



Single-Family

Active

ML#: 69350490
 Address: [703 Everett Street](#)
 Area: 19
 Tax Acc #: [7920-00-00200](#)
 City/Location: Conroe
 County: Montgomery
 Market Area: Conroe Northeast
 Subdivision: Pine Hill
 SqFt: 1,600 / Appr Dist
 Lot Size: 7,375 / Appr Dist
 Master Planned: No
 Legal Desc: S792000 - PINE HILL, BLOCK 1, LOT 2

List Price: \$320,000
 Orig Price: \$320,000
 LP/SF: \$200.00
 DOM: 107
 Zip Code: 77301-1830
 Bedrooms: 5/
 Baths F/H: 2/0
 Section #: 0
 Year Built: 1973 / Appr Dist
 Lot Value: No
 Lease Also: No

Directions: 45 North to Hwy 105 East, Turn left on Frazier St. North on Frazier to Everett, Turn right. White/Gray building on right hand side.

Listing Office Information

List Agent: [Lcousin/Lorena Cousin](#)
 Agent Cell: [713-874-4060](#)
 Agent Phone: [713-874-4060](#)
 Address: 401 Franklin St, Ste 2400-119, Houston TX 77002
 List Agent Web:
 Agent Email: lorenacousin5@gmail.com
 Licensed Supervisor:
 List Broker: [SRLY01/Surge Realty](#)
 Request an Appointment
 713-930-0427 / ShowingSmart Call Center (HAR)
 Appt #:
 Office Phone: [832-953-3700](#)
 Fax #:
 Office Web: www.thesurgerealty.com

School Information

School District: 11 - Conroe
 Middle: PEET JUNIOR HIGH SCHOOL
 2nd Middle: TRAVIS INTERMEDIATE SCHOOL
 Elem: HOUSTON ELEMENTARY SCHOOL (CONROE)
 High: CONROE HIGH SCHOOL

SCHOOL INFORMATION IS COMPUTER GENERATED AND MAY NOT BE ACCURATE OR CURRENT. BUYER MUST INDEPENDENTLY VERIFY AND CONFIRM ENROLLMENT.

Description Information

Style: Other Style
 Type: Free Standing
 New Constr.: No
 Lot Dim:
 Frt. Door Faces: North
 Gar/Car: Additional Parking, Single-Wide Driveway
 Showing: Accompany, Appointment Required, Leave Business Card, Vacant/Unoccupied
 Instruct:
 Agent Remarks:
 # Stories: 1
 Complete Date:
 Appx Complete:
 Acres: .169 / 0 Up To 1/4 Acre
 Access:
 Garage:
 Bedrooms: 5/
 Baths F/H: 2/0
 Builder Nm:
 LP/Lot SF \$43.39
 Carport:
 Key Map: 157Z

Please send all offers with Pre-Approval letters or Proof of Funds. All measurements are estimates and should be confirmed by agent/buyer.

Physical Property Description:

Check out this fantastic opportunity in the heart of Conroe! This 1,600 sq. ft. commercial space features five offices with a bullpen, a spacious lobby area, and plenty of potential for your business needs. Perfect for offices, retail, or any professional setting. The property has been remodeled, boasting new vinyl flooring, freshly painted interior and exterior. All connections for phone line programs are in place, and it includes new ADA-compliant bathrooms. It's ready to move in and make it your own! Hurry-this gem won't last in this fast-growing location!

Rooms Information

Room	Dimensions	Location	Room	Dimensions	Location
Entry	20 x 13	1st	Kitchen	11 x 14	1st
Bedroom	10 x 8	1st	Bedroom	10 x 12	1st
Bedroom	12 x 17	1st	Bedroom	8 x 7	1st
Bedroom	9 x 7	1st			

Bathroom Desc:

Bedroom Desc:

Room Desc:

Kitchen Desc:

Interior, Exterior, Utilities and Additional Information

Microwave:	Dishwasher:	Compactor:	Disposal:
Fireplace:		Utility Dist:	Sep Ice Mkr:
Connect:		Range:	
Energy:		Flooring:	Vinyl Plank
Oven:		Foundation:	Slab
Green/Energy Cert:		Countertops:	
Roof:	Other	Prvt Pool:	No
Interior:	Disabled Access	Area Pool:	
Exterior Constr:	Stucco	Waterfront Feat:	
Exterior:	Not Fenced	Water/Sewer:	Public Sewer, Public Water
Lot Description:	Other	Cool:	Central Electric
Heat:	Central Electric	Golf Course Nm:	
St Surf:		Exclusions:	
Restrictions:	Unknown		
Disclosures:	Other Disclosures		
55+ Community:	No	City/ETJ:	CONROE
Sub Lake Access:		PID:	
HOA Amenities:			
Accessibility:			
Mgmt Co./HOA Name:	No	List Type:	Exclusive Right to Sell/Lease
List Date:	10/26/2024	T/Date:	
Expire Date:	05/31/2025		

Financial Information

Finance Cnsdr:	Cash Sale, Conventional, Owner Financing		
Seller May Contribute to Buyer Expenses Up To:			
Ownership Type:		Vac Rental:	
Maint. Fee:	No	Maint Includes:	
Other Mand Fee:	No	Exemptions:	
Taxes w/o Exemptions:	\$3,562/2024	Tax Rate:	1.9163
Loss Mitigation:	Auction:	Online Bidding:	

Prepared By: Lorena Cousin**Data Not Verified/Guaranteed by MLS
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