



FOR SALE

RETAIL / FUEL CENTER INVESTMENT

Conroe, Texas

- Sales Price: \$2,000,000
- 5,000 SF on 1.8 Acres
- 75% Occupied
- Minutes from Highway 59 , 242 & New Master Planned Community Artavia
- Value Add + Path of Progress



CONTACT US

NICK CHILDS

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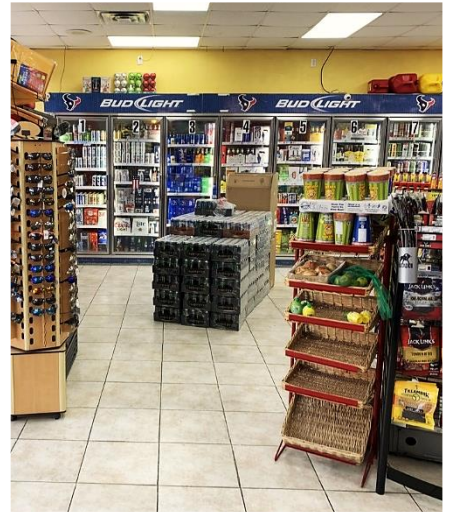
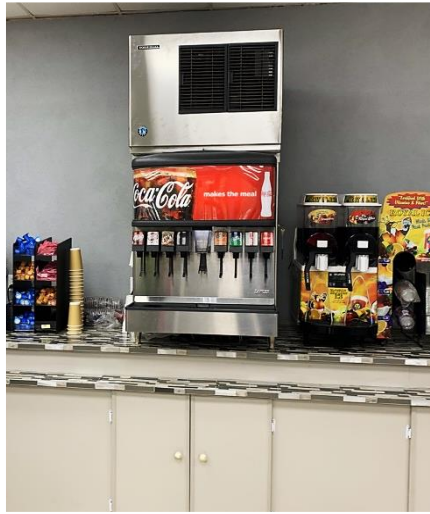
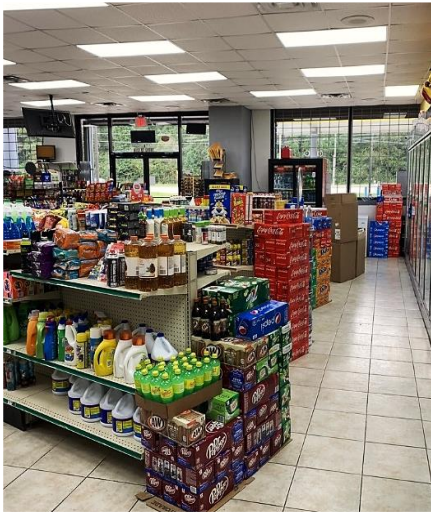
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- Property Includes Income Producing Ground Lease for Artavia Billboard (20 Years Remaining on Lease)
- Financials Provided Upon Request
- As-Is Inventory Not Included in Sale
- Seller Financing Available
- Located inside Opportunity Zone

AERIAL MAP



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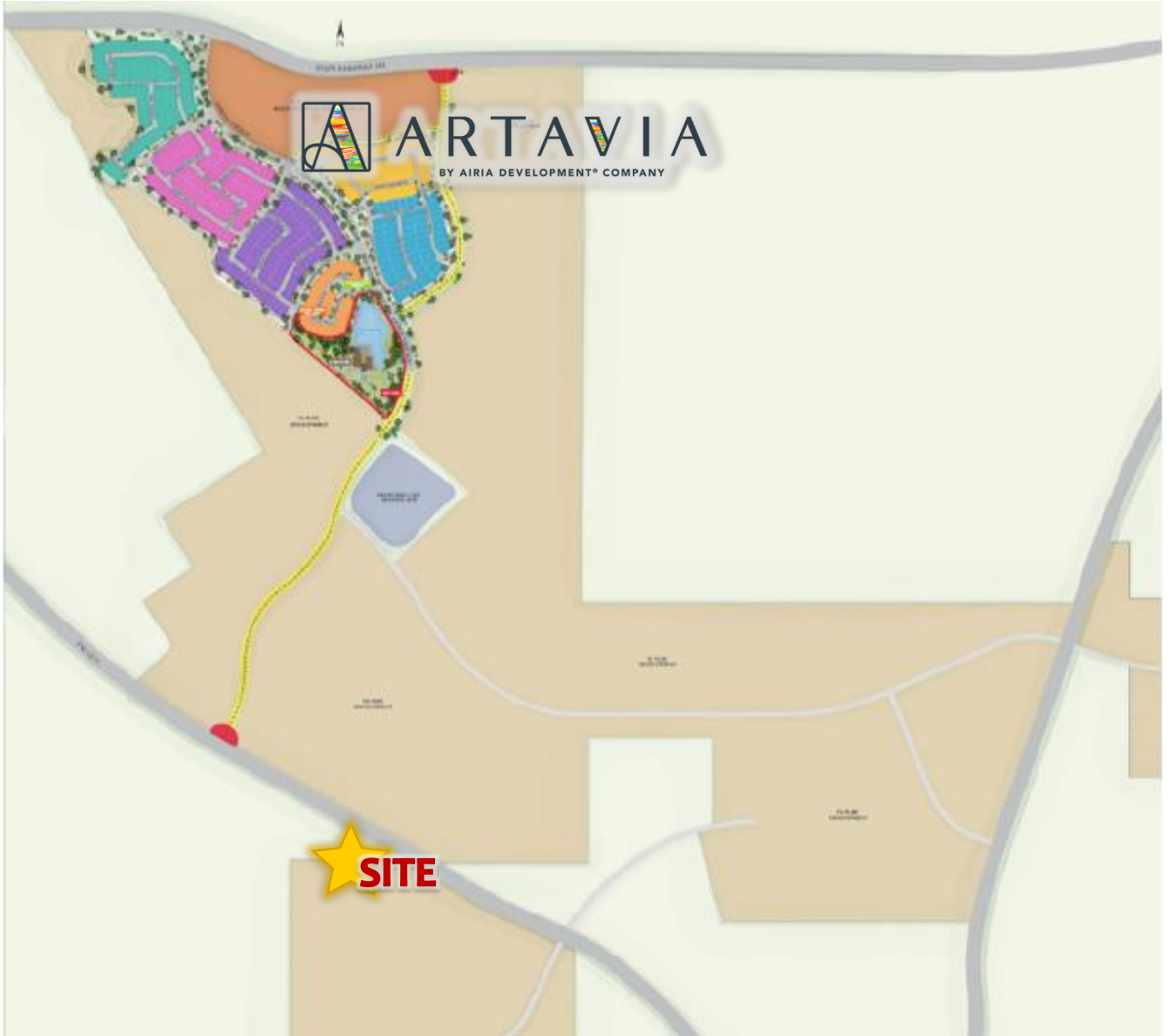
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SITE PROXIMITY LOCATION



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