



Properties for Sale

1 14945 Wiggins Rd, Conroe, TX 77302



Property Details

Price	\$1,100,000
No. Unit	0
Rentable Building Area	7,200 SF
Total Lot Size	10.00 AC
Property Type	Industrial
No. Stories	1
Building Class	C
Year Built	2014
Status	Active

Broker Information



Tim O'Neill

(713) 289-0499

Property Notes

Sean Gambini
GoUpRE
281-853-5133

Sale Notes

This thoughtfully cleared 10-acre property offers exceptional versatility and opportunity. Property features a 7,200 sq ft red iron metal building, ideal for conversion into a barndominium or continued use as a shop or commercial workspace with reinforced concrete beams and rebar foundation, three identical 60' x 40' bays with removable partitions, 20-foot apex, and three 16' x 14' roll-up doors. There are also two existing manufactured homes, which the seller is willing to remove at the buyer's request with two traditional septic systems and one well serving the property. 3-phase power runs from the front to the rear along the left side. Additional features include two ponds, full perimeter fencing, and 18-wheeler accessibility. Surrounding properties are well-maintained, contributing to the overall appeal of the area. The seller, who also performs dozer work, is willing to add additional pad sites, dirt work, or clearing as needed to accommodate the buyer's plans. No restrictions

Highlights

ROOM TO EXPAND

UNRESTRICTED

MOBILE HOMES WOULD BE GREAT OFFICES

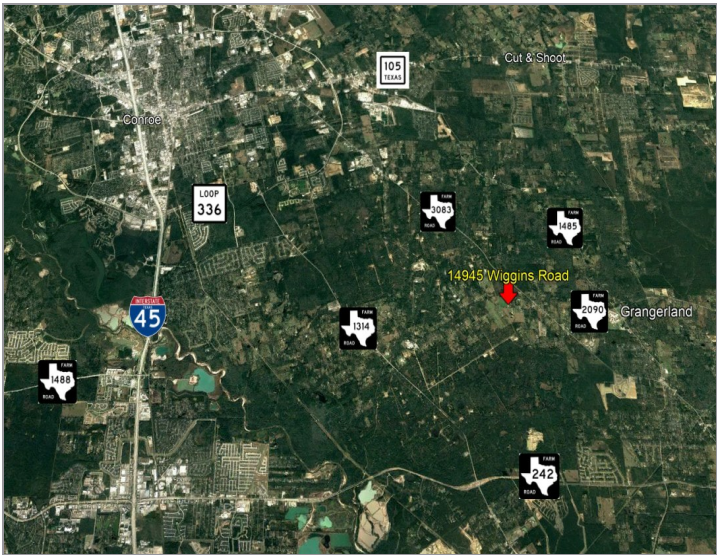
10 ACRES

Photos

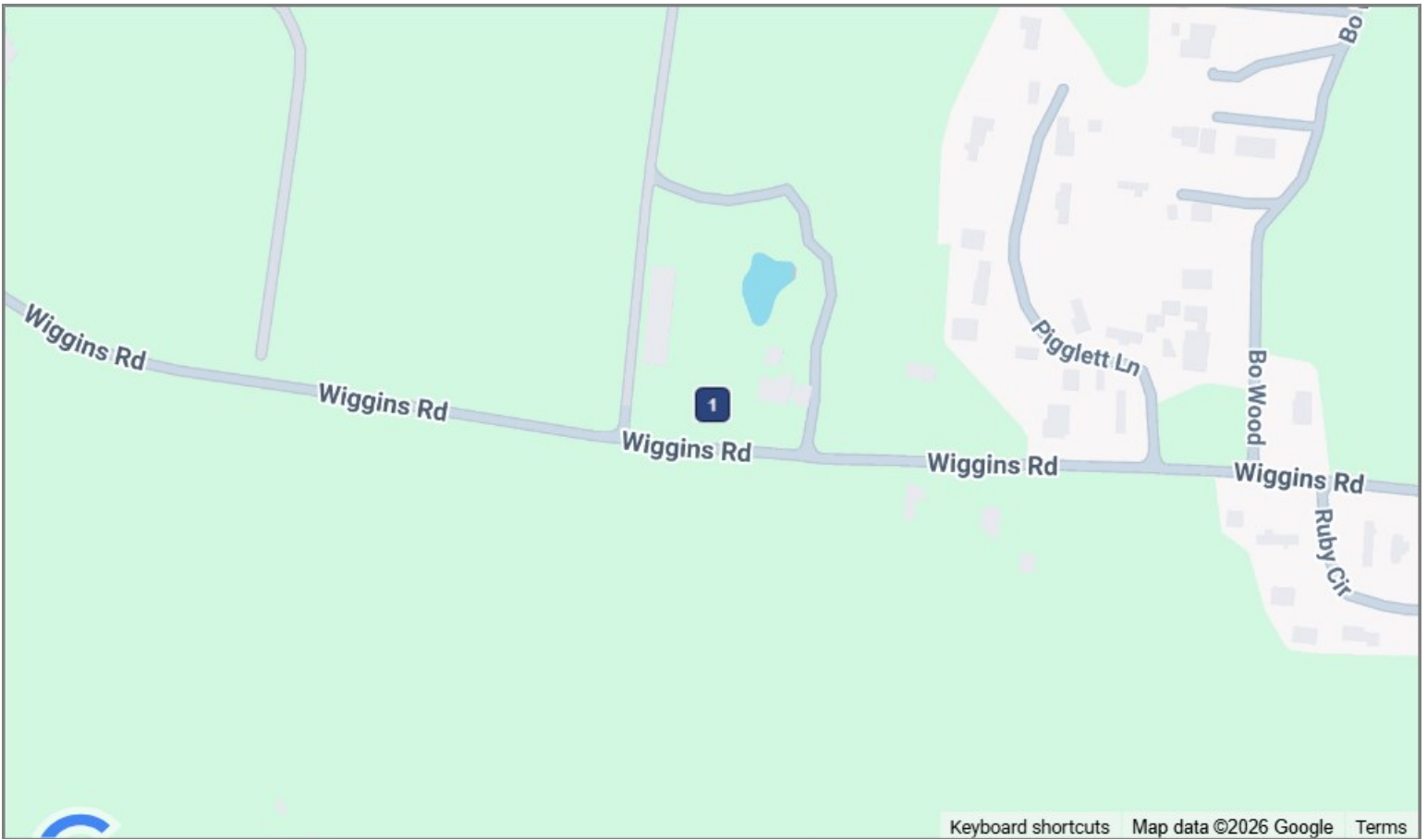








Map



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