

FOR SALE

928 S 1ST STREET

CONROE, TX 77301



CUSHMAN &
WAKEFIELD



OFFICE & WAREHOUSE ON SITE

±2.4138 ACRES AVAILABLE

PROPERTY HIGHLIGHTS

- Majority of site is paved asphalt
- Fully fenced with electric gate and card reader
- 50 kVA natural gas generator with 200 amp service panel
- Generator backs up office and metal warehouse building
- PVC in place for compressed air
- 1,200 square foot office building with 3 offices, IT closet, conference room and restroom
- 3,500 square foot metal warehouse building
- 500 square foot metal warehouse building
- 1.2 miles to Interstate 45
- 1.1 miles to FM 105 (E. Davis Street)
- **Pricing: \$1.85M**

FOR SALE
928 S 1ST STREET
CONROE, TX 77301



PROPERTY IMAGES



For more information, please contact:

ANDREW R. SPENCE

Managing Director

Direct: +1 713 877 1464

Mobile: +1 713 818 7500

andy.spence@cushwake.com

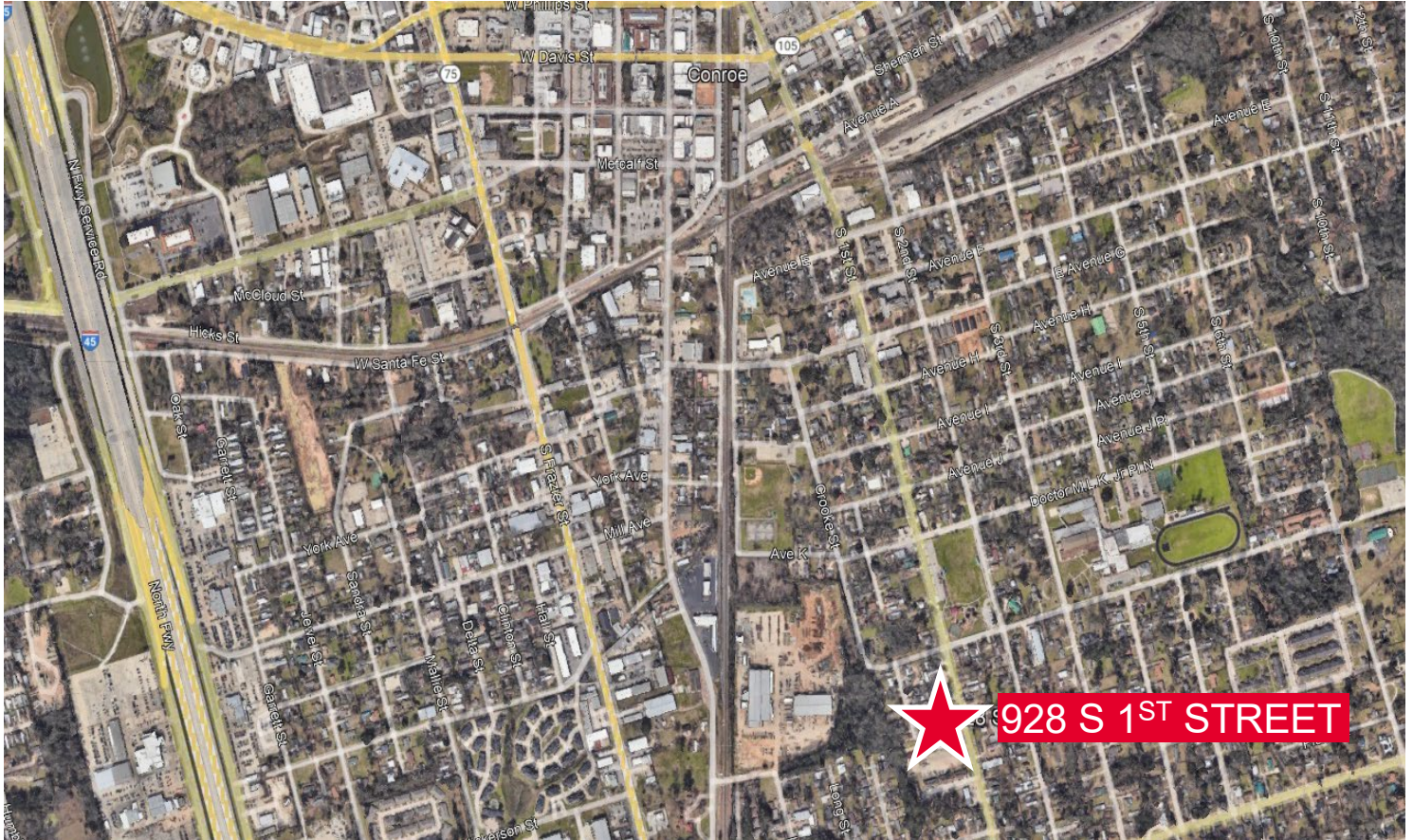
1330 Post Oak Boulevard
Suite 2700 | Houston, TX 77056
+1 713 877 1700
cushmanwakefield.com

©2023 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

FOR SALE
928 S 1ST STREET
CONROE, TX 77301



LOCATION MAP



For more information, please contact:

ANDREW R. SPENCE

Managing Director

Direct: +1 713 877 1464

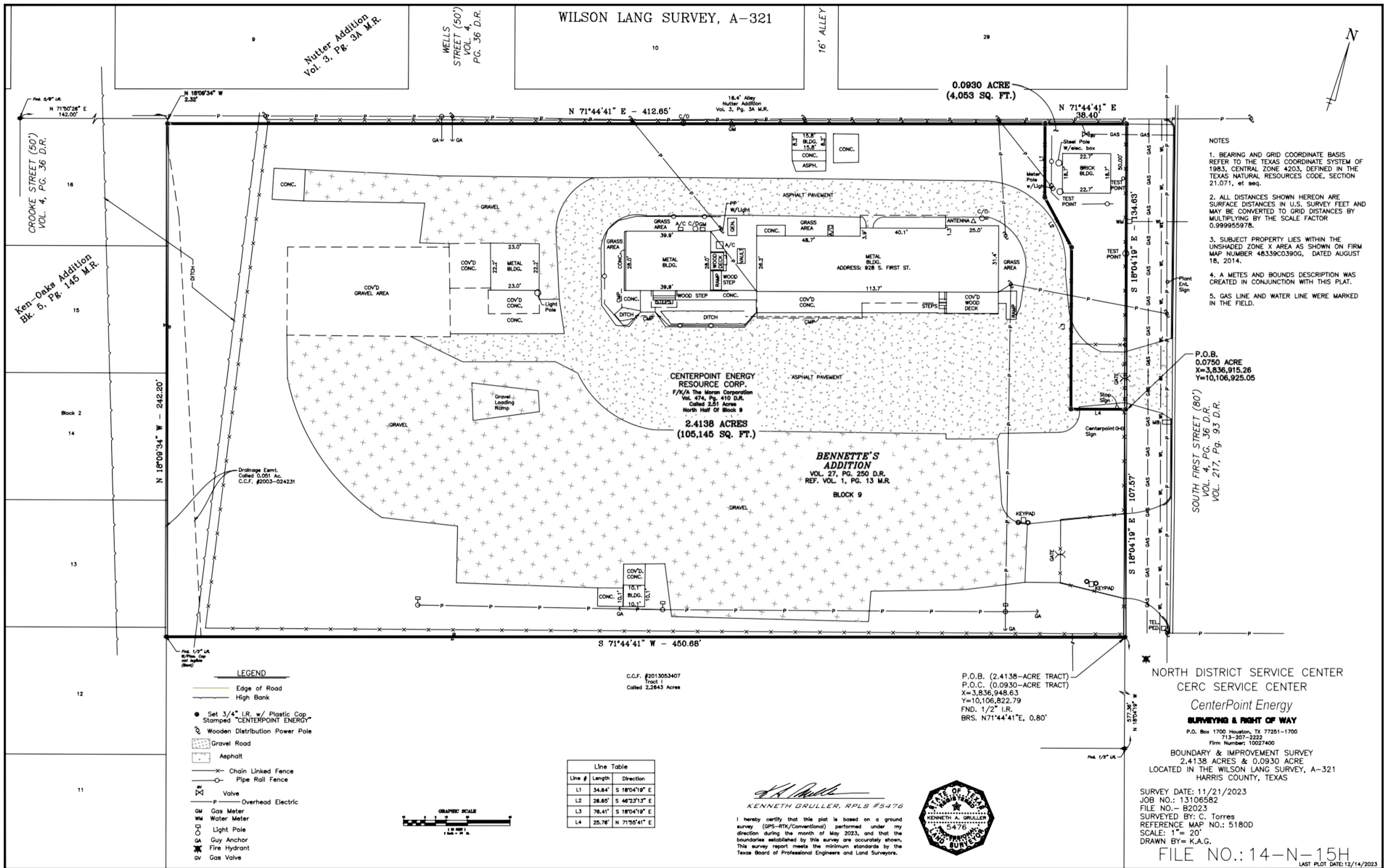
Mobile: +1 713 818 7500

andy.spence@cushwake.com

1330 Post Oak Boulevard
Suite 2700 | Houston, TX 77056
+1 713 877 1700

cushmanwakefield.com

©2023 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.



ANDY SPENCE
Direct: +1 713 877 1464
Mobile: +1 713 818 7500
andy.spence@cushwake.com

