PRESENTING:

585 ROMAN FOREST BOULEVARD

NEW CANEY, TEXAS



COMMERCIAL PROPERTY FOR SALE

FORMER MUNICIPAL FIRE STATION

±3,600 SF BUILDING | ±2.00 ACRES

EXISTING COMMERCIAL BUILDING | FORMER FIRE STATION | MINUTES FROM I-69 | PUBLIC WATER | EXISTING UTILITIES | AMPLE PARKING | DEVELOPMENT POTENTIAL | FLEXIBLE COMMERCIAL USE

A Unique Opportunity to Acquire an Existing Commercial Facility in One of East Montgomery County's Fastest-Growing Corridors



EXCLUSIVELY OFFERED BY

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EVERMARK COMMERCIAL GROUP

POWERED BY JLA REALTY

CONFIDENTIALITY NOTICE: This memorandum has been prepared exclusively for qualified prospective purchasers. This information contained herein has been obtained from sources believed to be reliable, but this has not been independently verified. Prospective purchasers are encouraged to conduct their own independent investigations, due diligence regarding all aspects of the property. The owner and Evermark Commercial Group make no representation or warranties, expressed or implied, as to the accuracy or completeness of the information contained herein.

EXECUTIVE SUMMARY

585 Roman Forest Boulevard presents a rare opportunity to acquire an existing 3,600 square foot commercial building situated on approximately 2.00 acres in the heart of one of East Montgomery County's fastest-growing corridors.

Originally constructed as a municipal fire station, the property offers durable construction, quality infrastructure, oversized bays, abundant parking, and immediate adaptability for a wide range of commercial, institutional, medical, or redevelopment uses. With public water, existing utilities, and an engineering sewer study supporting future development, this property is well-positioned for immediate use or long-term investment.



POSITIONED FOR GROWTH. BUILT FOR OPPORTUNITY.

A strategically located commercial asset offering immediate functionality and long-term value in a dynamic and expanding market.

INVESTMENT HIGHLIGHTS

EXISTING COMMERCIAL IMPROVEMENTS
3,600 SF brick and steel building with high functionality.

PUBLIC WATER
Existing public water service to the property.

EXISTING SEPTIC
On-site septic system currently in place.

ENGINEERING SEWER STUDY COMPLETED
* Feasibility study supports future development

MINUTES TO I-69
Excellent access to I-69 and major thoroughfares.

GROWING POPULATION & DEMAND
Located in a high-growth area with strong demographic trends.

EXISTING PARKING & DRIVEWAYS
Abundant concrete parking and drive areas.

EXCELLENT VISIBILITY & FRONTAGE
Approx. 300 feet of frontage on Roman Forest Boulevard.

FLEXIBLE COMMERCIAL OPPORTUNITY
Ideal for a variety of commercial, institutional, or service uses.

DEVELOPMENT POTENTIAL
2.00 acres with room for expansion or redevelopmen

A RARE OPPORTUNITY TO ACQUIRE AN EXISTING COMMERCIAL FACILITY WITH IMMEDIATE UTILITY ACCESS, STRONG FRONTAGE, AND SIGNIFICANT FUTURE UPSIDE IN A RAPIDLY GROWING MARKET.

** Utility capacity and connection availability are dependent upon the proposed development and remain subject to review and approval by the City of Woodbranch.*

PROPERTY OVERVIEW

585 Roman Forest Boulevard is a well-constructed commercial facility originally developed as a municipal fire station. The property offers exceptional functionality with oversized bays, quality construction, and existing infrastructure that allows for immediate use or adaptability for a wide range of commercial, institutional, medical, or redevelopment opportunities.

EXISTING. FUNCTIONAL. FLEXIBLE.
An existing commercial asset with infrastructure in place and upside for future growth.



STRATEGIC LOCATION

- Located in the City of Woodbranch, TX
- Minutes from I-69 with direct access to Houston and surrounding markets
- Positioned in one of East Montgomery County's fastest-growing corridors
- Excellent visibility and accessibility on Roman Forest Boulevard

PROPERTY SUMMARY

Building Size:	3,600 SF
Land Size:	2.00 Acres
Frontage:	Approx. 300 FT
Jurisdiction:	City of Woodbranch
Current Use:	Vacant (Former Fire Station)
Opportunity:	Owner/User, Investment, Redevelopment

EXISTING INFRASTRUCTURE

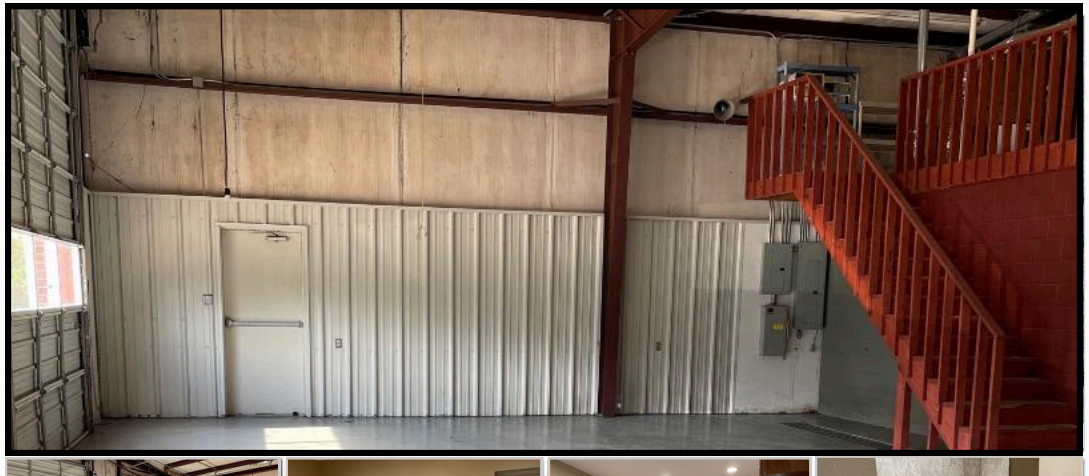
- Public water service in place
- Existing septic system
- Natural gas available
- Concrete parking and drives
- Generac generator on site

KEY BENEFITS

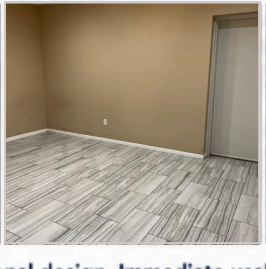
- DURABLE CONSTRUCTION
- ADAPTABLE COMMERCIAL FACILITY
- EXISTING INFRASTRUCTURE IN PLACE
- LONG-TERM REDEVELOPMENT POTENTIAL

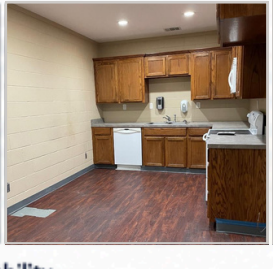
EXISTING IMPROVEMENTS

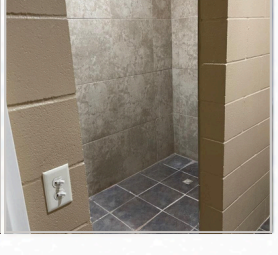
585 Roman Forest Boulevard features a well-maintained, purpose-built fire station constructed with quality materials and designed for durability and functionality. The building and site improvements provide flexibility for a variety of commercial or institutional uses.











Solid construction. Functional design. Immediate usability.

BUILDING SYSTEMS & FEATURES

Structural Frame:	Steel
Exterior Walls:	Brick Vineer / Metal
Roof:	Metal
HVAC:	Standard service
Electrical Service:	Standard service
Plumbing:	Existing
Fire Protection:	N/A
Interior Finishes:	Painted drywall, vinyl composition tile, and sealed concrete floors in bays
Ceiling Height:	Bays: Approx. 16' clear Office/Support: 9' ceiling
Drive-In Doors:	Three (3) drive-throught bay doors Approx. 12' W x 14' H
Restrooms:	(2) restrooms with showers
Break Room:	Yes
Office Area:	Private offices, locker room
Safety & Security:	Exterior lighting
Fire Station Features:	Apparatus bays, gear storage, and generac

WELL-CONSTRUCTED. BUILT TO PERFORM.

The existing improvements provide a strong foundation for a wide range of commercial, institutional, or public service uses.

EXISTING INFRASTRUCTURE. FUTURE OPPORTUNITY.

UTILITIES & INFRASTRUCTURE

585 Roman Forest Boulevard is served by existing utilities and infrastructure in place, providing immediate functionality for a wide range of commercial uses with capacity to support future development.

WATER	Public water service provided by the City of Woodbranch.
SEWER	On-site septic system in place. Engineered sewer study supports future connection and development.
ELECTRIC	Three-phase electric service provided by Entergy.
NATURAL GAS	Natural gas service available through CenterPoint Energy.
GENERATOR	On-site backup generator provides additional reliability.
STORMWATER	On-site detention in place. Property designed to manage drainage on site.
ACCESS & ROADS	Direct access from Roman Forest Boulevard. Concrete drives and parking throughout the site.

BUILT FOR TODAY. READY FOR TOMORROW.
Existing infrastructure and utility capacity provide a strong foundation for immediate use and future expansion.



ENGINEERING SUMMARY
An engineering sewer study has been completed confirming that future sewer connection is feasible and will support additional development. Public water, electric, and natural gas are available to the property, ensuring immediate utility functionality and long-term development flexibility.

UTILITY CAPACITY SUMMARY

UTILITY	PROVIDER	STATUS	CAPACITY / NOTES
Water	City of Woodbranch	In Place	Adequate for existing use and future development
Sewer	On-Site / Future Connection	Feasible	Feasibility study completed
Electric	Entergy	In Place	Three-phase power available
Natural Gas	CenterPoint Energy	In Place	Service available
Generator	On-Site	In Place	Backup power for critical systems

LOCATION OVERVIEW

Strategically located in the City of Woodbranch, 585 Roman Forest Boulevard offers excellent access to I-69 and is positioned in one of East Montgomery County's fastest-growing corridors. The property benefits from strong population growth, expanding residential developments, and increasing commercial activity, making it an ideal location for a variety of business and service uses.

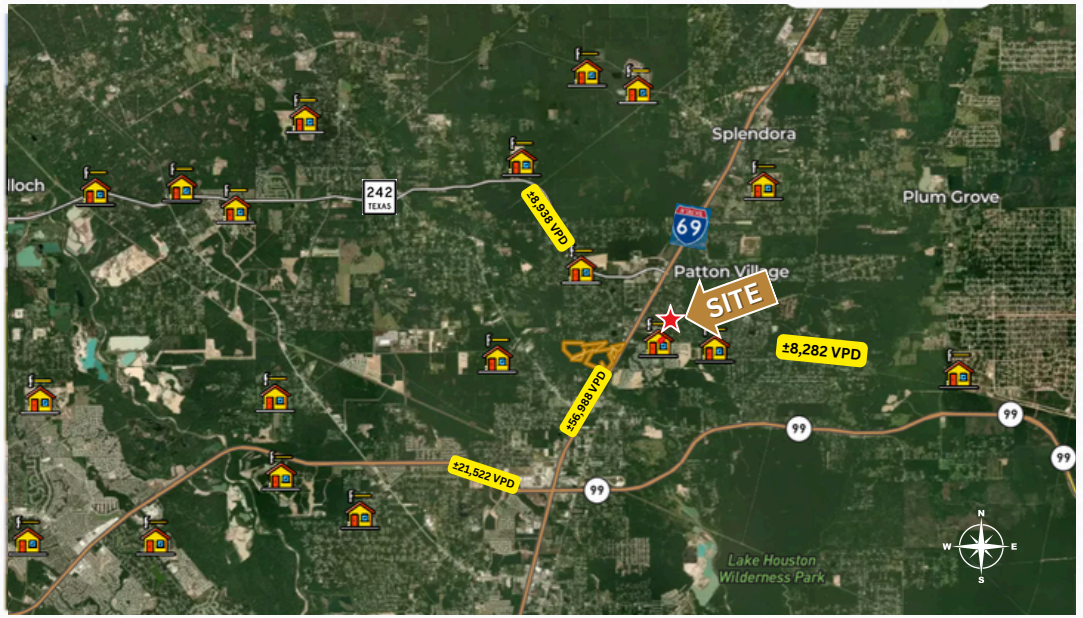
AREA DEMOGRAPHICS

RADIUS:	1 MILE	3 MILES	5 MILES
POPULATION (2024)	3,058	27,235	64,842
PROJECTED POPULATION (2029)	3,612	31,872	76,511
AVERAGE HOUSEHOLD INCOME	$78,641	$86,252	$94,713
MEDIAN HOUSEHOLD INCOME	$59,215	$66,551	$72,845
TOTAL BUSINESSES	146	1,135	2,806
TOTAL EMPLOYEES	1,124	8,997	20,876

Source: Esri 2024 Demographic Summary

A GROWTH CORRIDOR WITH MOMENTUM

East Montgomery County continues to experience significant residential and commercial growth driven by affordability, infrastructure investment, and proximity to major employment hubs.



STRATEGIC POSITIONING



Easy access to major highways and employment centers throughout the Houston MSA.

DRIVE TIMES

I-69 (US-59) Access	5 MINUTES
Downtown New Caney	8 MINUTES
Valley Ranch Town Center	12 MINUTES
George Bush Intercontinental Airport	25 MINUTES
Downtown Houston	40 MINUTES

TREC
TEXAS REAL ESTATE COMMISSION

EQUAL HOUSING OPPORTUNITY

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listng to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner andbuyer) to communicate with, provide opinions and advice to, and carry out the instructoons of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the wriΣen asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writtng not to disclose, unless required to do so by law

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Evermark Commercial Group by Jla Realty	9000562	houston@evermarkcommercial.com	(713)489-8130
John Altic	572287	jaltic@jlarealestate.com	(713)489-8130
J. Wes Pratka	648815	wpratka@gmail.com	(936)402-5779
Jeri Blake	685387	jblake@evermarkcommercial.com	(832)326-0097

Designated Broker of Firm			
Licensed Supervisor of Sales Agent/ Associate			
Sales Agent/Associate's Name			

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov