



OFFICE / WAREHOUSE ON 2.46 ACRES

14000 McAlister Road | Conroe, Texas 77302

\$585,000

FENCED OWNER-USER PROPERTY WITH OPEN YARD AREA

A flexible small- to mid-sized operation site in southeast Conroe, combining approximately 2.46 acres with a finished front office, a substantial shop and abundant parking or laydown area. Potentially suited for service contractors, landscaping, HVAC, plumbing, light manufacturing, office/warehouse operations and other uses.

2.46 AC

Approximate land area

~780 SF

Front office building

~4,000 SF

80' x 50' shop

~900 SF

18' x 50' covered area

PRESENTED BY

Ryan Kutter | The Kutter Group Real Estate

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PROPERTY HIGHLIGHTS

14000 McAlister Road | Conroe, Texas



SITE & ACCESS

- Approximately 2.46 acres / 107,158 SF
- Fully fenced perimeter with gated access
- Level, partially wooded site
- Ample parking and outdoor laydown space
- Private well and septic system
- Convenient access to FM 1314 and SH 242

BUILDING FEATURES

- Front building: approximately 780 SF
- Two offices and one restroom
- Shop: approximately 80' x 50' / 4,000 SF
- Four roll-up doors and two walk-through doors
- Approximately 18' x 50' covered open area
- Foam insulation and LED shop lighting
- 240V power throughout
- 125-amp shop service plus 100-amp subpanel
- Shop reported to be approximately five years old

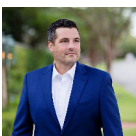
POTENTIAL OWNER-USER APPLICATIONS

Landscaping or service contractor • HVAC or plumbing operation • Light manufacturing • Office/warehouse use • Equipment, vehicle or materials storage

PROPERTY INFORMATION

Price: \$585,000 | MCAD Property ID: 36472 | Conroe ETJ | No zoning indicated

Legal: A0070 Bryan Stephen, Tract 18-R | Well and septic | No HOA



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