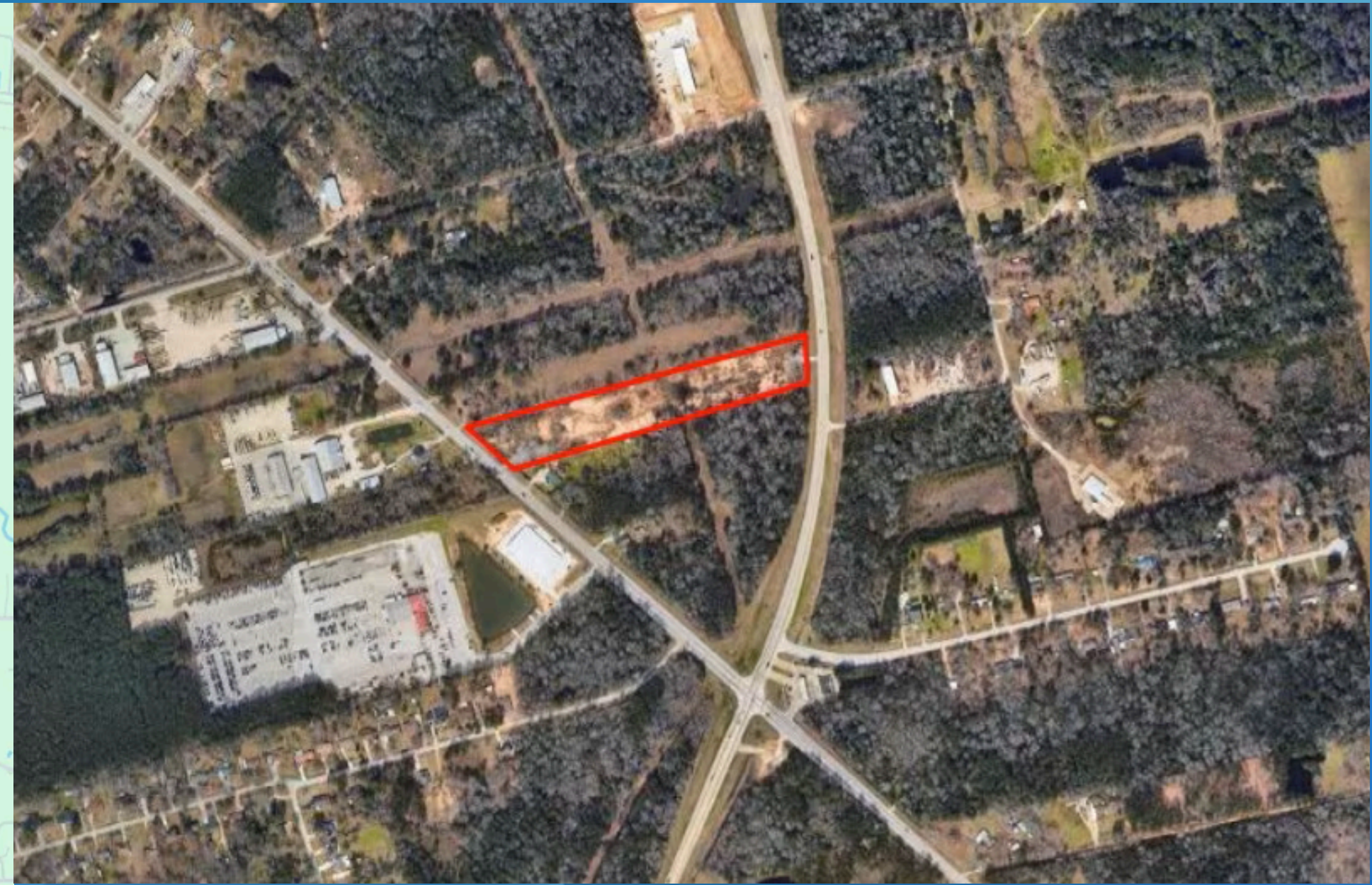
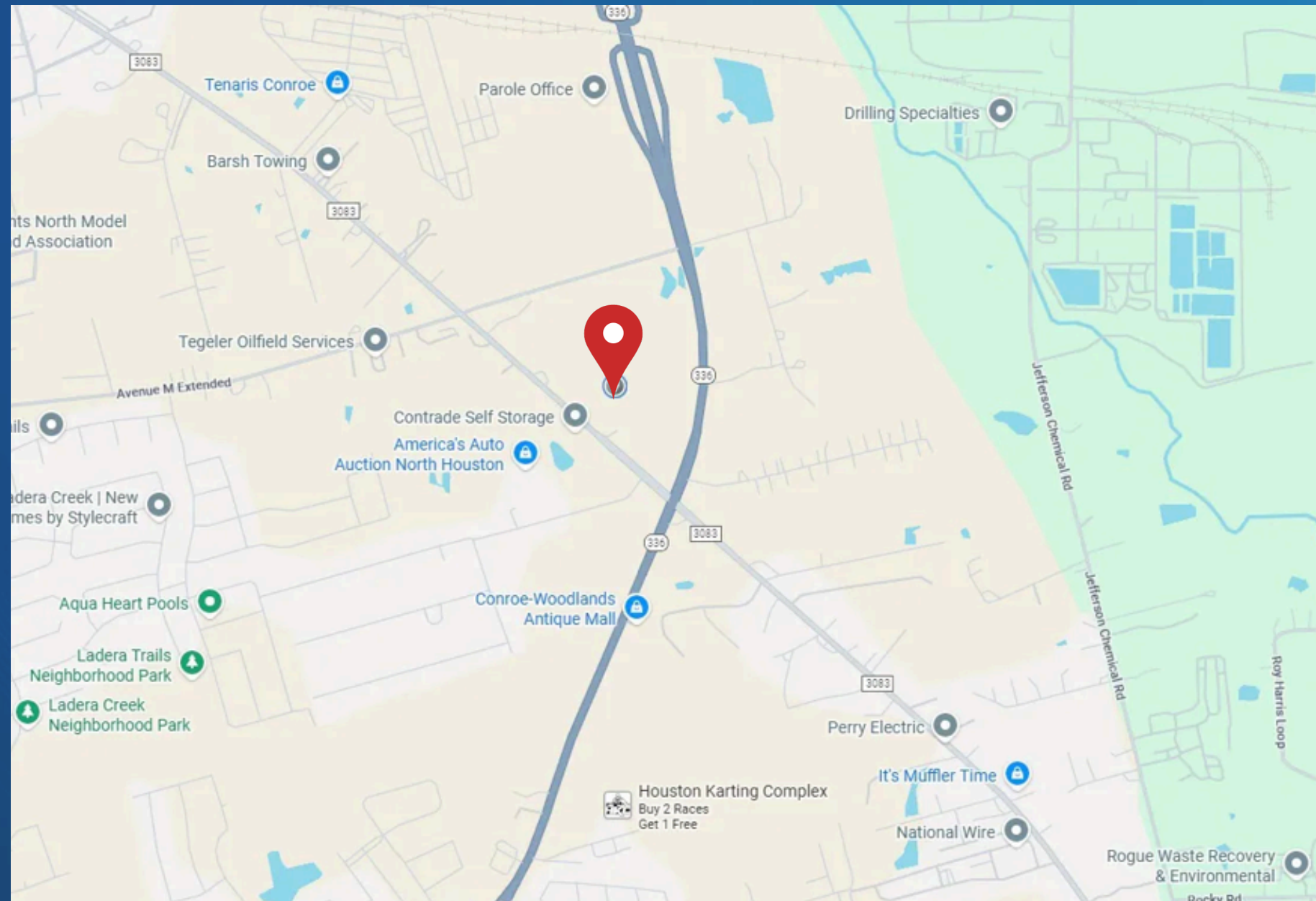


Approved plan renderings

LAND

FOR SALE





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**5444 WESTHEIMER RD. SUITE 1620,
HOUSTON TX, 77056**

ABOUT THE PROPERTY

6.334-Acre Shovel-Ready Flex Industrial Opportunity | Conroe, TX

Rare fully permitted development site with approved plans and renderings in place. The 6.334-acre property is entitled for $\pm 9,000$ SF across approximately 10 individual buildings, each designed with roll-up doors and dedicated office space, ideal for small businesses, contractors, and light industrial users. A retention pond is already incorporated into the site plan, minimizing future development hurdles. This opportunity offers significant time and cost savings with permits in hand, allowing immediate construction. Located in a high-growth North Houston submarket with strong demand and limited supply of small-bay flex space, the project supports strong lease rates, rapid absorption, and long-term appreciation. Suitable for multi-tenant leasing, condo-style sales, or a hybrid strategy, this project delivers flexibility and attractive risk-adjusted returns.

HIGHLIGHTS

- **6.334-acre fully permitted, shovel-ready flex industrial development in Conroe, TX**
- **Approved plans for $\pm 9,000$ SF across ~10 small-bay buildings with roll-up doors and office space**
- **Retention pond included in site plan, minimizing future development risk**
- **Strong demand and limited supply in a high-growth North Houston submarket**
- **Flexible execution and exit strategies: leasing, condo sales, or hybrid**

Size: 6.3 AC**Price: \$2,000,000**