

INDUSTRIAL BUILDING

2014 Airport Rd, Conroe, TX 77301

MATTHEWS™

Leasing Brochure



EXCLUSIVE LEASING AGENTS



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Patrick Graham

Broker of Record | Lic. No. 9005919 (TX)

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INVESTMENT HIGHLIGHTS

Contact Broker

For Lease Rate

Property Highlights

- ±3,600 SF total building area
- 100% air-conditioned
- 3-Phase heavy power
- Two 12' x 12' grade-level overhead doors
- Build to suit office available
- Natural gas service available
- Existing racking in place
- On-site security including cameras and alarm, within a fenced business park with controlled gate access
- Conveniently located near Downtown Conroe





3083 ±20,000 VPD



336 ±22,000 VPD



45 ±110,000 VPD

Google Earth

CONROE, TX

Market Demographics



112,564
Total Population

\$75,245
Median HH Income

43,969
of Households

56.1%
Homeownership Rate

57,402
Employed Population

21.4%
% Bachelor's Degree

32.8
Median Age

\$348,517
Median Property Value

Local Market Overview

Conroe, Texas sits at the northern edge of the Houston metropolitan area and has experienced sustained population and economic growth driven by its strategic location, expanding employment base, and quality-of-life appeal. Positioned along Interstate 45, the city offers direct connectivity to Downtown Houston, The Woodlands, and major regional employment corridors, making it an attractive destination for residents and businesses seeking accessibility with relative affordability. Steady in-migration has supported ongoing residential development, retail expansion, and increased demand for local services, reinforcing Conroe's role as a key growth node within Montgomery County.

The local economy benefits from a diverse mix of healthcare, energy services, manufacturing, logistics, and public-sector employment, providing stability across economic cycles. Proximity to major medical centers, corporate campuses in The Woodlands, and regional industrial hubs supports a strong commuter base, while continued infrastructure investment has enhanced mobility and commercial visibility. Anchored by nearby Lake Conroe and an expanding base of dining, entertainment, and recreational amenities, the area continues to attract households seeking suburban living with access to employment and lifestyle options found throughout the greater Houston region.

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	8,730	53,145	122,887
Current Year Estimate	7,094	44,825	101,127
2020 Census	5,312	38,009	79,392
Growth Current Year-Five-Year	23.06%	18.56%	21.52%
Growth 2020-Current Year	33.55%	17.93%	27.38%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	2,605	18,216	45,742
Current Year Estimate	2,050	14,785	36,276
2020 Census	1,532	11,889	27,604
Growth Current Year-Five-Year	27.06%	23.21%	26.09%
Growth 2020-Current Year	33.82%	24.36%	31.41%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$117,599	\$87,403	\$103,250

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This Leasing Package contains select information pertaining to the business and affairs of **2014 Airport Rd, Conroe, TX 77301** ("Property"). It has been prepared by Matthews™. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.



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.

11-2-2015



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 listing 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 and buyer) to communicate with, provide opinions and advice to, and carry out the instructions 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 written 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 writing 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.

Matthews Real Estate Investment Services, Inc.	9005919	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date