



## 33302 Sweetgum Ln

33302 Sweetgum Ln, Magnolia, TX 77354

**WBI Properties**



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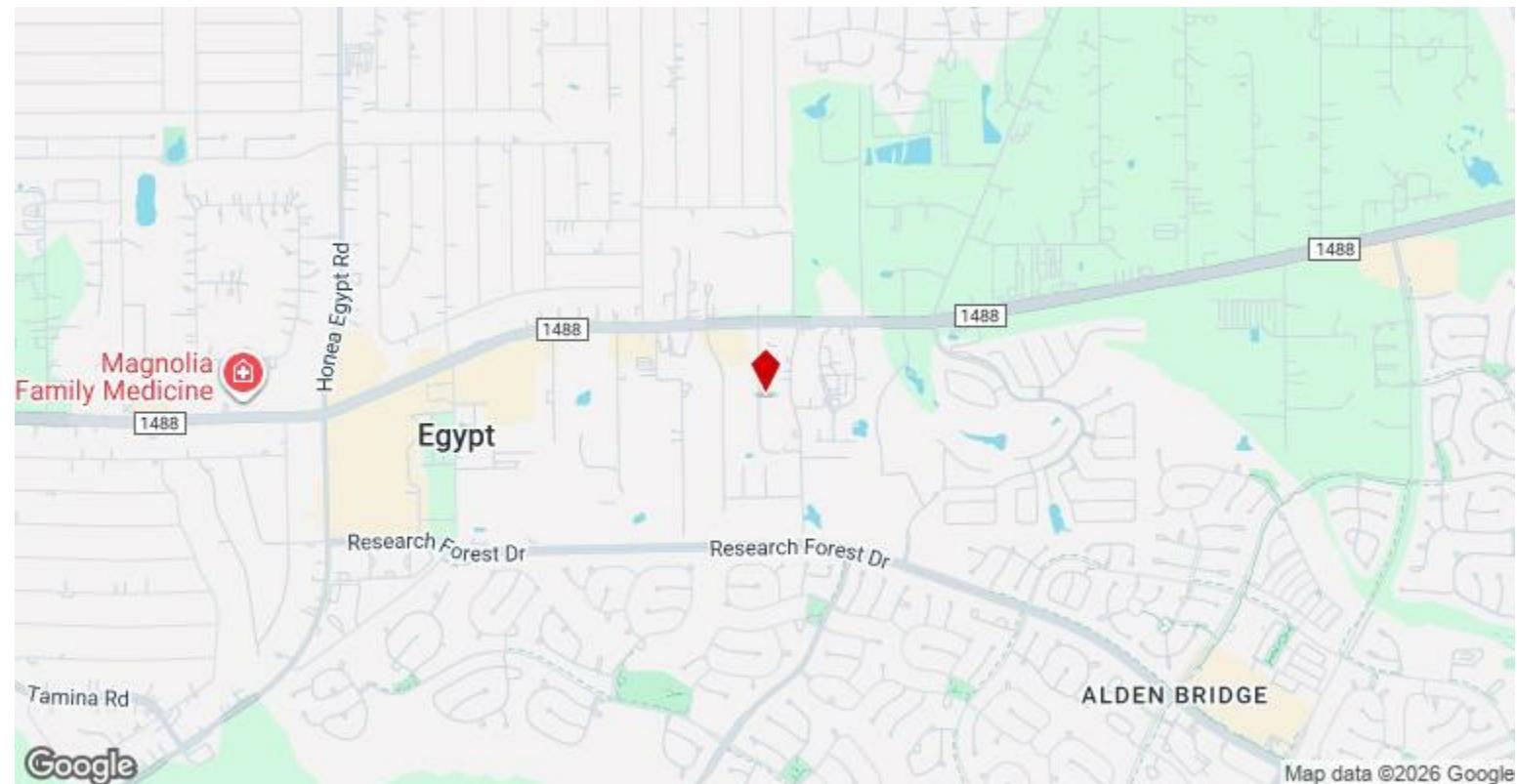
# 33302 Sweetgum Ln

\$749,900

Extremely versatile flex office warehouse building 2400 sq ft clear span and one half acre laydown yard approximately 1300 feet off of FM 1488 and 1500 feet down from Research Forest to Sweetgum Lane in Magnolia Tx. Totally security fenced and gated. Perfect for: owner user or investor. Endless possibilities such as: HVAC, Plumbing, Electrician, Shipping, Landscape, Maintenance, General Contractor and many other uses. Great for a Man Cave. This property has been totally renovated and is in tip top, clean, fresh condition. New security fencing and driveway paving with new rock over felt and asphalt paved drive. Total HVAC with two 5 ton AC units and outside security lighting. This fine property has endless, features and benefits. One of the nicest properties on the market. Motivated seller and over all just an excellent opportunity!...



Price:	\$749,900
Property Type:	Industrial
Property Subtype:	Warehouse
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	0.50 AC
Gross Building Area:	2,400 SF
Rentable Building Area:	2,400 SF
No. Stories:	1
Year Built:	1986
Tenancy:	Single
Parking Ratio:	0/1,000 SF
Zoning Description:	2
APN / Parcel ID:	9105-00-02400



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## Property Photos



4



5

## Property Photos



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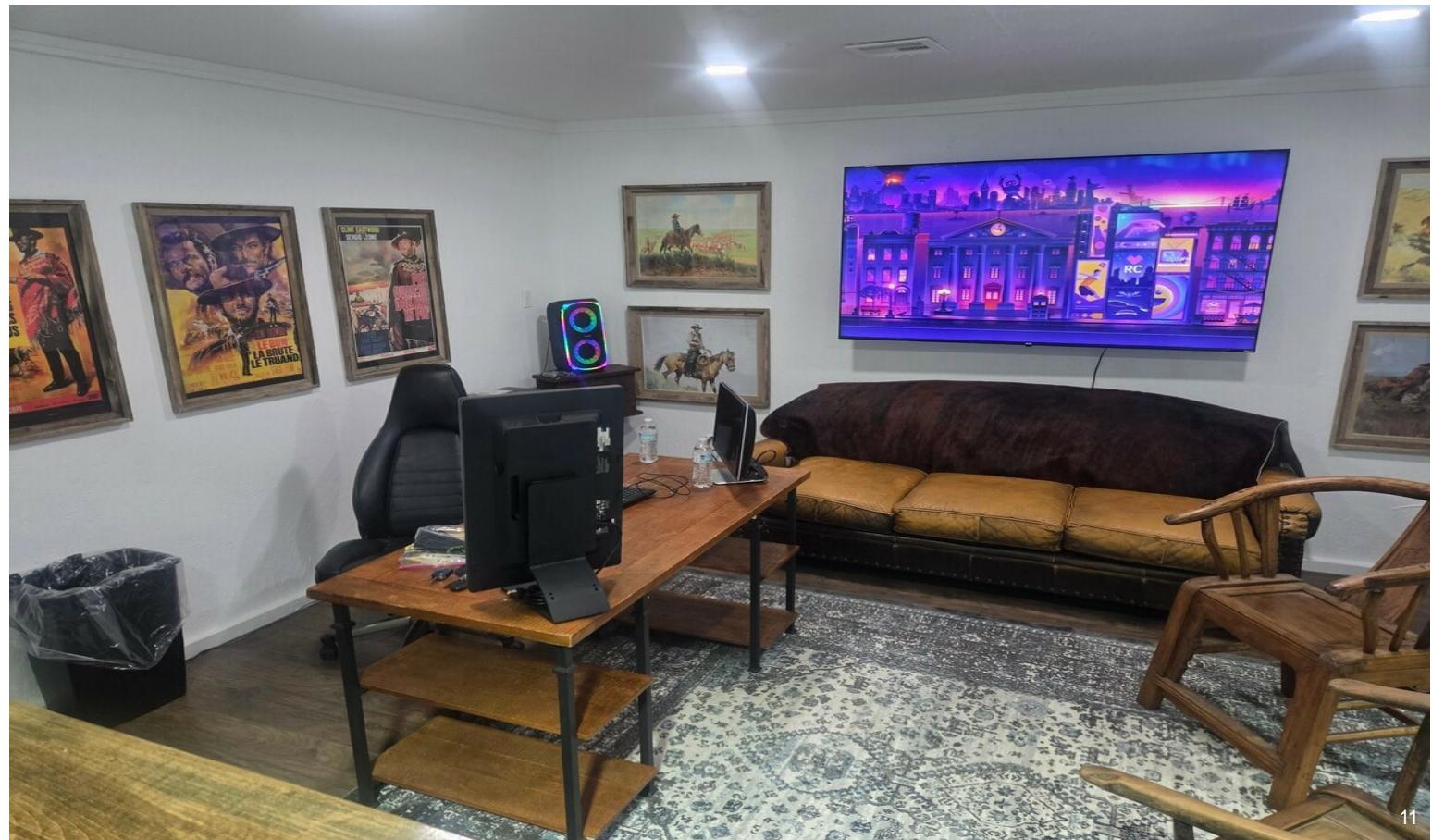


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# Property Photos



10



11

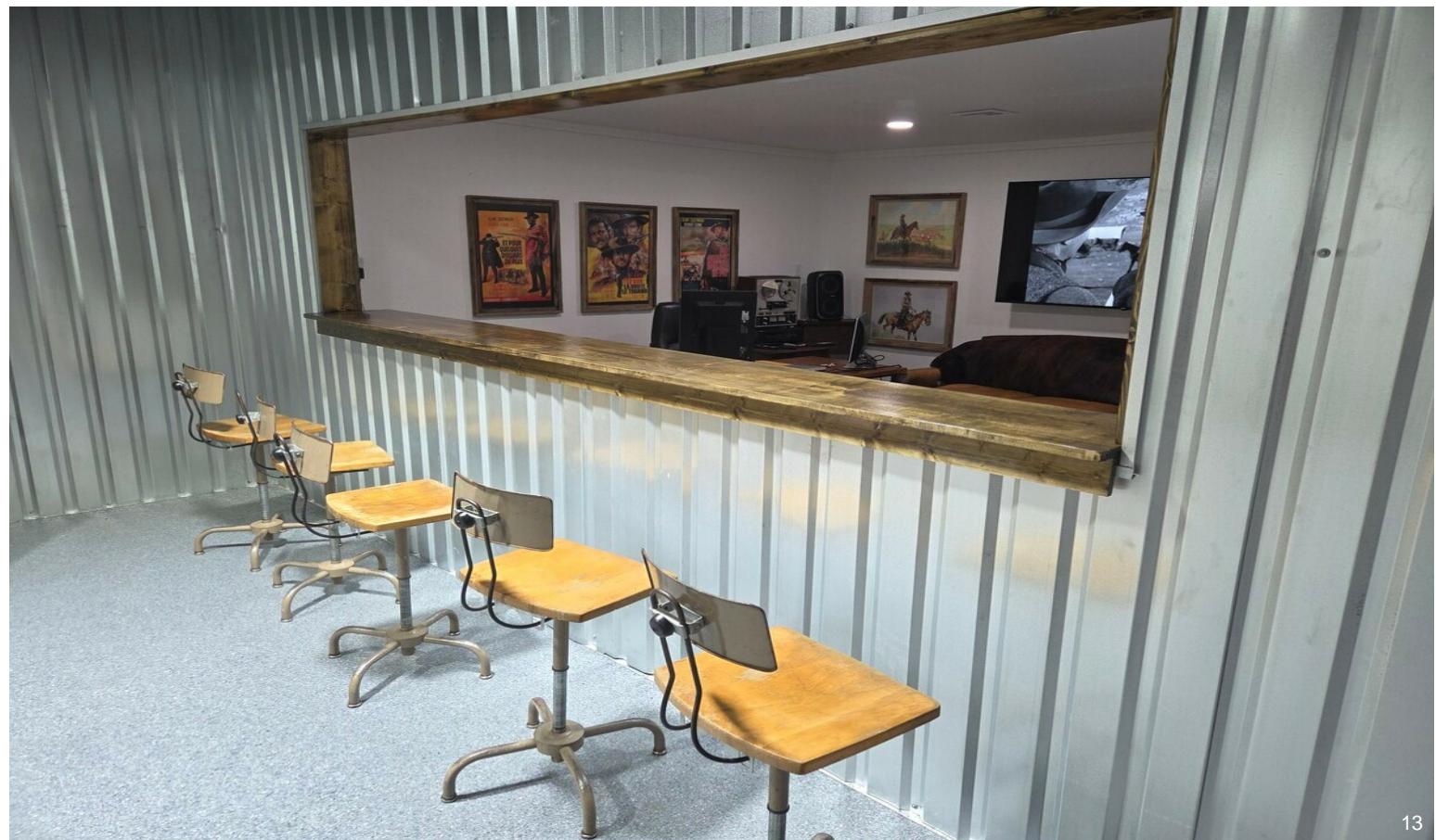
## Property Photos



33302 Sweetgum drone-10



## Property Photos



13

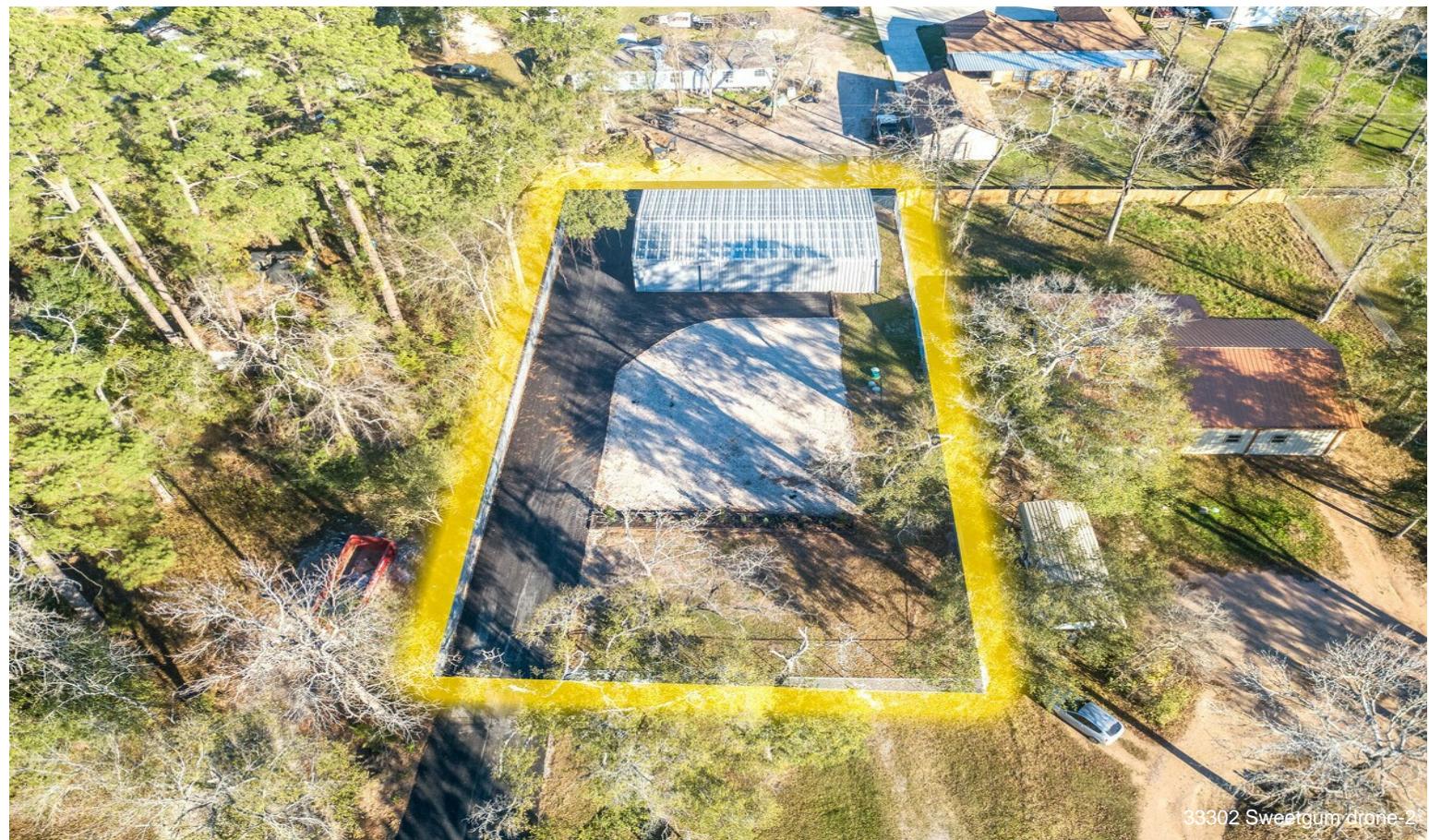


14

## Property Photos



33302 Sweetgum drone-5



33302 Sweetgum drone-2

# Property Photos



33302 Sweetgum drone-3



33302 Sweetgum drone-4

## Property Photos

