

OFFICE - BANK BUILDING FOR SALE

1430 RESEARCH FOREST DRIVE

SHENANDOAH, TX 77381



CALL FOR PRICING

KW COMMERCIAL - GLOBAL

1221 South MoPac Expressway
Austin, TX 78746



PRESENTED BY:

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PROPERTY SUMMARY

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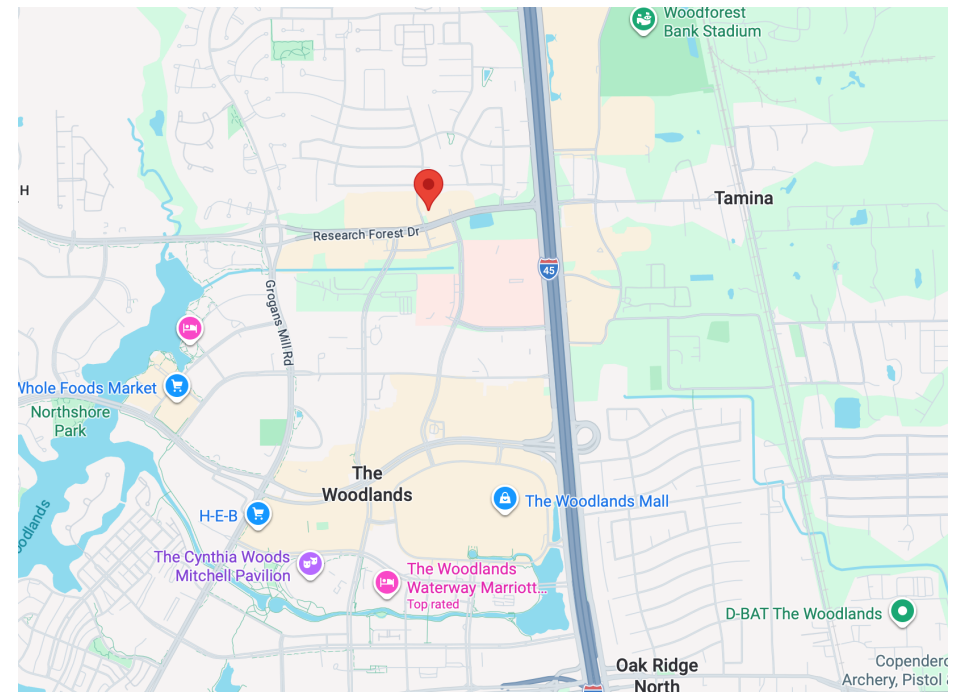
Price:	Call For Price
Building SF:	±4,932
Occupancy:	Tenant Occupied
Floors:	1
Lot Size:	±1.9 Ac.
Year Built:	2004
Building Class:	B
Parking:	30

Property Highlights

- Hard Corner
- Bank Building
- Approx. ± 43,112 VPD
- Intersection of Research Forest Dr & Holly Hill Dr.

Property Overview

Rare freestanding bank/retail pad on a signalized hard corner of Research Forest Drive in the City of Shenandoah — the heart of The Woodlands submarket. The 4,932 SF building sits on 1.901 acres with multiple drive-through lanes, 30+ surface parking spaces, and all utilities on-site. Currently occupied by **Prosperity Bank**. Ideal for financial services, medical, or professional use. Property is divisible — owner financing options may be available.



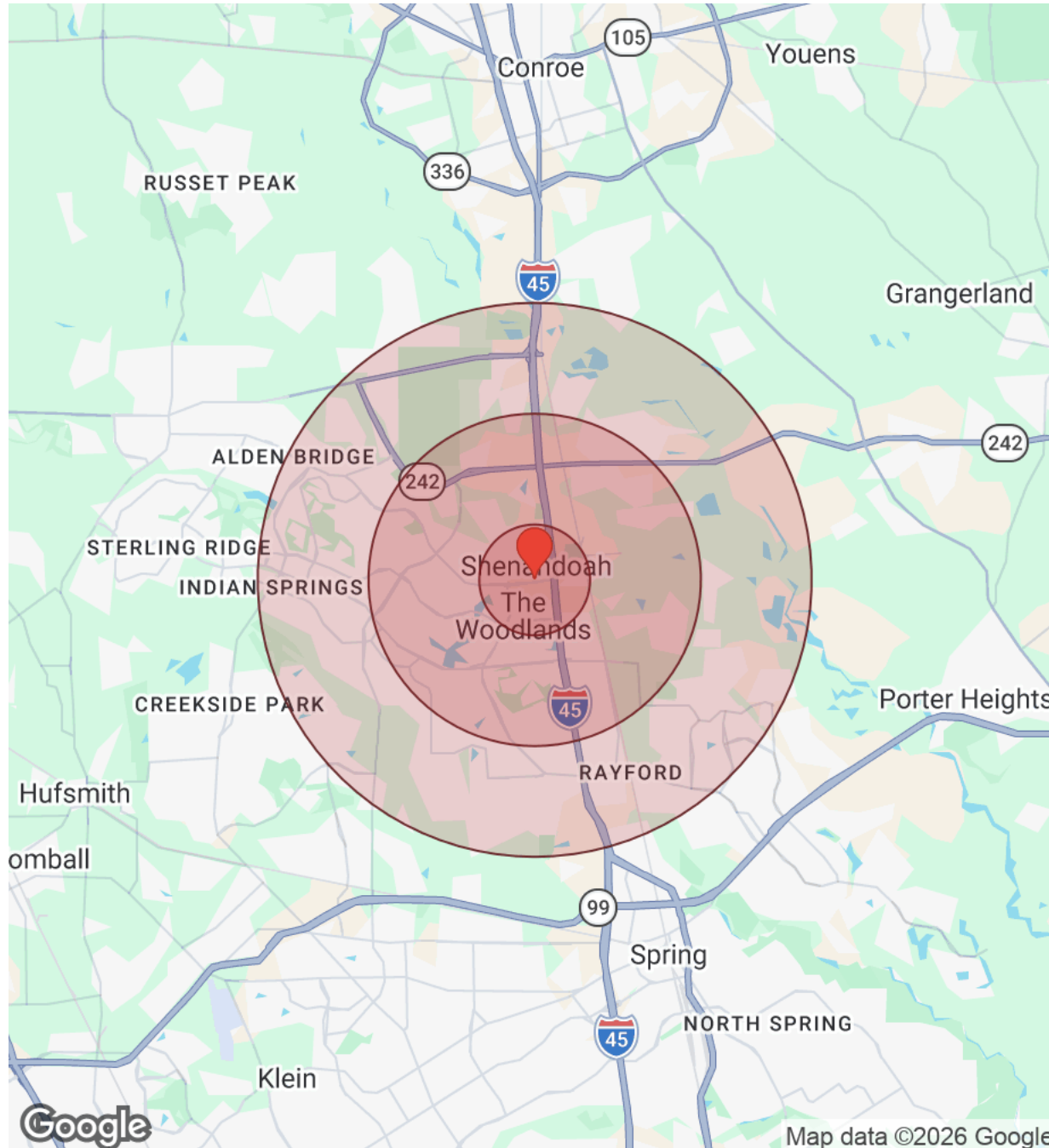
BUSINESS MAP

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DEMOGRAPHICS

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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	2,956	27,968	78,947
Female	2,981	28,876	82,172
Total Population	5,938	56,843	161,120

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	3,620	33,509	90,485
Black	509	4,769	15,097
Am In/AK Nat	2	63	177
Hawaiian	2	34	97
Hispanic	1,220	13,369	40,409
Asian	458	3,865	11,456
Multiracial	125	1,188	3,287
Other	3	45	129

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,172	27,393	71,610
Occupied	2,759	24,127	63,443
Owner Occupied	1,423	14,117	37,722
Renter Occupied	1,336	10,010	25,721
Vacant	413	3,266	8,167

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	908	10,440	33,378
Ages 15 - 24	593	6,466	19,873
Ages 25 - 54	2,188	21,940	66,308
Ages 55 - 64	915	7,120	18,081
Ages 65+	1,333	10,876	23,481

Income	1 Mile	3 Miles	5 Miles
Median	\$110,005	\$106,898	\$111,579
Under \$15k	263	1,455	3,168
\$15k - \$25k	67	942	2,644
\$25k - \$35k	90	613	2,154
\$35k - \$50k	327	2,194	4,911
\$50k - \$75k	314	3,263	8,600
\$75k - \$100k	230	2,953	7,340
\$100k - \$150k	311	4,485	12,089
\$150k - \$200k	305	2,710	8,234
Over \$200k	853	5,512	14,302

DISCLAIMER

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