

## SPECIAL PURPOSE FOR SALE

# 28 ACRE KENNEL/EQUESTRIAN CENTER

16410 FM 1485 Rd., Conroe, TX 77306



### OFFERING SUMMARY

<b>SALE PRICE:</b>	Call Broker for Price
<b>NUMBER OF UNITS:</b>	5
<b>AVAILABLE SF:</b>	13,000 SF
<b>LOT SIZE:</b>	28 Acres
<b>ZONING:</b>	Commercial
<b>MARKET:</b>	Conroe
<b>SUBMARKET:</b>	Montgomery
<b>TRAFFIC COUNT:</b>	9,000

### PROPERTY OVERVIEW

This 28+ acre opportunity offers a tremendous opportunity with tremendous upside. The property includes 2,905 SF primary quarters, 1,005 SF guest quarters with pool and patio area, 1,400+ SF barns, and 390+ SF bunkhouse. The property has equestrian stables with stalls for boarding and a high-end 7,600+ SF Dog/Cat Kennel operation. That consists of 2,400 SF Main Office, 2,800 SF Kennel for larger visitors, and a separate 2,300 SF Kennel for the smaller ones. Two ponds and too many site-specific features to list. Plenty of excess lands to add even more value to this property. The pictures do not do it justice, you have to see this property in person. Contact Broker to schedule property tours.

### PROPERTY HIGHLIGHTS

- 28+ Acres
- Over 580' of FM 1485 frontage
- 2 curb cuts
- 13,000+ SF of structures
- Income-producing operation
- Plenty of room to expand

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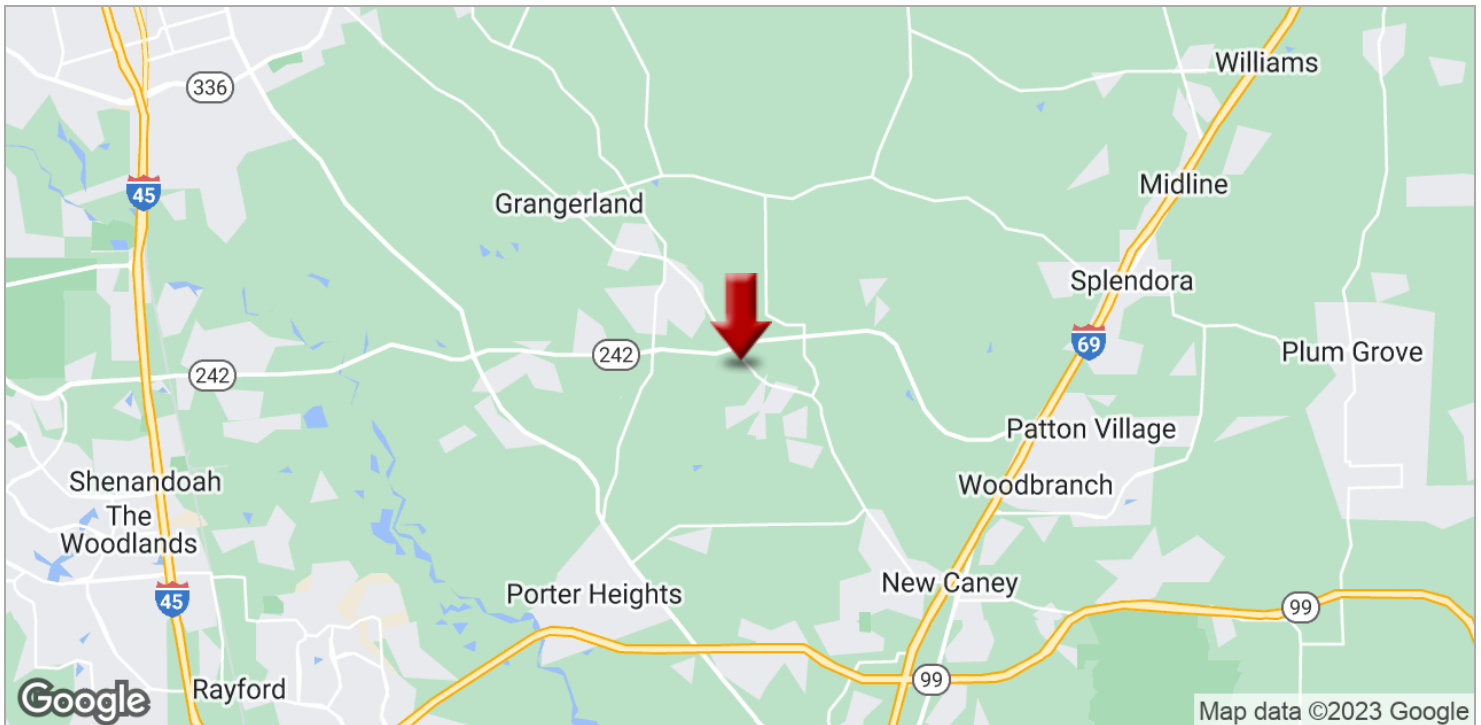
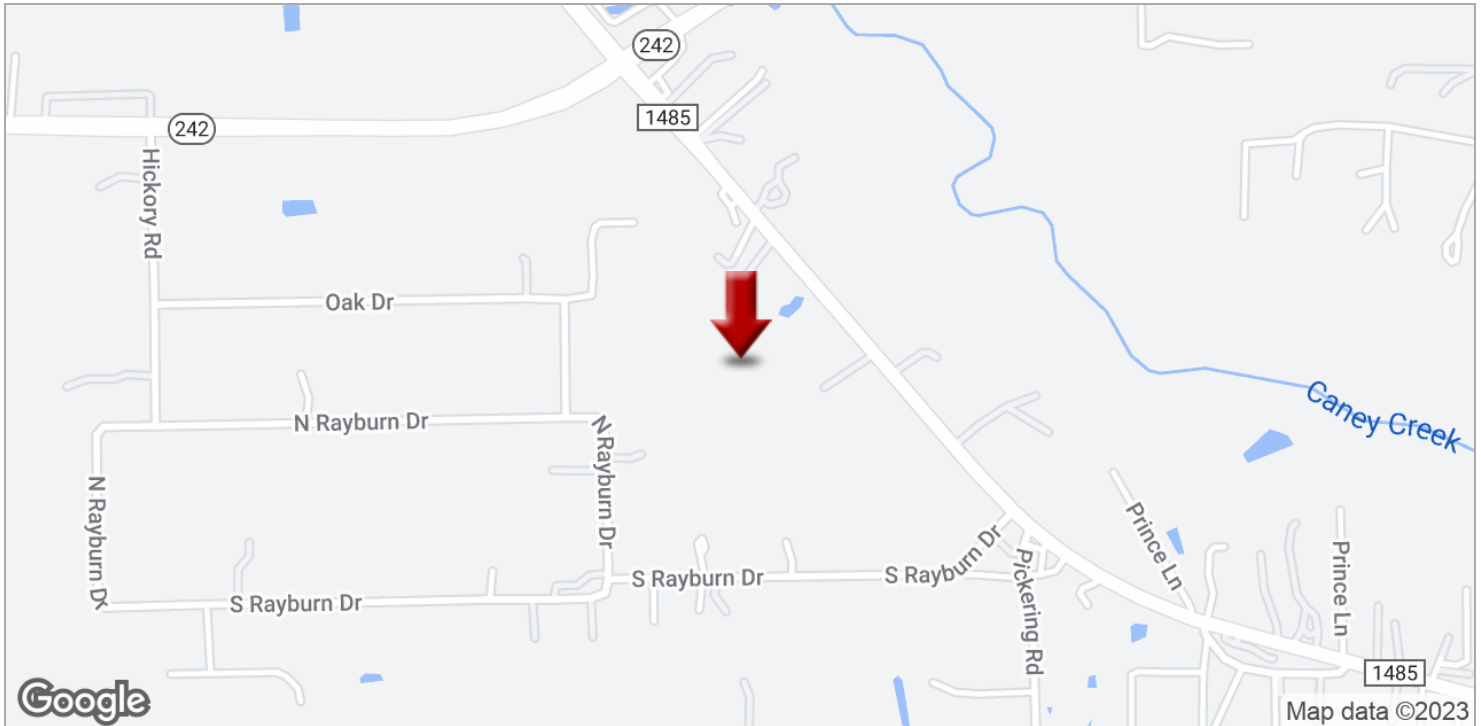
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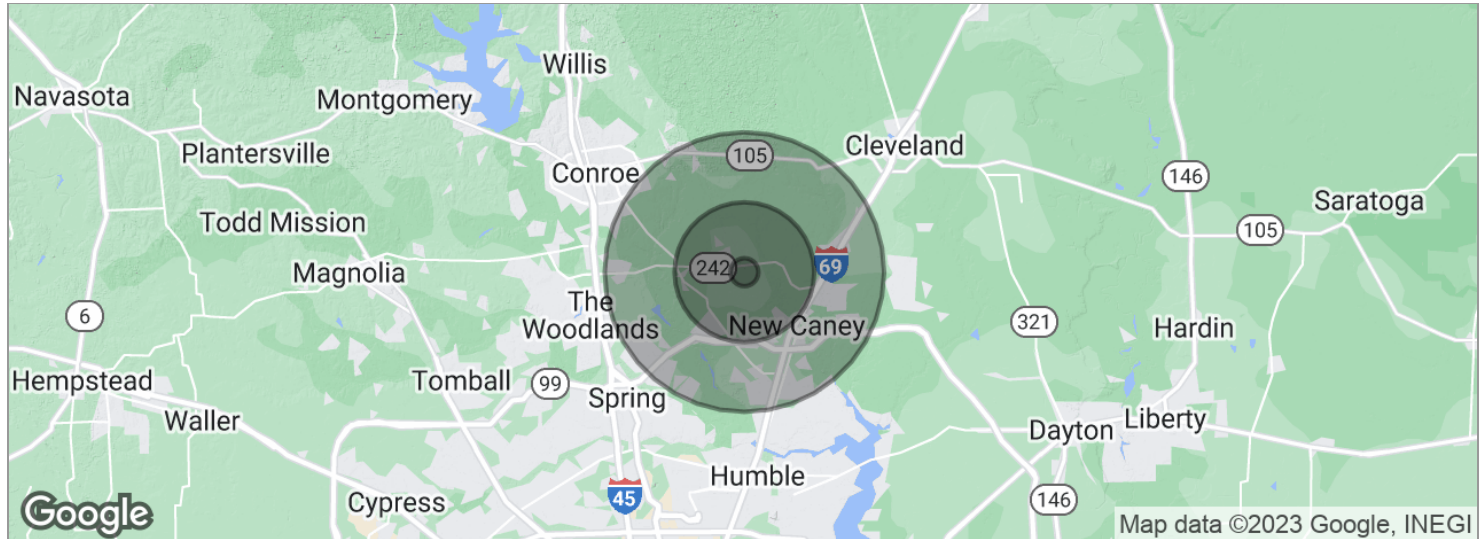
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,690	23,471	110,312
Median age	34.9	33.8	32.9
Median age (male)	34.6	34.1	32.3
Median age (Female)	35.6	33.9	33.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	527	7,677	36,922
# of persons per HH	3.2	3.1	3.0
Average HH income	\$55,266	\$58,586	\$68,722
Average house value		\$162,394	\$157,055

\* Demographic data derived from 2020 ACS - US Census

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