

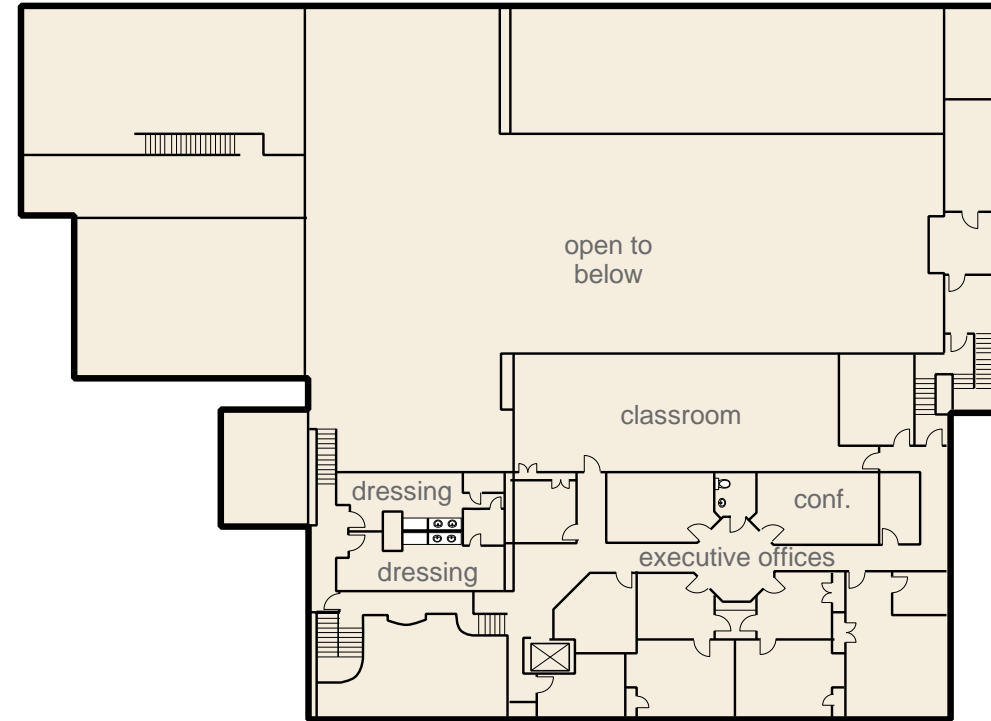
804 Russell Palmer Rd.
Kingwood, TX 77339



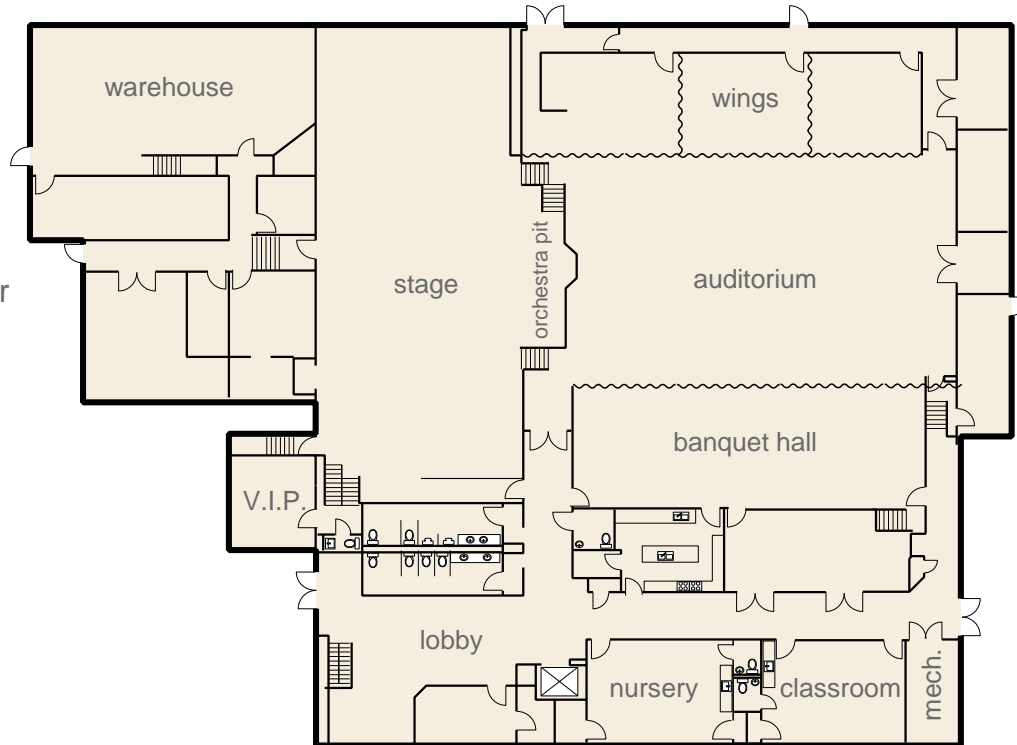
FOR SALE
804 Russell Palmer Rd.
Kingwood, TX 77339

1330 Post Oak Boulevard
Suite 2700
Houston, TX 77056
cushmanwakefield.com

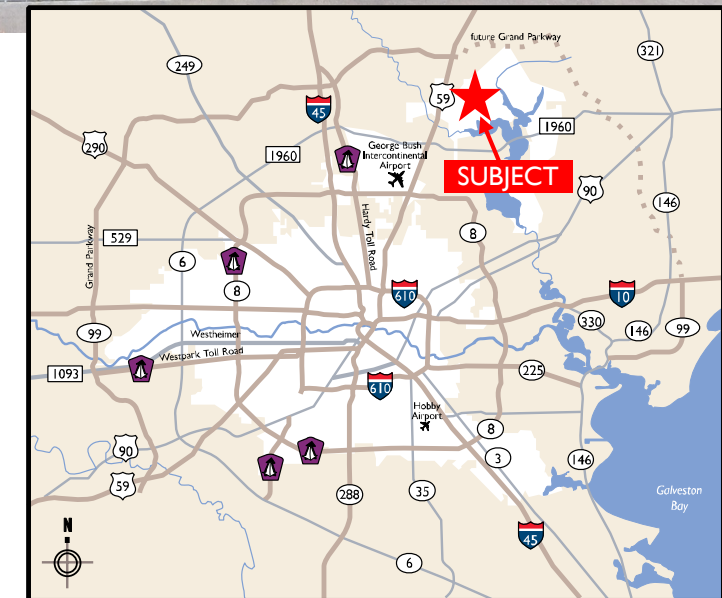
Second Floor



First Floor



Cushman & Wakefield of Texas, Inc. is pleased to offer for sale this ±35,000 sq. ft. special-use event center/performing arts venue just east of US 59/I-69 in Kingwood, Texas. Situated just inside Montgomery County, this multi-use facility features a fully functioning stage, orchestra pit, seating for 500 people, classrooms and private offices.



For more information, contact:

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John F. Littman, SIOR, MAI
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Property Features

- ±35,000 SF on 1.7385 acres
- Fully renovated in 2001
- Stucco exterior
- Metal building
- 500 person auditorium / theater
- Theater professionally designed by Centre Stage
- Orchestra pit
- Sound rooms
- Catwalks
- Dressing rooms
- 1,116 SF air conditioned warehouse storage
- Dock and grade level loading
- Catering kitchen
- Multiple classrooms
- Privates offices
- Conference room
- Professionally managed facility
- Elevator
- City utilities
- 89 Parking spaces (4 handicap)
- Additional parking at adjacent church & school
- HVAC units recently replaced and serviced regularly
- 480V, 3-Phase, 1,600 amp electrical service
- Asking Price: \$3,250,000



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