



2024 FM 2854 ROAD CONROE, TX 77304
7,306 SF COMMERCIAL PROPERTY WITH
INCOME IN PLACE



**7,306 SF
COMMERCIAL
PROPERTY WITH
INCOME IN PLACE**

HIGHLIGHTS

- ±7,306 SF total building area across two structures
- ±2.103-acre site (91,607 SF) with FM 2854 road frontage
- ±4,062 SF commercial building — suitable for production, fabrication, or flex use
- ±3,244 SF residential house — office, employee housing, or rental income



PATRICK BUCKHOFF
Principal & Broker Associate
(281) 686-9445
Patrick@commercialspacehouston.com
587831, Texas

23309 Kuykendahl Road | Tomball, TX 77375
832.560.2100 | CommercialSpaceHouston.com

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Property Summary

Building SF:	4,062
Lot Size:	2.103 Acres
Year Built (Commercial)	1982
Year Built (Residential)	2004

Property Overview

Positioned on high-visibility FM 2854 frontage in one of Conroe's fastest-growing commercial corridors, this ±7,306 SF mixed-use property sits on a rare ±2.103-acre site offering scale that is increasingly difficult to find in this submarket. The property is ideally suited for an investor seeking stabilized income with long-term upside, or an owner-user planning a future transition into a turnkey commercial headquarters with dedicated production space and on-site housing.

The property consists of a ±4,062 SF commercial building fronting FM 2854 — well-suited for light manufacturing, production, fabrication, showroom-plus-shop, or flex use — along with a separate ±3,244 SF residential house on the same parcel that can serve as dedicated office space, an on-site manager or employee residence, or continued rental income. The commercial building is currently leased to an established long-term tenant with an initial term through August 28, 2030, providing stabilized income at closing. Strategically located just 3 minutes to Loop 336, 6 minutes to I-45, 10 minutes to Hwy 105, and 20 minutes to the 99/Grand Parkway, the site offers exceptional regional connectivity across greater Conroe and North Houston.

Property subject to tenant Right of First Refusal — details available upon request.

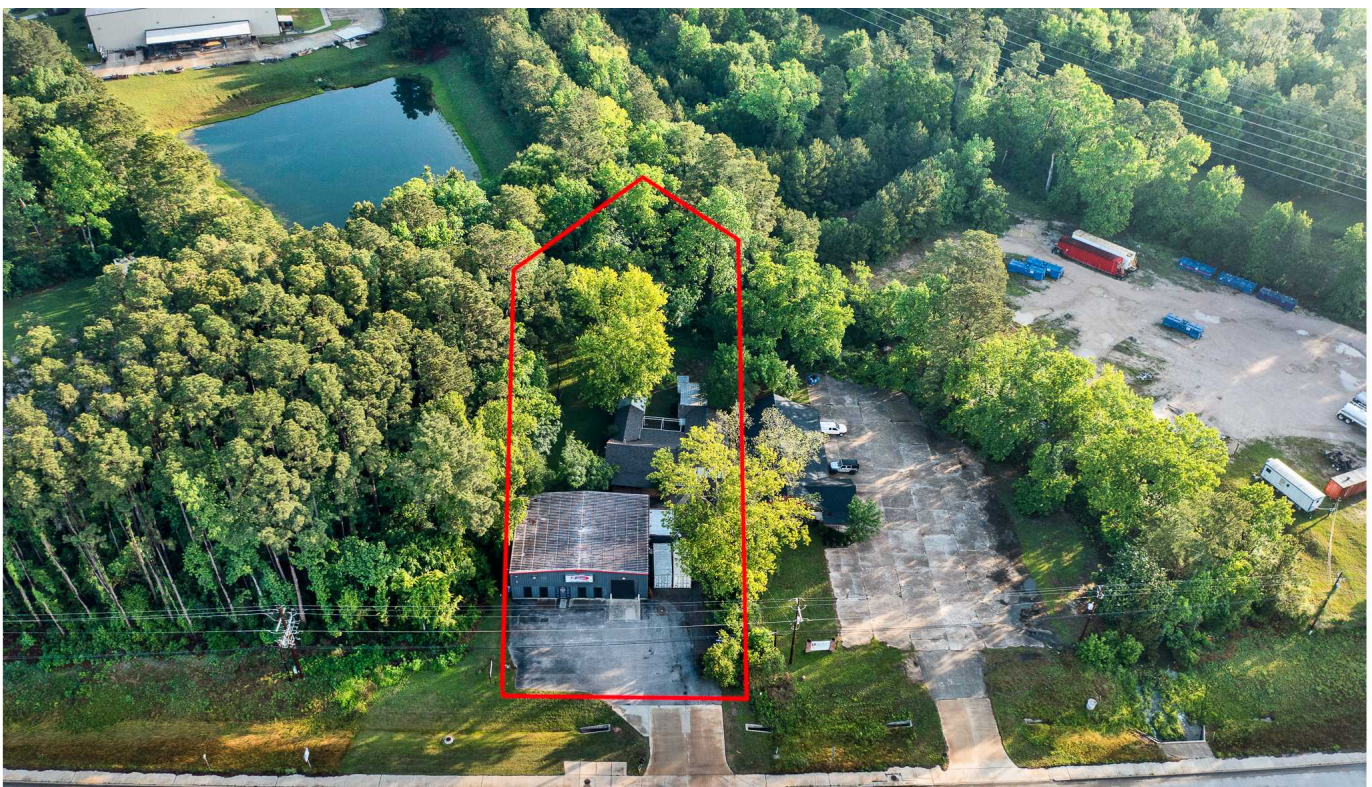
Location Overview

- 3 Min to Loop 336
- 6 min I 45
- 10 min Hwy 105
- 20 min 99/Grand parkway

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FM 2854

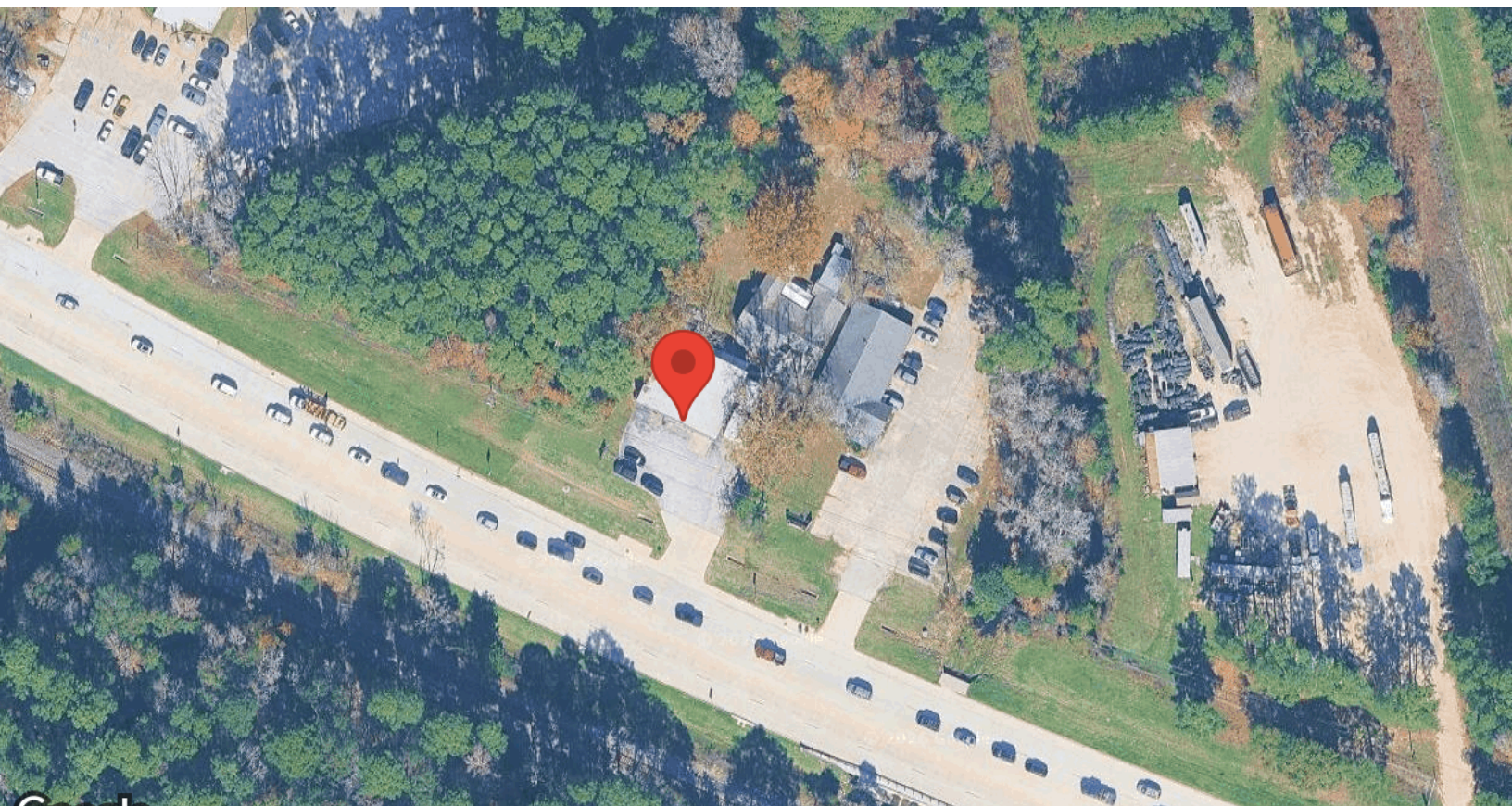
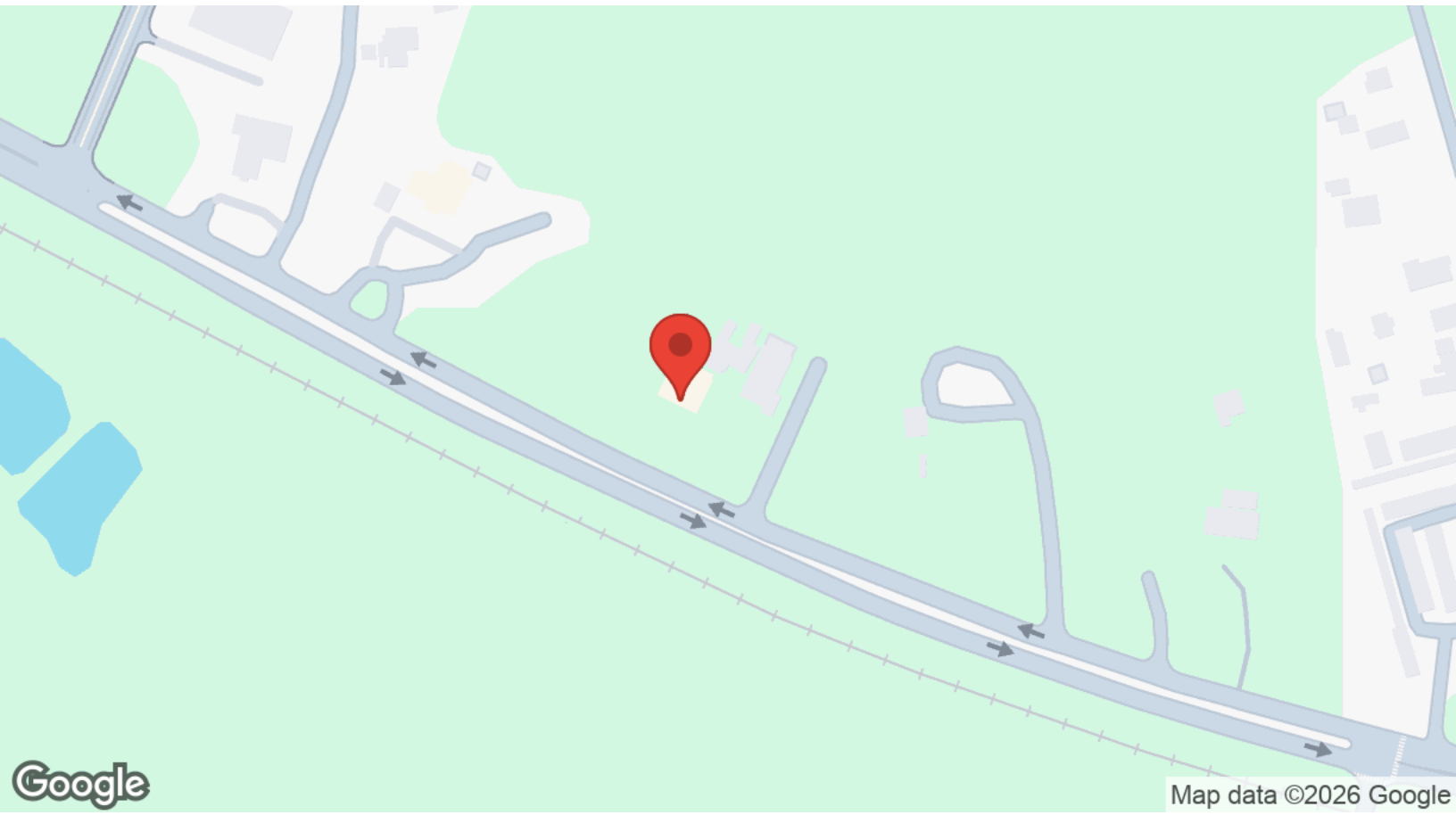
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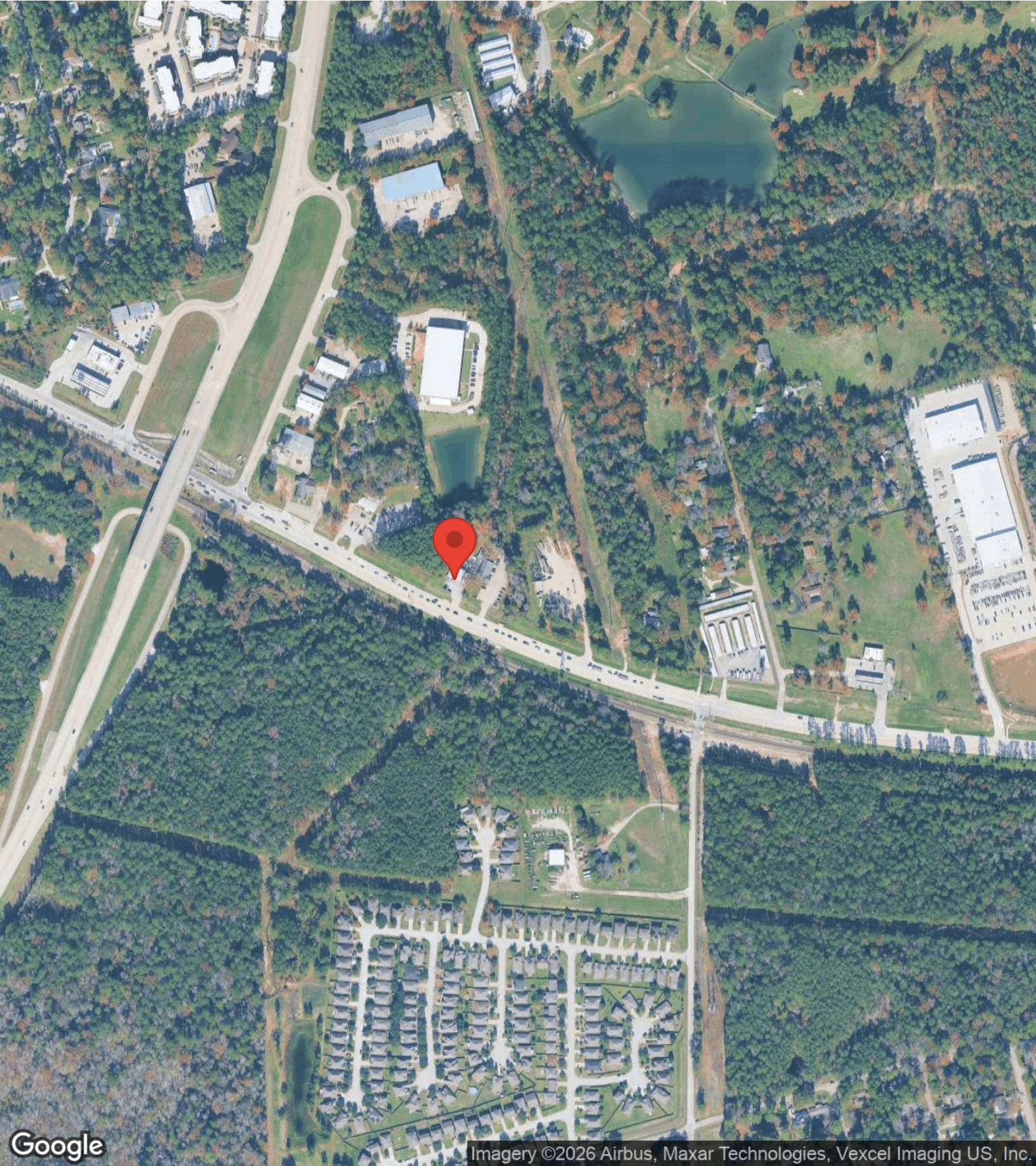
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2024 FM 2854 ROAD, CONROE

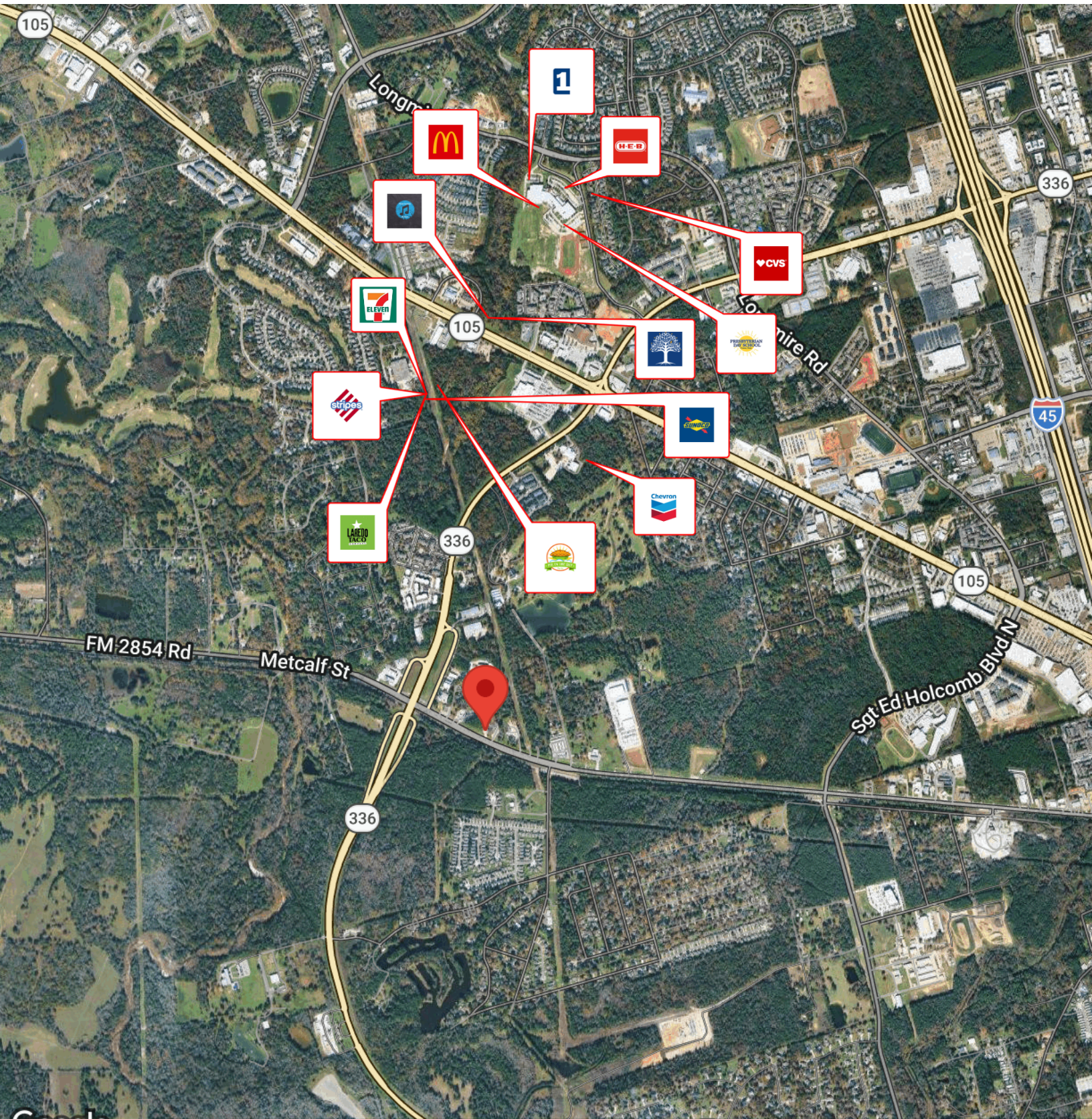
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Google

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Demographic Summary

2024 FM 2854 Rd, Conroe, Texas, 77304 (1 mile)
 2024 FM 2854 Rd, Conroe, Texas, 77304
 Ring of 1 mile

RE/MAX Commercial Advisors Group by Esri
 Latitude: 30.31177
 Longitude: -95.50205

DEMOGRAPHIC SUMMARY

2024 FM 2854 Rd, Conroe, Texas, 77304
 Ring of 1 mile

KEY FACTS

4,311
 Population

1,782
 Households

35.9
 Median Age

\$76,392
 Median Disposable Income

EDUCATION

7.4%
 No High School Diploma

17.3%
 High School Graduate

35.6%
 Some College/
 Associate's Degree

39.7%
 Bachelor's/Grad/
 Prof Degree

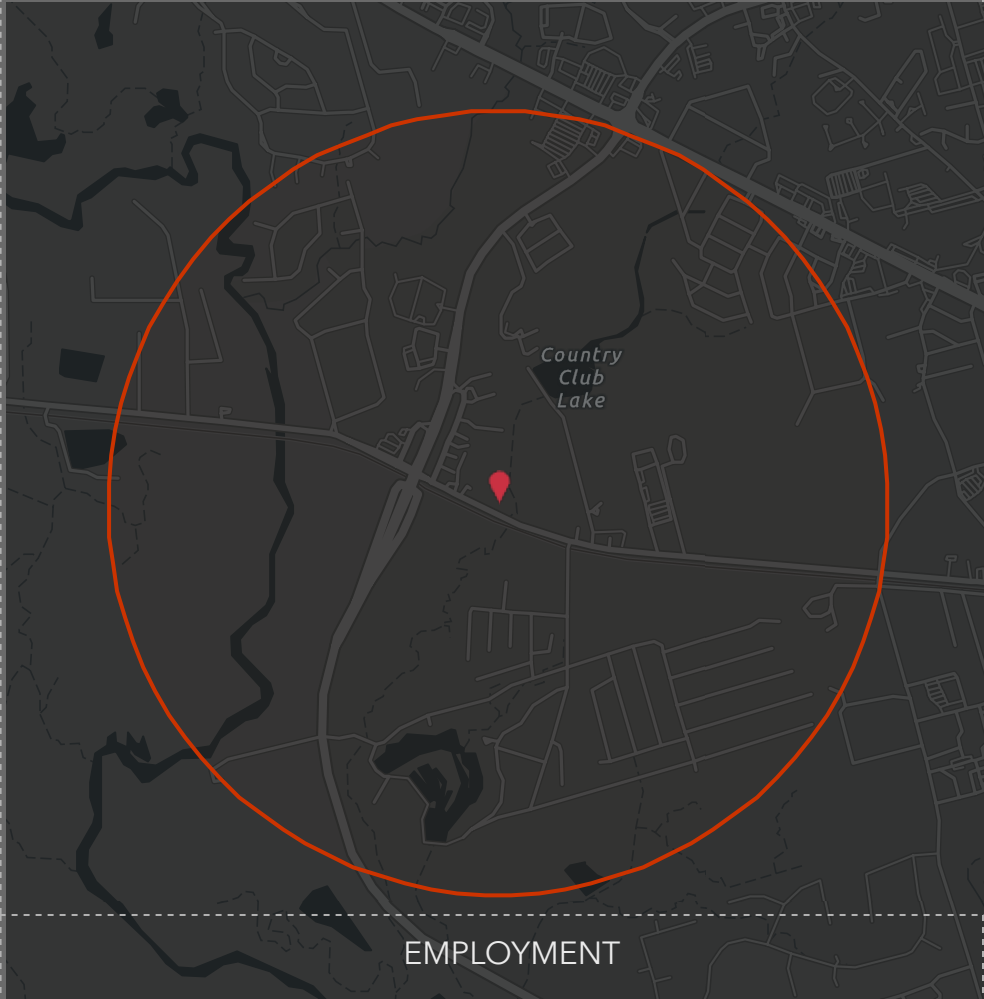
INCOME

\$92,033
 Median Household Income

\$46,406
 Per Capita Income

\$166,938
 Median Net Worth

HOUSEHOLD INCOME



EMPLOYMENT

71.5%
 White Collar

14.4%
 Blue Collar

17.6%
 Services

3.2%
 Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2026 Esri

Demographic Summary

2024 FM 2854 Rd, Conroe, Texas, 77304 (3 miles)
 2024 FM 2854 Rd, Conroe, Texas, 77304
 Ring of 3 miles

RE/MAX Commercial Advisors Group by Esri
 Latitude: 30.31177
 Longitude: -95.50205

DEMOGRAPHIC SUMMARY

2024 FM 2854 Rd, Conroe, Texas, 77304
 Ring of 3 miles

KEY FACTS

48,720

Population



19,588

Households

36.0

Median Age

\$63,329

Median Disposable Income

EDUCATION

9.9%

No High School Diploma



21.3%

High School Graduate



27.5%

Some College/
Associate's
Degree



41.3%

Bachelor's/Grad/
Prof Degree

INCOME



\$77,019

Median Household
Income



\$42,866

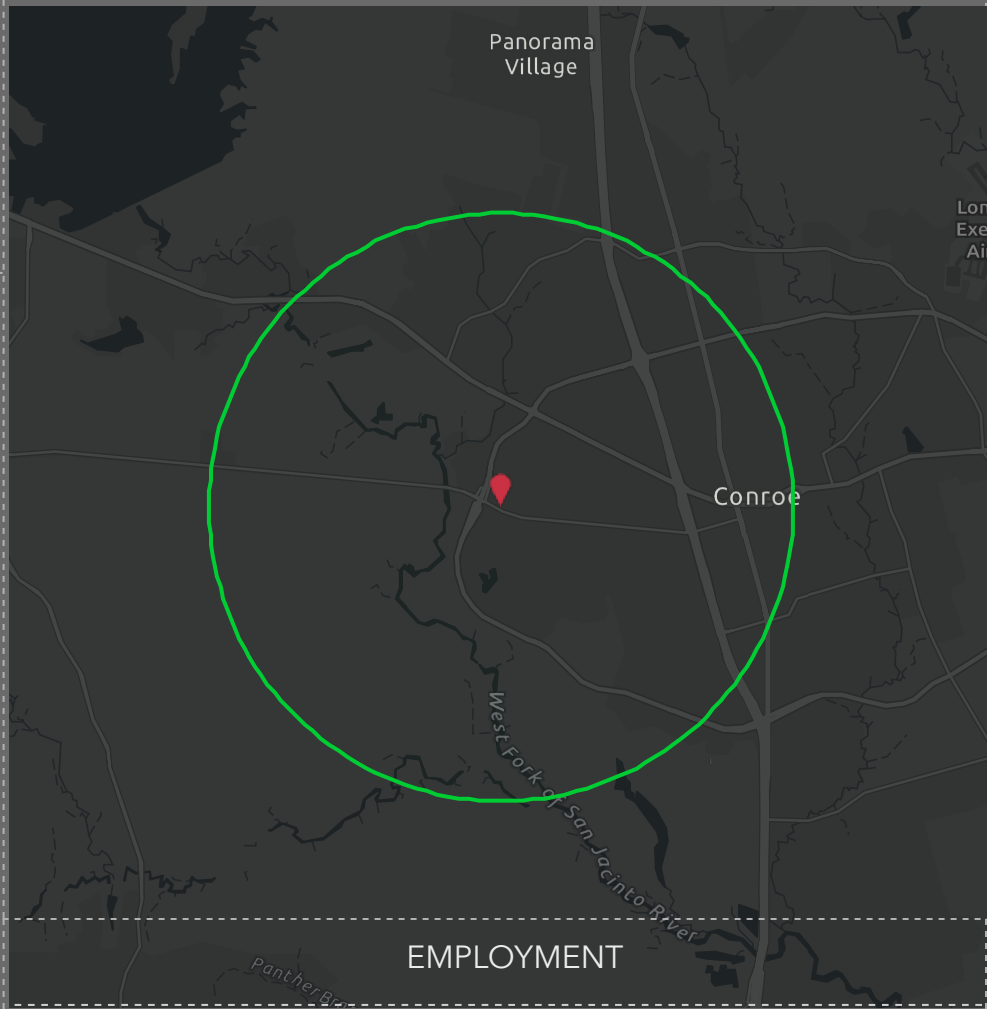
Per Capita
Income



\$134,575

Median Net
Worth

HOUSEHOLD INCOME



EMPLOYMENT

61.3%

White Collar



21.6%

Blue Collar



19.8%

Services

2.4%

Unemployment
Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2026 Esri

Demographic Summary

2024 FM 2854 Rd, Conroe, Texas, 77304 (5 miles)

2024 FM 2854 Rd, Conroe, Texas, 77304

Ring of 5 miles

RE/MAX Commercial Advisors Group by Esri

Latitude: 30.31177

Longitude: -95.50205

DEMOGRAPHIC SUMMARY

2024 FM 2854 Rd, Conroe, Texas, 77304

Ring of 5 miles

KEY FACTS

115,064

Population



41,958

Households

36.6

Median Age

\$71,437

Median Disposable Income

EDUCATION

9.7%

No High School Diploma



23.4%

High School Graduate



25.6%

Some College/
Associate's Degree



41.3%

Bachelor's/Grad/
Prof Degree

INCOME



\$86,084

Median Household Income



\$43,519

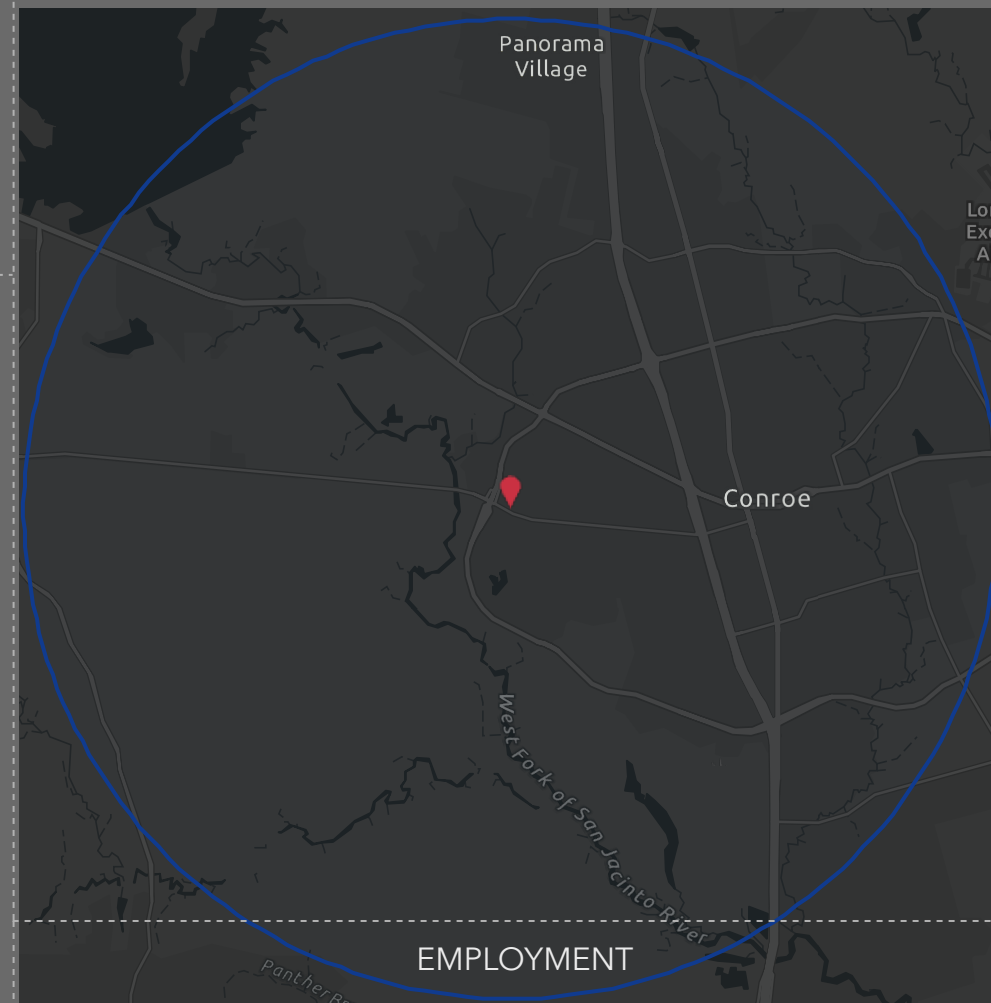
Per Capita Income



\$252,469

Median Net Worth

HOUSEHOLD INCOME



EMPLOYMENT

62.0%

White Collar



22.2%

Blue Collar



Services

18.5%

2.3%

Unemployment Rate

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All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies.

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PRESENTED BY:

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