

BANK OWNED OPPORTUNITY

When offering, please use Third Coast Bank as Seller.

Welcome to 18111 Timber Forest Drive, Humble, Texas 77346- a rare opportunity to acquire versatile, bank-owned facility offering exceptional potential for a variety of commercial uses. This expansive property features 13, 084 square feet of net rentable area, situated on the primary tract of 78,000 square feet., with an additional 56,084 square feet secondary tract offering room for future expansion, outdoor use, or redevelopment.

Designed with functionality and flexibility in mind, the facility boasts 12 spacious bedrooms, each equipped with private en-suite baths, ideal for use in assisted living, medical care, or group housing applications. The professionally designed commercial kitchen includes granite countertops, stainless steel appliances, and a thoughtful layout for efficient workflow., making it perfect for institutions requiring in-house meal preparation or hospitality.

A large parking area ensures ample space for staff, visitors, and clients. The structure's adaptable floor

plan allows for easy customization to suit a wide array of uses- from healthcare and rehabilitation centers to faith-based institutions, community centers and other commercial ventures.

With a strategic location in Humble, Tx and outstanding infrastructure, this bank -owned property presents endless opportunities for investors, developers, or organizations seeking a high quality facility in a growing area.

Outdoor amenities include a tranquil covered patio, landscaping, and plenty of room for water features.

Zoning and use subject to local regulations-buyer to verify all details.