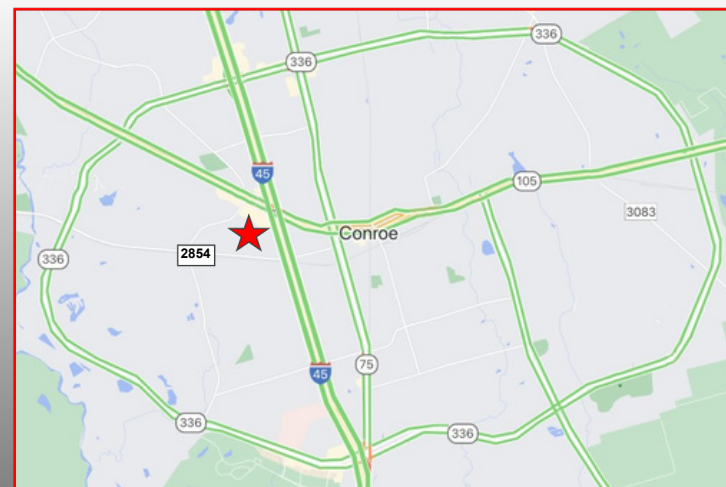




PROPERTY FEATURES

- Spacious 25,000 ft² 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 (145,653 AADT) just off FM 2854 (15,537 AADT) at Commercial Circle
- Ample parking with 119 spaces total including handicap/overflow parking (1 space/210 ft²).
- Established tenants in place allowing for stable income.
- Flexible leasing options are available from 184 - 2678 ft² NRA.



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FOR MORE INFORMATION CONTACT:
JC Hearn ALC/RENE / Homeland Properties
936-581-4049 / jchearn@homelandprop.com

**HOMELAND
PROPERTIES**

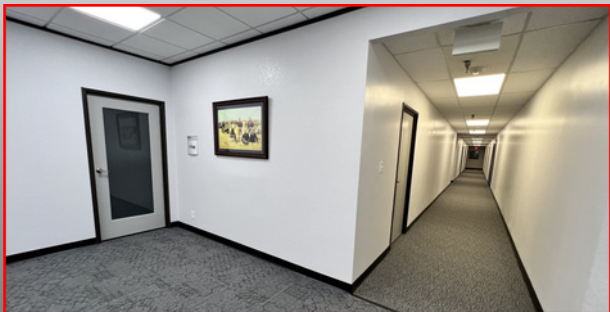
COMMERCIAL

OFFICE SPACE FOR SALE / LEASE
108 COMMERCIAL CIRCLE
CONROE, TEXAS 77304



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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

Total daytime population 2026	Total Population 2026	Median Household Income
1 mile 12,100	1 mile 5,842	1 mile \$66,670
3 mile 74,400	3 mile 57,879	3 mile \$70,048
5 mile 127,000	5 mile 122,289	5 mile \$88,751

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