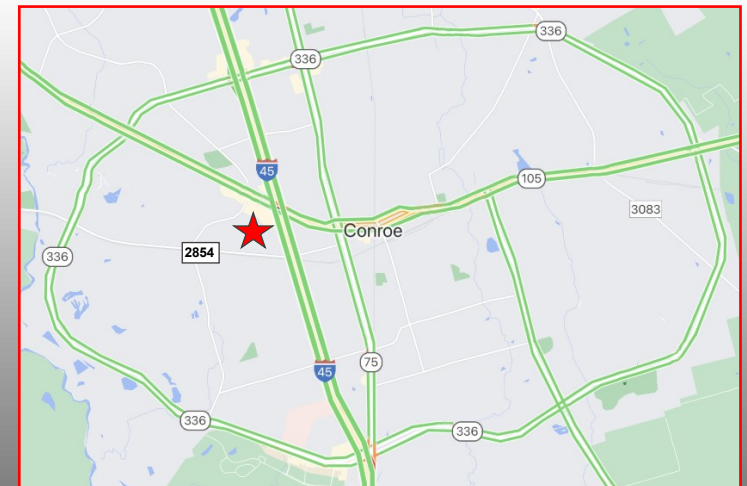




## PROPERTY FEATURES

- Spacious 25,000 ft<sup>2</sup> freestanding Class B office building located within the City of Conroe.
- Single-story steel-framed building, brick/steel exterior, recent roof w/warranty.
- Updated interior with lobby/lounge, restrooms, kitchenettes, conference rooms, and training room.
- Quiet location on almost 1.8 acres near IH 45 (115,363 AADT) just off FM 2854 (11,361 AADT) at Commercial Circle.
- Ample parking with 119 spaces total including handicap/overflow parking (1 space/210 ft<sup>2</sup>).
- Established tenants in place allowing for stable income.
- Flexible leasing options are available (from 184-10,000 ft<sup>2</sup>).



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**FOR MORE INFORMATION CONTACT:**

JC Hearn ALC/RENE / Homeland Properties  
936-581-4049 / [jchearn@homelandprop.com](mailto:jchearn@homelandprop.com)

**HOMELAND  
PROPERTIES**

# COMMERCIAL

**OFFICE SPACE FOR SALE / LEASE**

108 COMMERCIAL CIRCLE  
CONROE, TEXAS 77304



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**Map Legend**

-  Tenant 1
-  Tenant 2
-  Tenant 3
-  Training Room
-  Available for Lease
-  Ready to Build to Suit

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**MARKET HIGHLIGHTS**

This office property is located in the attractive market of Conroe, Tx. It has been ranked as one of the fastest growing cities in the nation, seeing its population nearly triple since the year 2000. This growth continues due to its business-friendly environment, quality schools, opportunities for recreation, and superior quality of life. Its proximity to Houston/Woodlands, many Fortune 500 companies, and affordable housing options make it an ideal choice for future growth. Do not miss this opportunity to increase your business or investments. Contact us today!

**DEMOGRAPHICS**

<b>Total daytime population 2022</b>	<b>Total Population 2022</b>	<b>Median Household Income</b>
1 mile 9,181	1 mile 5,094	1 mile \$57,386
3 mile 53,924	3 mile 47,431	3 mile \$61,808
5 mile 39,329	5 mile 46,417	5 mile \$104,985

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