



## 201 Pacific St.

201 N Pacific St, Conroe, TX 77301



**Rob King**

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(513) 773-1650



# 201 Pacific St.

Upon Request

FOR LEASE | Prime Downtown Conroe Location | Up to 16,000 SF Available | Divisible

Lindsey Commercial Properties is pleased to present a highly versatile commercial property located in the heart of downtown Conroe. This 16,000-square-foot building, originally constructed in 1984 and formerly home to a well-known furniture store, offers a rare opportunity to lease space on one of Conroe's most prominent historic corners.

Strategically situated directly across from the popular Pacific Yard House—a high-traffic restaurant and entertainment destination.

- Up to 16,000 SF | Divisible
- Strong visibility in vibrant downtown district
- Walkable to courthouse, restaurants, retail, and entertainment
- Flexible layout | High ceilings | Ample customization potential
- Build-to-suit available



Rental Rate:	Upon Request
Property Type:	Retail
Property Subtype:	Freestanding
Gross Leasable Area:	16,000 SF
Year Built:	1984
Walk Score ®:	80 (Very Walkable)
Taxes:	\$0.15 USD/SF/MO
Operating Expenses:	\$0.15 USD/SF/MO
Rental Rate Mo:	Upon Request

1st Floor

Space Available	16,000 SF
Rental Rate	Upon Request
Date Available	April 04, 2025
Service Type	TBD
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

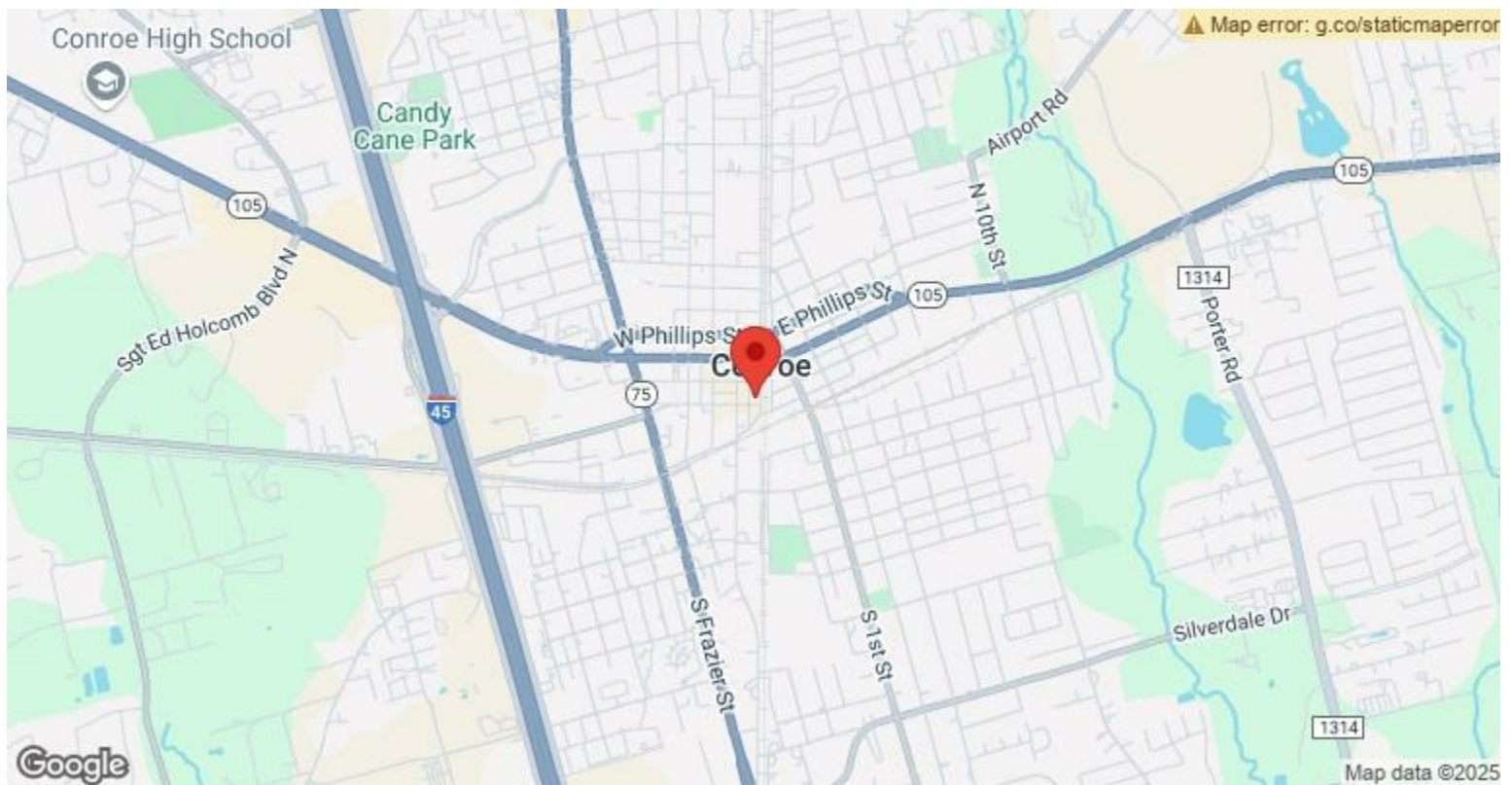
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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
Homestead House	-	





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Strategically situated directly across from the popular Pacific Yard House—a high-traffic restaurant and entertainment destination—this location enjoys consistent visibility, walkability, and connection to the thriving downtown community.

### Key Property Features:

16,000 SF total | Divisible to approximately 8,000 SF

Strong visibility and signage opportunities

Excellent location on a high-traffic corner in historic downtown Conroe

Just steps from restaurants, shops, entertainment, and government offices

Built in 1984 | Well-maintained structure with solid potential for adaptive reuse

Formerly operated as a furniture showroom – open floorplan, high ceilings, flexible configuration



## Property Photos





## Property Photos



IMG\_0669



IMG\_0703

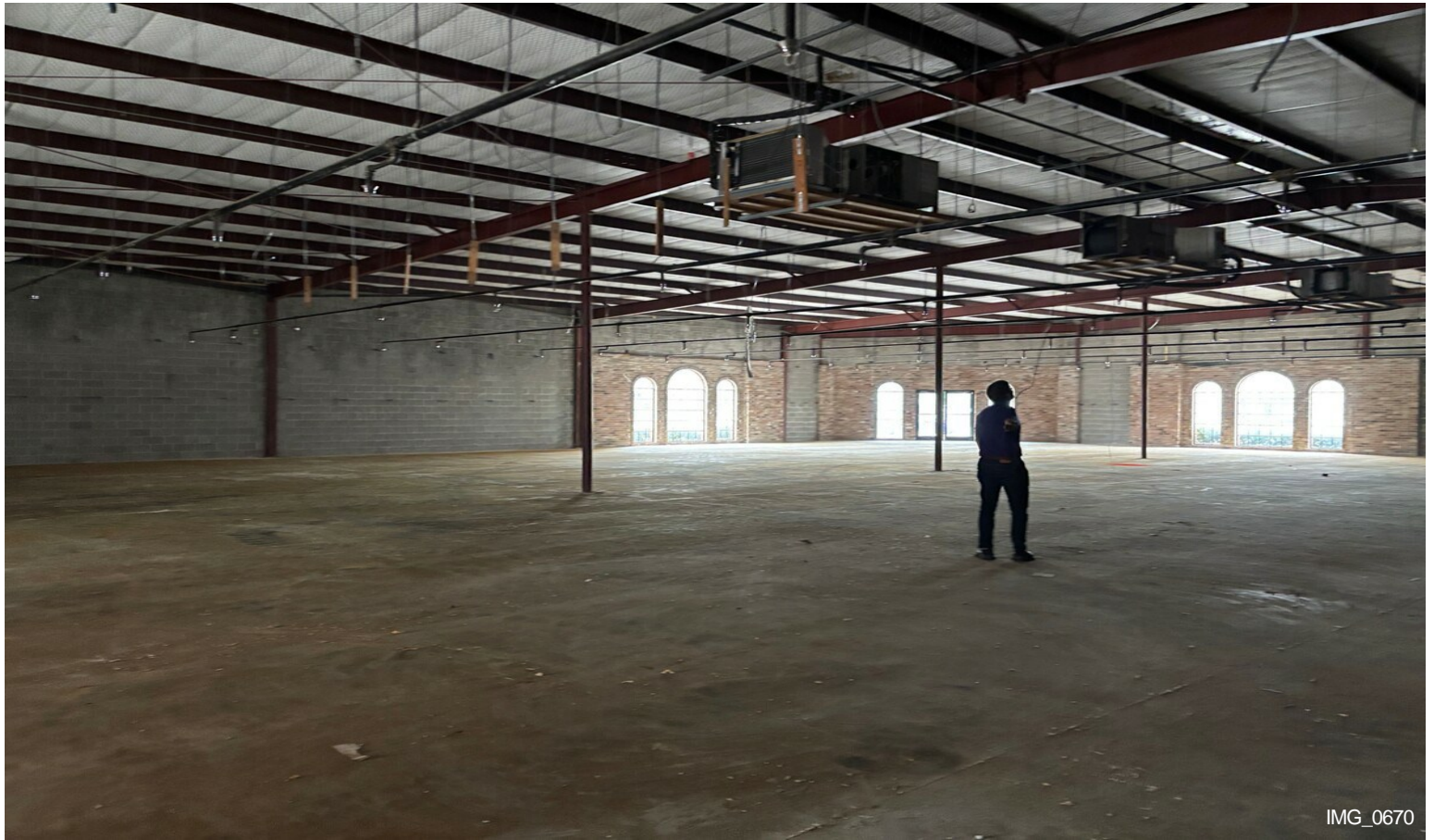


## Property Photos





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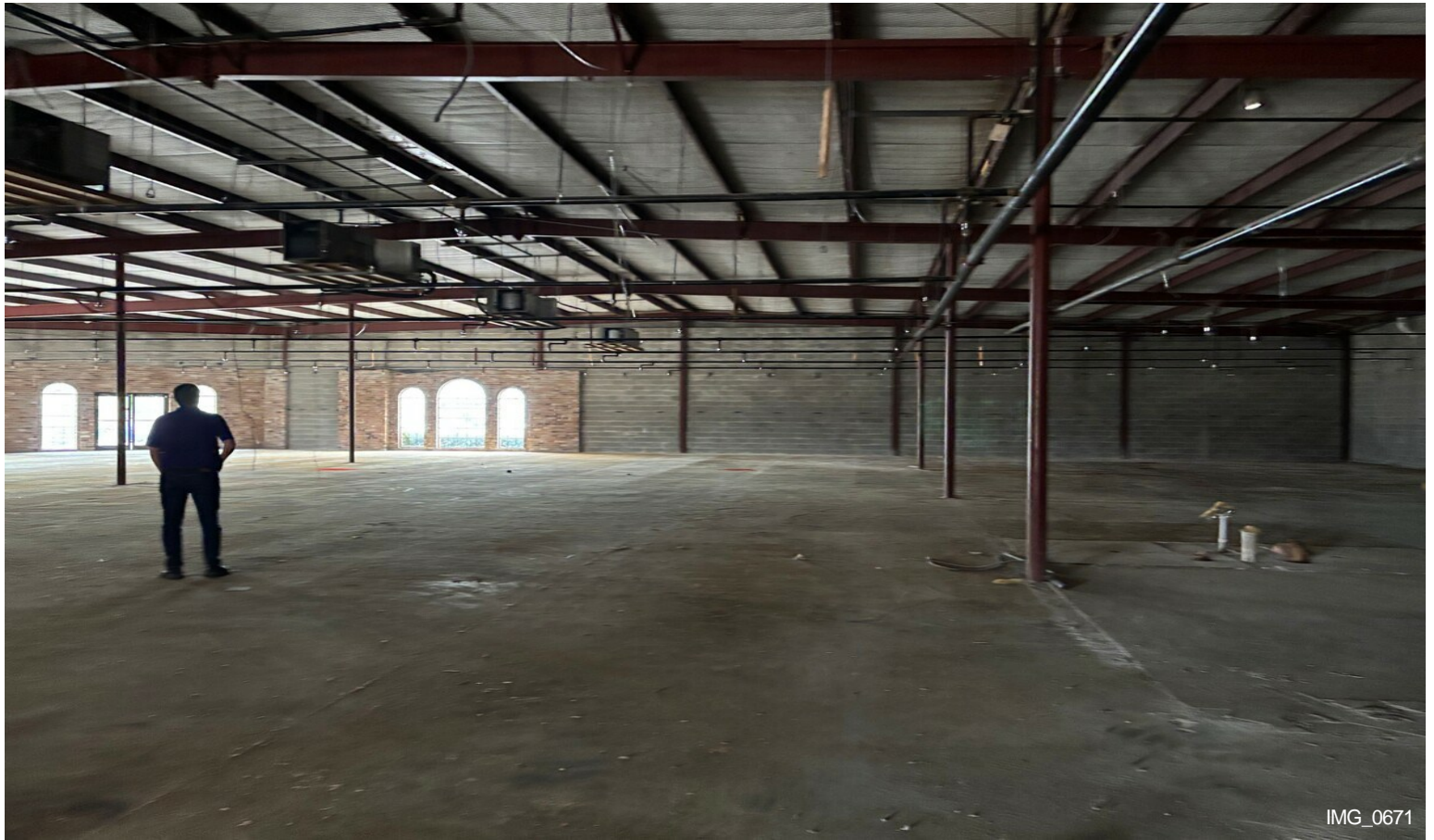
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IMG\_0701



## Property Photos





## Property Photos





## Property Photos



IMG\_0673



IMG\_0676

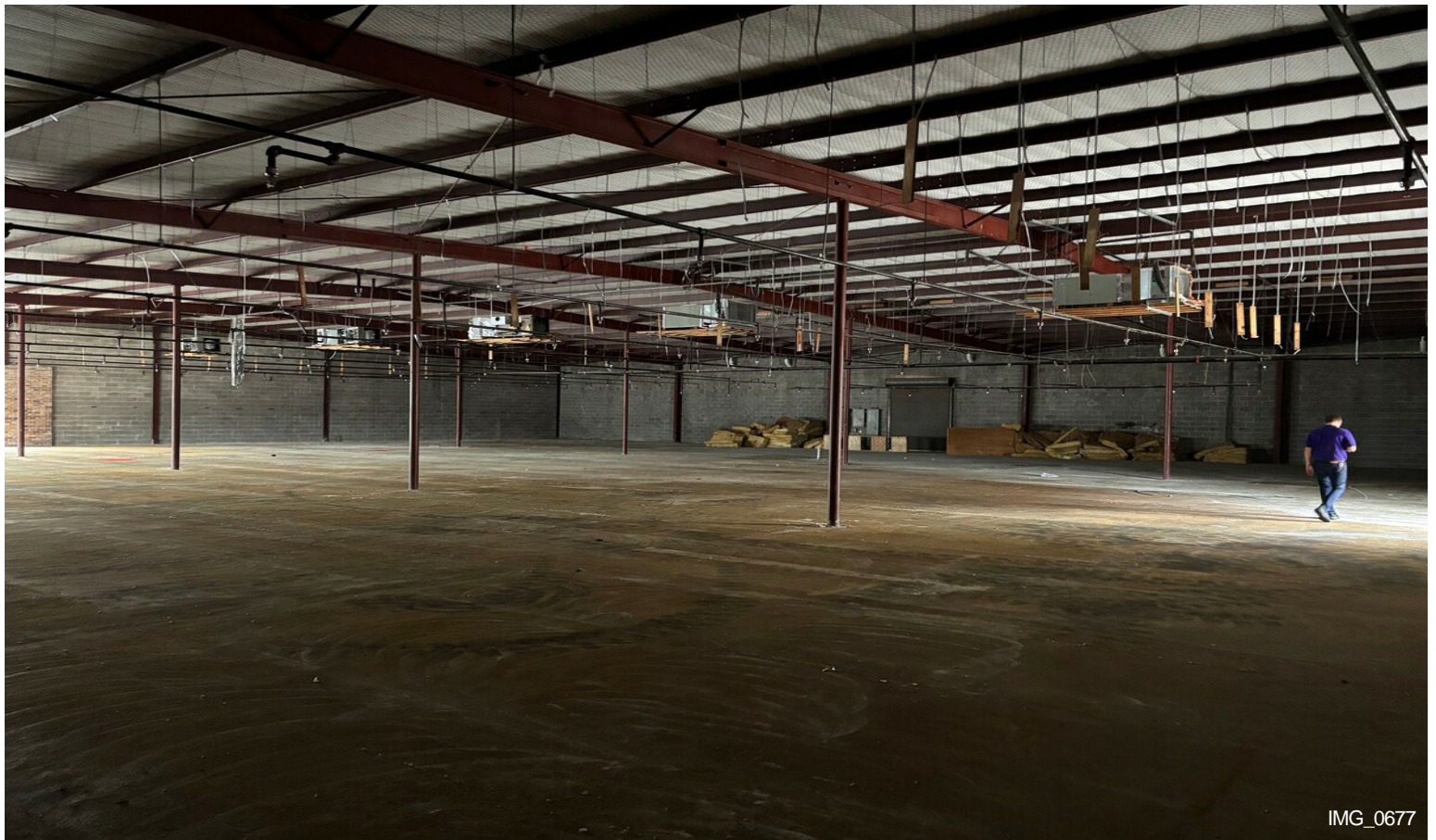


## Property Photos





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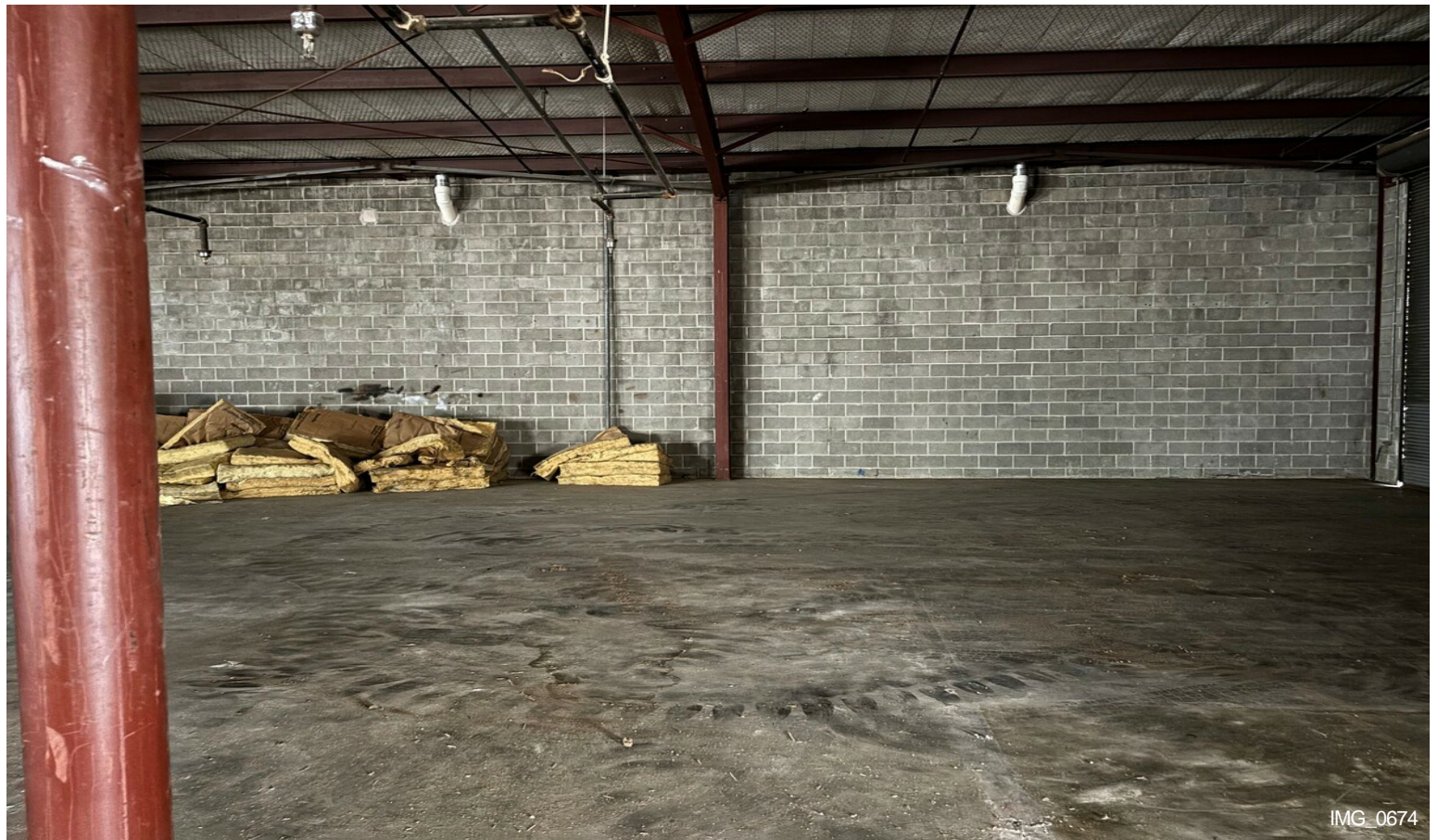
Building Photo



IMG\_0683



## Property Photos





## Property Photos





## Property Photos



Building Photo



IMG\_0711



## Property Photos





## Property Photos





## Property Photos





## Property Photos





## Property Photos



Building Photo



IMG\_0686

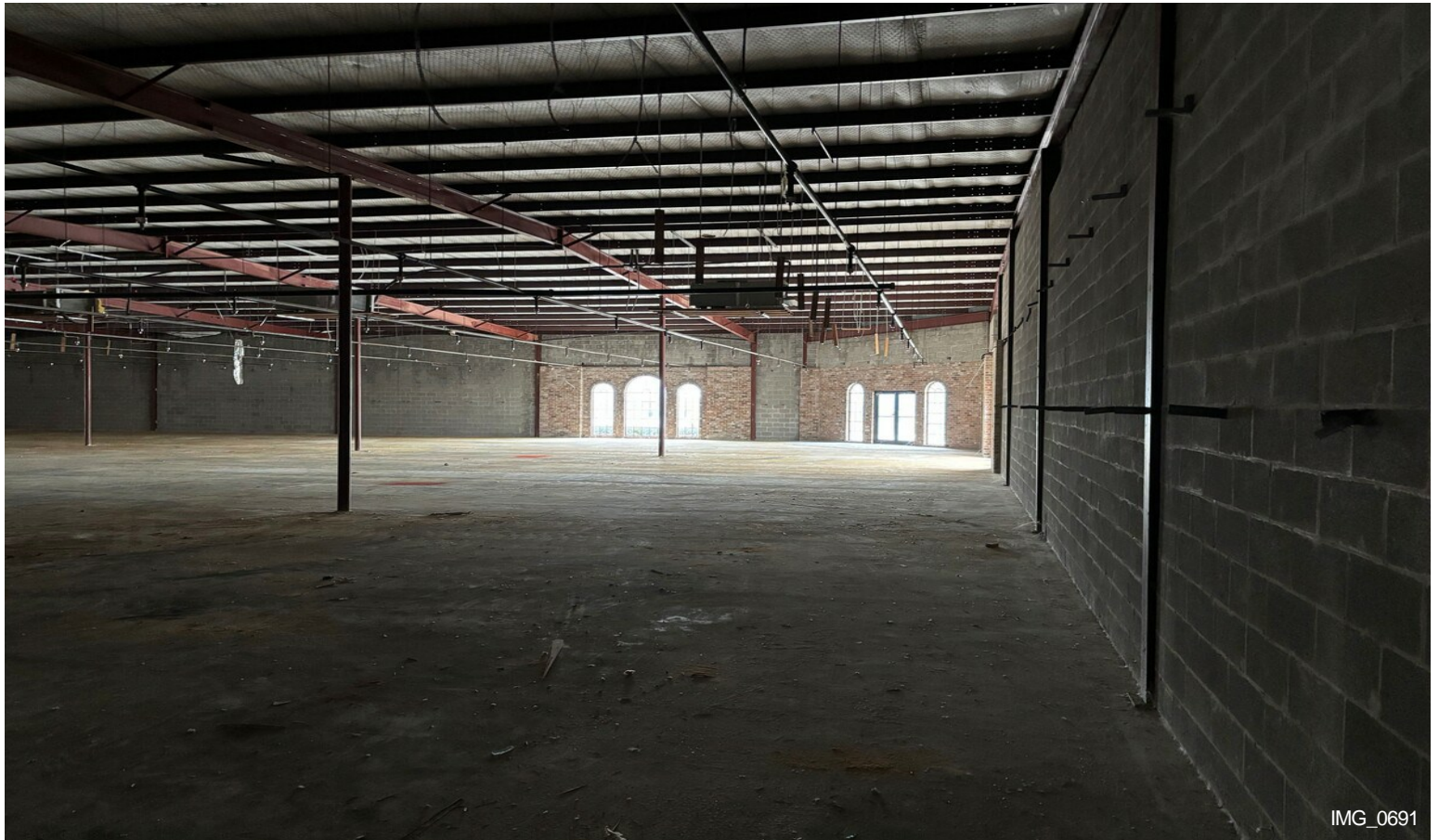


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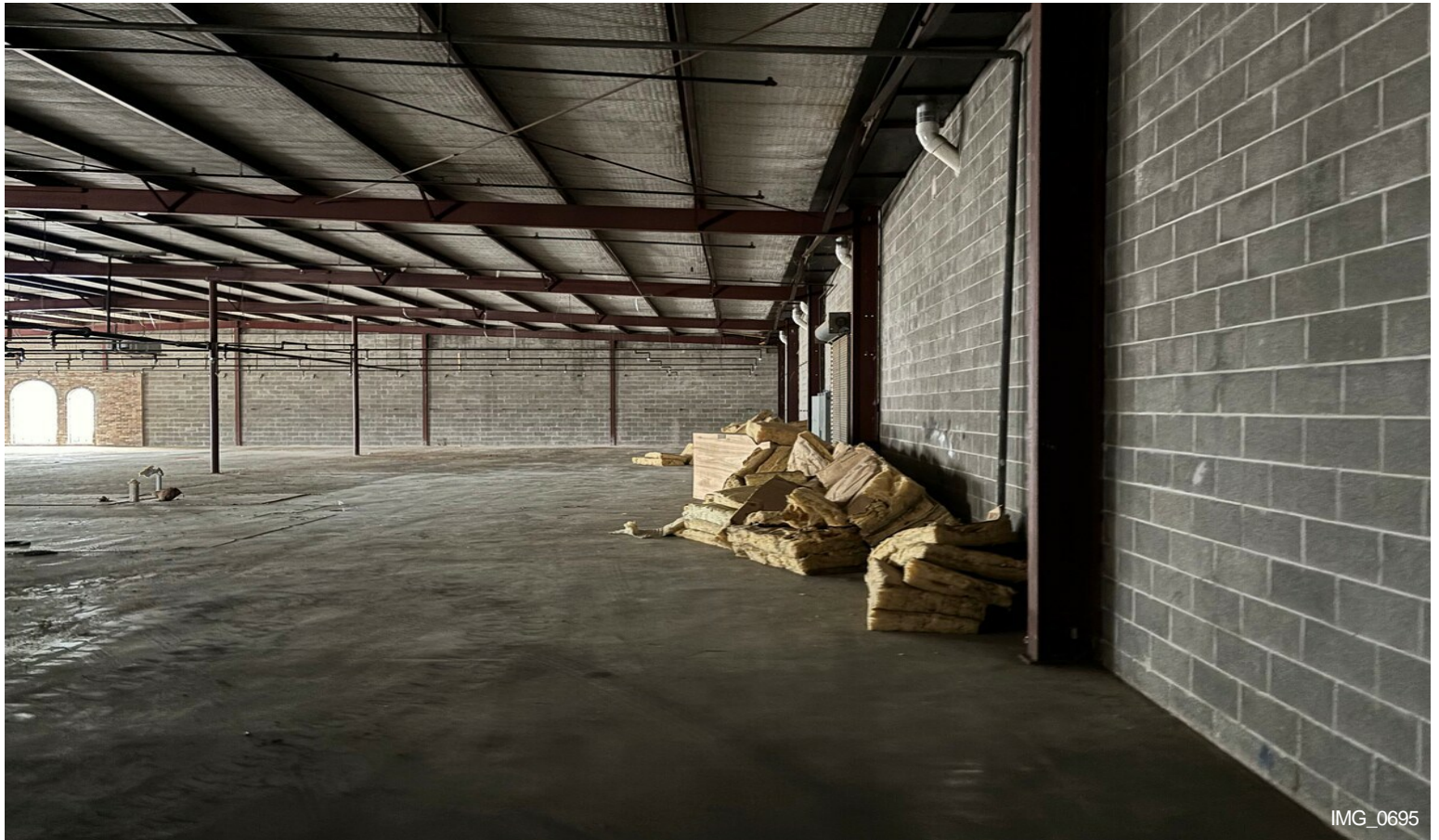


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