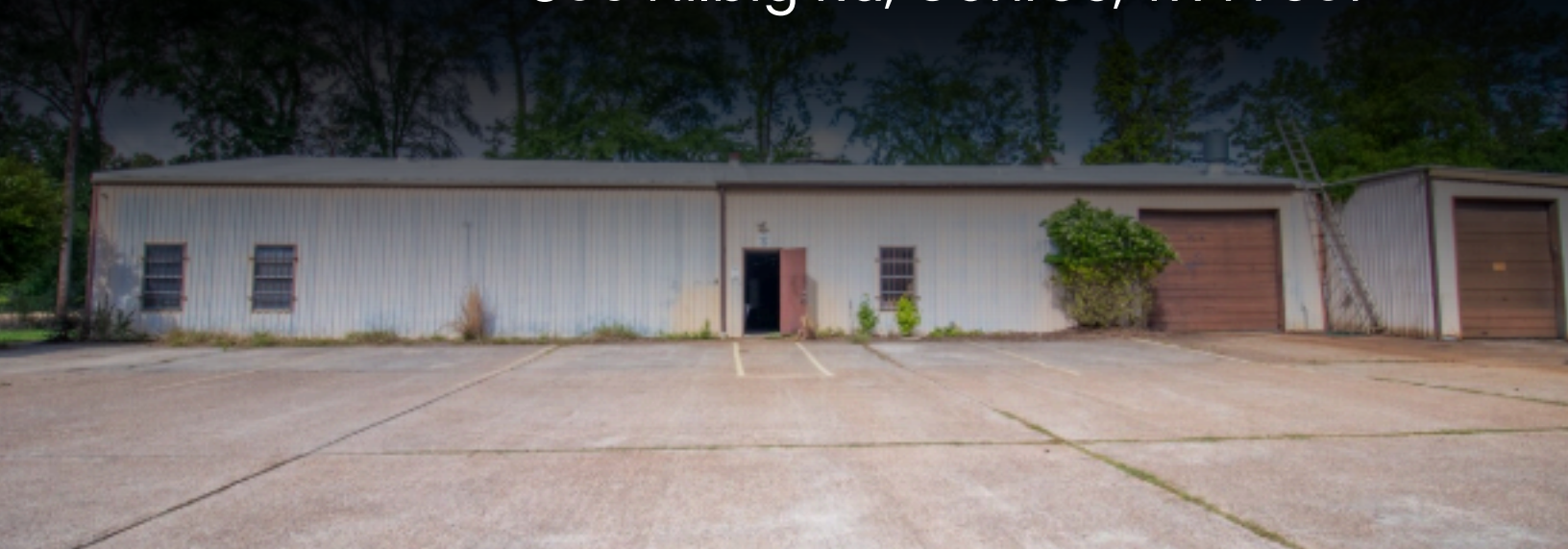


FOR SALE

COMMERCIAL - INDUSTRIAL
2 BUILDINGS +/-1.7AC

805 Hilbig Rd, Conroe, TX 77301



📞 936-900-6564

🌐 www.corproptx.com

✉️ info@corproptx.com

HIGHLIGHTS

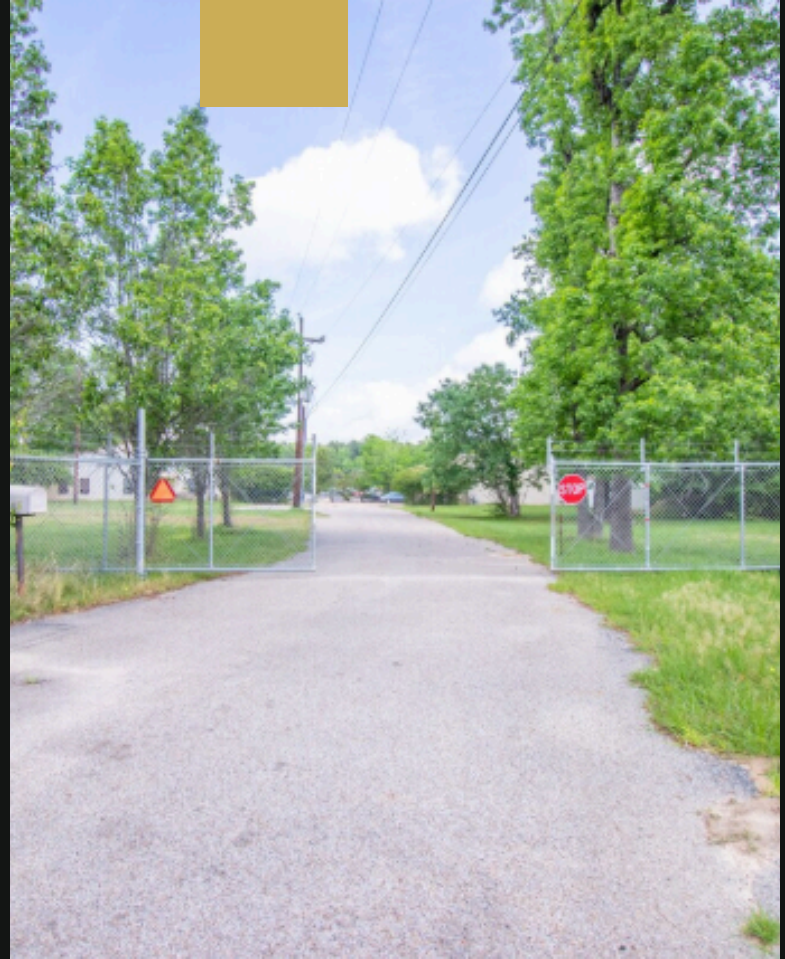
805 Hilbig Rd, Conroe, TX 77301



- ✓ Two metal warehouses provide flexibility for multiple operations, storage, or rental income opportunities.
- ✓ Secure, fully fenced land with gated entry offers ample space for truck access, equipment storage, or future expansion.
- ✓ Conveniently located near I-45 and major Conroe industrial corridors, ensuring easy access to Houston and surrounding markets.
- ✓ Ideal for contractors, logistics, or service companies needing secure, round-the-clock access with strong growth potential in a booming market.

Built: 1979/1995
2 buildings: +/-14,000sqft

Land: 1.7 Acres



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THE PROPERTY

\$1,200,000

805 Hilbig Road in Conroe, Texas, a versatile industrial property featuring two warehouses situated on approximately +/-1.7 fully fenced acres. Designed for functionality and flexibility, this property provides 24 hour access, ample storage space, and a secure lot ideal for contractors, distributors, or small manufacturing operations. The layout allows for convenient truck maneuverability, outdoor storage, or future expansion as business needs grow.

Strategically located in the rapidly growing Conroe industrial corridor, this property offers outstanding accessibility and long term potential. With nearby access to major routes including I-45 and Highway 105, 805 Hilbig Rd is positioned to serve regional and Houston area markets with ease. The site's utilities and flexible design make it ideal for owner or investors seeking a reliable income producing asset in one of Montgomery County's most active industrial zones. Whether used for warehousing, light manufacturing, or equipment storage, this property offers strong upside as Conroe continues its robust commercial and population growth.



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OUR MARKET

805 Hilbig Rd, Conroe, TX 77301

The industrial & commercial market in Conroe is experiencing dynamic growth driven by a convergence of factors: excellent highway access (notably I-45 and Highway 105), relatively affordable land and building costs compared to inner-Houston, plus a surge in larger scale users setting up in the area. The takeaway is that you're positioned in a market with solid underlying fundamentals, strong user demand, expanding industrial activity, and growing investor interest. While also operating in a segment where pricing expectations are realistic and value can be clearly communicated.



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LOCAL AREA DEMOGRAPHICS



805 Hilbig Rd, Conroe, TX 77301

The city of Conroe, TX is experiencing robust population growth and presents a strong foundation for industrial and commercial users. The population has risen significantly and the median household income is approximately \$75,245, indicating solid local purchasing and employment power. For a business locating in this region, that means access to an increasing labor pool, strong local demand trends, and easy access to major transportation routes serving a growing metro area. Investors and operators benefit from Conroe's favorable growth environment, making it well positioned for warehousing, logistics, service operations, or light manufacturing oriented to the north Houston corridor.



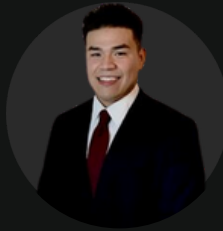
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