.3 mi
 FREIGHT PORT	Port of Houston	65 min drive	52.3 mi
 RAILROAD	CHARLES EMMONS PULPWOOD CO.-CLEVELAND-TX	28 min drive	18.1 mi

THE COMMERCIAL PROFESSIONALS



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ABOUT PROPERTY:



.92 acres & New stabilized driveways with rock!



Available for lease \$3800/mo - Lease w/ option to buy 100% goes toward price



180 feet of Hwy 105 Frontage



Also available for lease @ \$



City Gas & 220 Power



Completely renovated in 2023 & Septic Pumped 02/23



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CONROE MARKET OVERVIEW

Conroe is a city in and the county seat of Montgomery County, Texas, United States, about 40 miles north of Houston. It is a principal city in the Houston–The Woodlands–Sugar Land metropolitan area. As of 2021, the population was 98,081, up from 56,207 in 2010.

Homes in Conroe, TX were selling for a median price of \$373,990 in March 2023.

On average, homes in Conroe, TX sell after 106 days on the market compared to 84 days last year.

2283 homes were sold in Conroe, TX in March 2023, up from 1920 last year.

Conroe, TX is part of the Montgomery County R-1 School District, with 28 Elementary Schools, 19 Middle Schools, and 14 High Schools.



713-614-2670



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Our Professional Team



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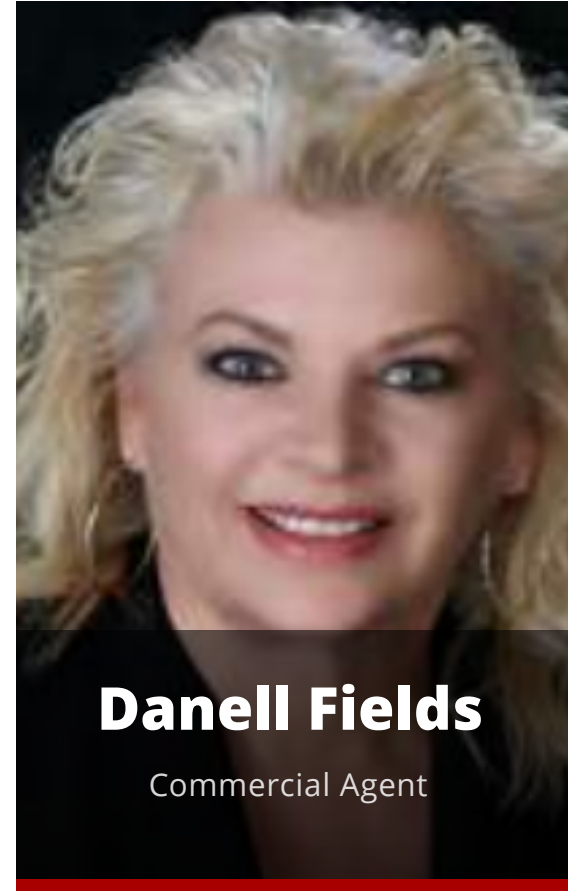


Dave Neira

Commercial Agent

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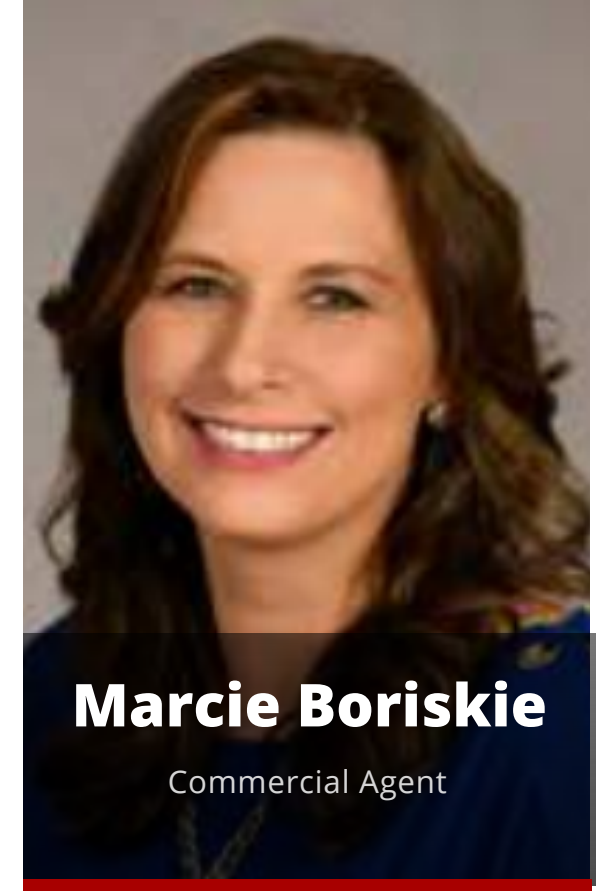
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Information About Brokerage Services

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.

eXp Realty LLC	603392	tx.broker@exprealty.com	(888)519-7431
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Tony King	622946	tx.broker@exprealty.com	(888)519-7431
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Adam Olsen	642075	Adam@thecommercialprofessionals.com	(936)277-7117
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

eXp Realty LLC, 1400 13th St. Huntsville TX 77340

Adam Olsen

Information available at www.trec.texas.gov

IABS 1-0 Date

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