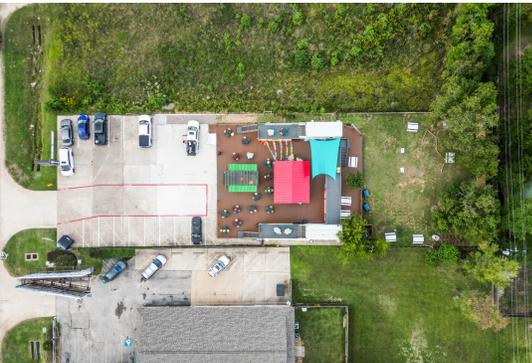


UNIQUE FOOD PARK FOR SALE

5802 FM 1488, MAGNOLIA, TX 77354

CONNECT
COMMERCIAL



PROPERTY OVERVIEW

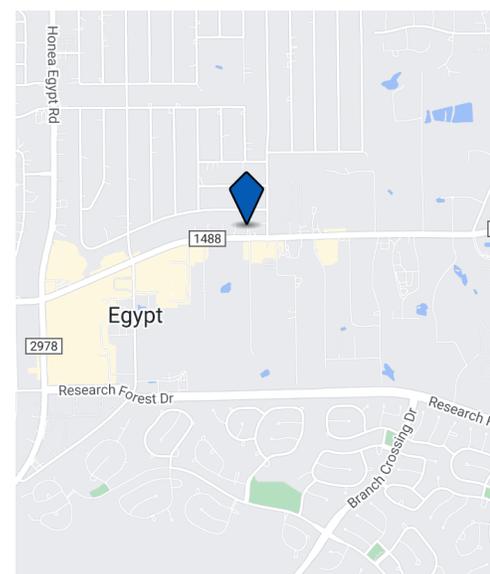
Total SF: 1,440 SF of kitchen/office **Built:** 2022

Location: 5802 FM 1488 (between Old Conroe & FM 2978)

Features: The Deck Food Park consists of 0.46 acres of land, with 9 outfitted containers. Plenty of parking & yard. Containers have water & electricity. 4 containers are outfitted as kitchens & are tenant occupied. 2 containers are designated for restrooms. One container is a Bar and 2 containers on upper level are outfitted as office space. Bar & Offices are unoccupied. Currently at 7% plus cap rate. If fully leased, cap will be 8% plus.

Sale Price: \$1,600,000

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