



Lilliput Farms by  
Angelia Homes

2 AC

Roman Forest Blvd

±8,282 VPD

# New Caney TX - Commercial Property For Sale

585 Roman Forest Blvd.



POWERED BY JLA REALTY



Jeri Blake

832.326.0097

[jblake@evermarkcommercial.com](mailto:jblake@evermarkcommercial.com)

# 585 Roman Forest Blvd

## NEW CANEY TX - IMPROVED PROPERTY SALE

Introducing 585 Roman Forest Blvd, New Caney, TX – a property offering many possibilities. Situated on 2 acres in the rapidly expanding community, this 3,600 sq. ft. building, formerly a fire station, is ready for its next chapter. Located just minutes from key thoroughfares like I-69 and the Grand Parkway, the property offers easy access to nearby residential developments, including Roman Forest, Tavola, and Valley Ranch.

As the area around New Caney continues to grow, this property stands out with its flexible potential—whether you're looking to establish a community hub, medical facility, or specialty retail space, the location's proximity to major amenities like Valley Ranch Town Center ensures strong visibility and accessibility. With new residential communities flourishing nearby and a need for key services in the area, 585 Roman Forest Blvd is perfectly positioned to become an integral part of this thriving community.



# Summary



## Location:

New Caney TX

## Property Highlights:

- **Property:** 2 Acres w/ ±300' of frontage on Roman Forest Blvd
- **Strategic Location:** 585 Roman Forest Blvd offers excellent connectivity with quick access to I-69 and Grand Parkway (TX-99), making commuting to Houston and surrounding areas convenient.
- **Growth in Residential Communities:** The surrounding areas are experiencing significant residential growth with developments like Roman Forest, Tavola, and The Highlands, attracting new families and investments
- **Existing Infrastructure:** The property is equipped 3,600 sq ft building with public water and septic, electricity, gas and a Generac. Ready for your commercial use
- **Rising Property Values:** With the influx of new developments and the area's continued growth, the property has strong potential for appreciation
- **Flood Zone:** Outside all flood zones
- **Restrictions:** No C-store,

## Traffic Counts:

Roman Forest Blvd ± 8,282 VPD (TXDO)

I69 (US 59): ± 56,988 VPD (TXDOT)

## Demographics

	1 Mile	3 Miles	5 Miles
Total Households	2,062	9,095	17,926
Total Population	6,188	27,674	55,514
Median HH Income	\$107,232	\$81,450	\$74,731

For more information Contact: 832-326-0097 | [jblake@evermarkcommercial.com](mailto:jblake@evermarkcommercial.com)

# 585 Roman Forest Blvd - Idea Uses

# NEW CANEY TX - IMPROVED PROPERTY SALE

### 1. Community Center or Event Space

The property could be transformed into a community center, hosting local events, classes, and meetings. With the population growth from nearby residential developments like Roman Forest and Tavola, there's a need for a venue where local residents can gather for recreational activities, social events, or even educational workshops.

### 2. Medical or Urgent Care Facility

As the area expands, especially with family-oriented communities, there may be a need for accessible healthcare services. Establishing an urgent care or small clinic would offer convenience to residents who otherwise have to drive to larger towns for basic medical services. Medical facilities can support the community's health and attract additional growth.

### 3. Daycare or Early Childhood Education Center

Given the influx of young families in the surrounding developments, a daycare facility would provide a much-needed service to working parents, capitalizing on the growing population of young children in the New Caney area.

### 4. Coworking Space or Office Hub

As remote work continues to be a trend, many suburban and semi-rural areas are seeing demand for coworking spaces where professionals can work closer to home but outside their residence. A refurbished fire station could serve as a community coworking hub with shared office spaces, conference rooms, and high-speed internet access.

### 5. Specialty Retail or Farmers' Market

This location could also cater to local businesses and vendors by converting the space into a specialty retail center or farmers' market. With the area's growth, there could be demand for fresh, locally sourced goods, handcrafted items, or boutique retail options not offered in larger commercial centers like Valley Ranch Town Center.

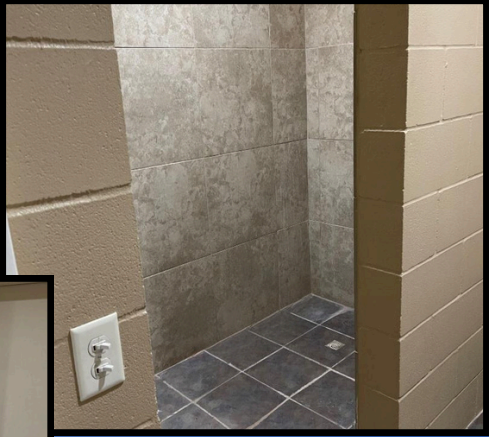
### 6. Fitness Center or Yoga Studio

With growing families and active residents in the surrounding communities, a fitness center, yoga studio, or wellness space could be a valuable asset to the local population. Residents would benefit from convenient access to health and fitness services without needing to travel far.

### 7. Local Emergency Services Hub

Repurposing the old fire station into a combined emergency services hub could be ideal, especially as the population increases. This could house services like police substations, fire services, or even public safety training centers, ensuring the growing community's safety needs are met.

**8. Storage Facility.** The surrounding communities like Roman Forest, Tavola, and Valley Ranch are seeing significant residential growth, which often leads to increased demand for storage units.

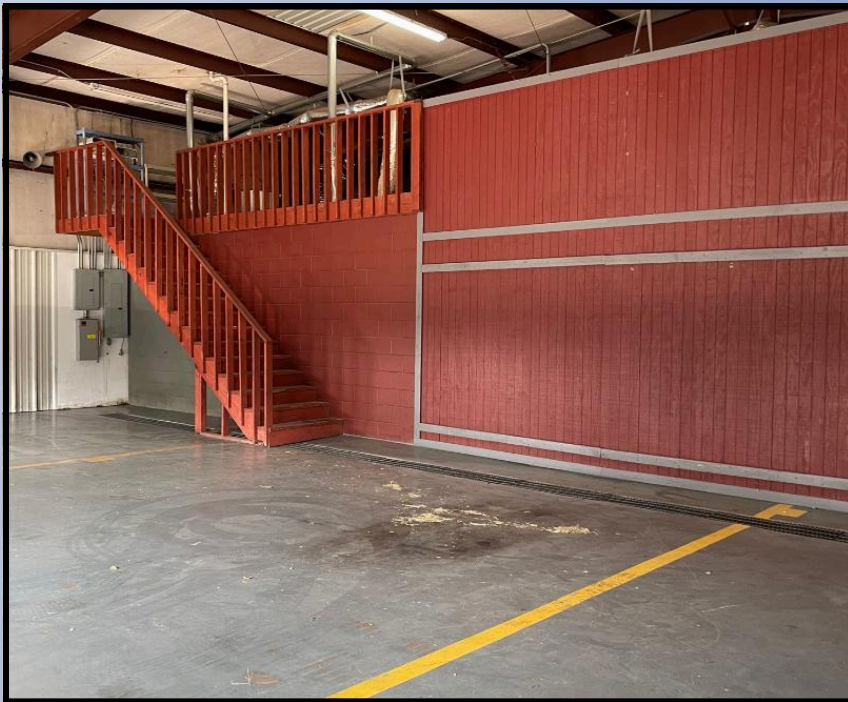


## Interior Photos





**Interior Photos**



# 585 Roman Forest Blvd

# NEW CANEY TX - IMPROVED PROPERTY SALE



# 585 Roman Forest Blvd

# NEW CANEY TX - IMPROVED PROPERTY SALE



 = New Residential Development



## Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>Evermark Commercial Group by Jla Realty</u>	<u>9000562</u>	<u>houston@evermarkcommercial.com</u>	<u>(713)489-8130</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>John Altic</u>	<u>572287</u>	<u>jaltic@jlarealestate.com</u>	<u>(713)489-8130</u>
Designated Broker of Firm	License No.	Email	Phone
<u>J. Wes Pratka</u>	<u>648815</u>	<u>wpratka@gmail.com</u>	<u>(936)402-5779</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Jeri Blake</u>	<u>685387</u>	<u>jblake@evermarkcommercial.com</u>	<u>(832)326-0097</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Regulated by the  
Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date