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PROPERTY **SUMMARY**

12827 Highway 105 East Conroe, TX 77301

6,000 SF industrial building, perfect for light manufacturing, storage, contractor use, or small business operations. The lot is fully fenced, with ample yard space, driveway access, and existing utilities (well/septic). 2 covered awnings in the back. One of them is 20'x50' and the other is 40'x50'

SALE PRICE: \$1,250,000

NUMBER OF UNITS:

YEAR BUILT: 1965

PROPERTY TYPE: Warehouse

LOT SIZE: 0.92 Acres

BUILDING SIZE: 6,000 SF



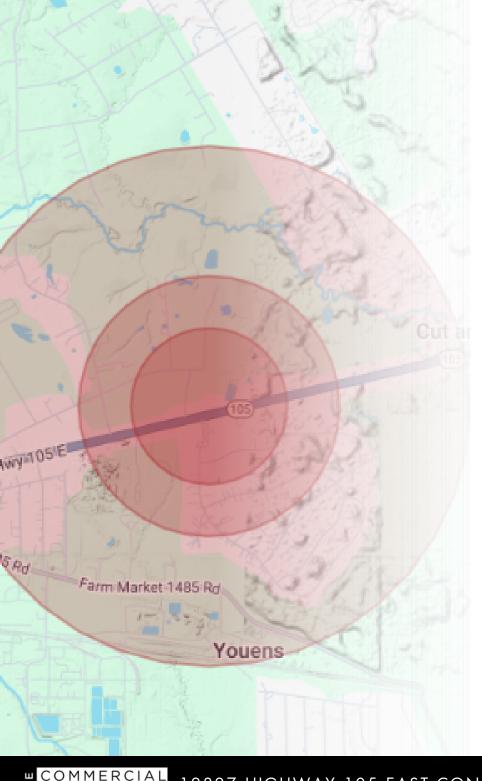
PROPERTY HIGHLIGHTS

Hwy 105 Frontage- ±1 Acre with Industrial Building for Commercial or Mixed-Use

Located just minutes from Conroe, the Woodlands, Willis, this property presents a unique opportunity for mixed-use development, owner-occupant businesses, or investors seeking income and expansion potential in a rapidly growing corridor.

- 2 covered awnings in the back: 20'x50' & 40'x50'
- Fully fenced lot with ample yard and driveway access
- Existing utilities: well and septic
- Minutes from Conroe, The Woodlands, and Grand Parkway access
- Flexible use: residential, commercial, or redevelopment opportunity
- Located in a growing commercial corridor





AREA **OVERVIEW**

Situated on Highway 105 East, just east of Conroe.

The street across from the property-Crystal Forest Dr, is scheduled to be expanded to run across 105 making the property a corner lot. This property lies within the Cut-and-Shoot community bordering wooded acreage and light industrial and commercial zones

	0.3 Miles	0.5 Miles	1 Miles
Total households	20	124	459
Total population	71	442	13,974
Persons per household	2.5	2.5	2.8
Average household income	\$98,420	\$85,910	\$63,503
Average house value	\$413,254	\$425,461	\$312,041
Average age	35	32	33
Average age male	32	32	33
Average age female	33	33	34

LOCATION MAP

