



Value-Add Retail Buildings in Prime Location

1612 N Frazier St, Conroe, TX 77301



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Value-Add Retail Buildings in Prime Location

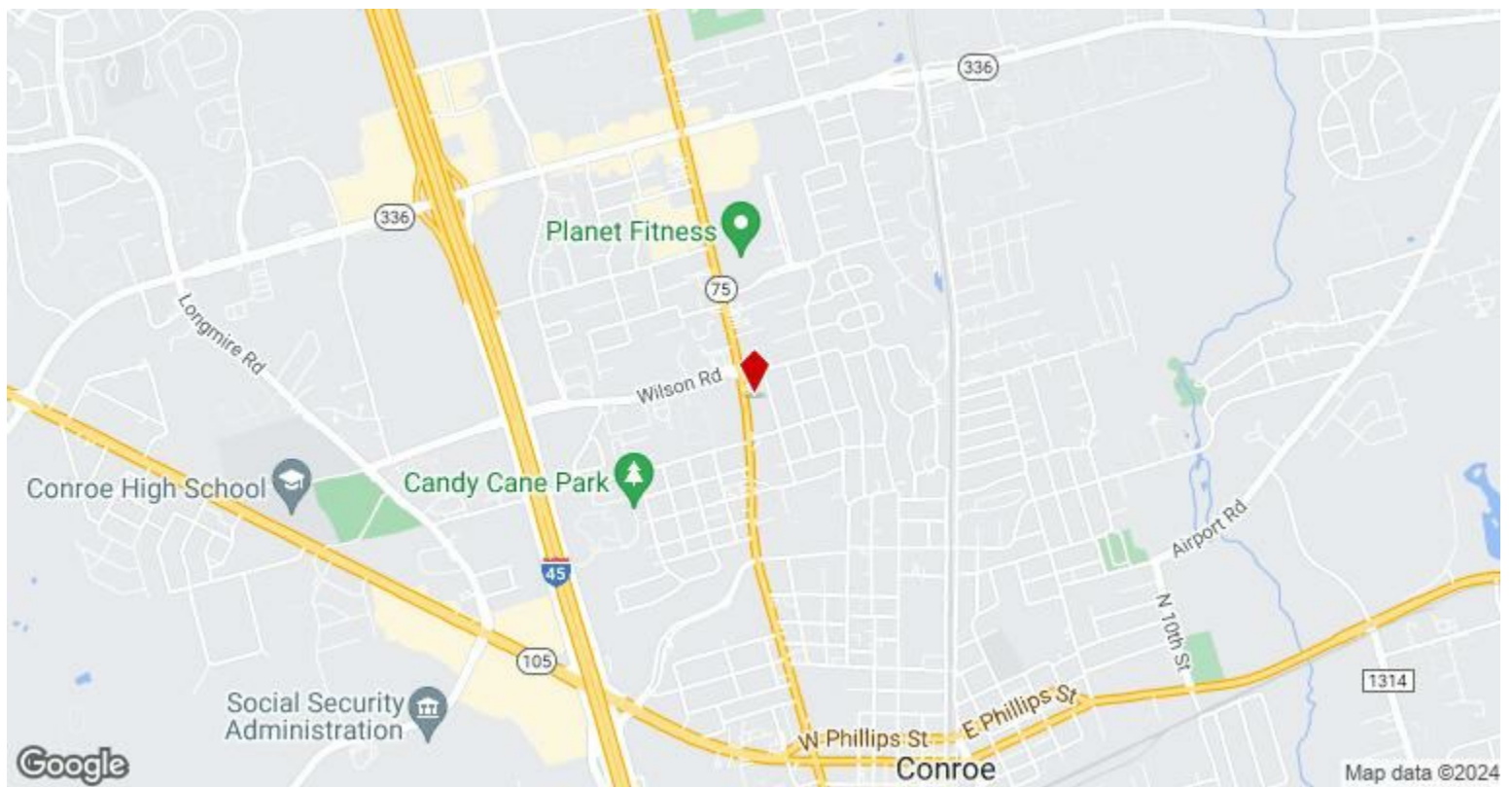
\$800,000

1612 N Frazier Street consists of a vacant retail building situated along the main retail corridor in Downtown Conroe, Texas. This parcel fronts N Frazier Street and offers a 2,438-square-foot former fast-food restaurant...

- Vacant, freestanding retail building positioned on 0.34 acres with prime road frontage and visibility in Conroe, Texas.
- Great value-add opportunity for an owner-user to occupy the space or for an investor to capitalize through leasing, repositioning, or redevelopment.
- Surrounded by local, regional, and national restaurants, retailers, and businesses, providing a destination for the immediate and nearby communities.
- The location affords unrivaled visibility to over 15,000 vehicles traveling daily along N Frazier Street.
- The adjacent property at 1614 N Frazier consists of a steel frame 2565 sq ft building on .26 acre and is also available.



Price:	\$800,000
Property Type:	Retail
Property Subtype:	Fast Food
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	15,000 SF
Gross Leasable Area:	5,003 SF
Sale Conditions:	Building in Shell Condition
No. Stories:	1
Year Built:	1972
Parking Ratio:	5.08/1,000 SF
Zoning Description:	Opportunity
APN / Parcel ID:	8440-00-00202
Walk Score ®:	81 (Very Walkable)



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Property Photos



EBSS-29850



EBSS-29829

Property Photos

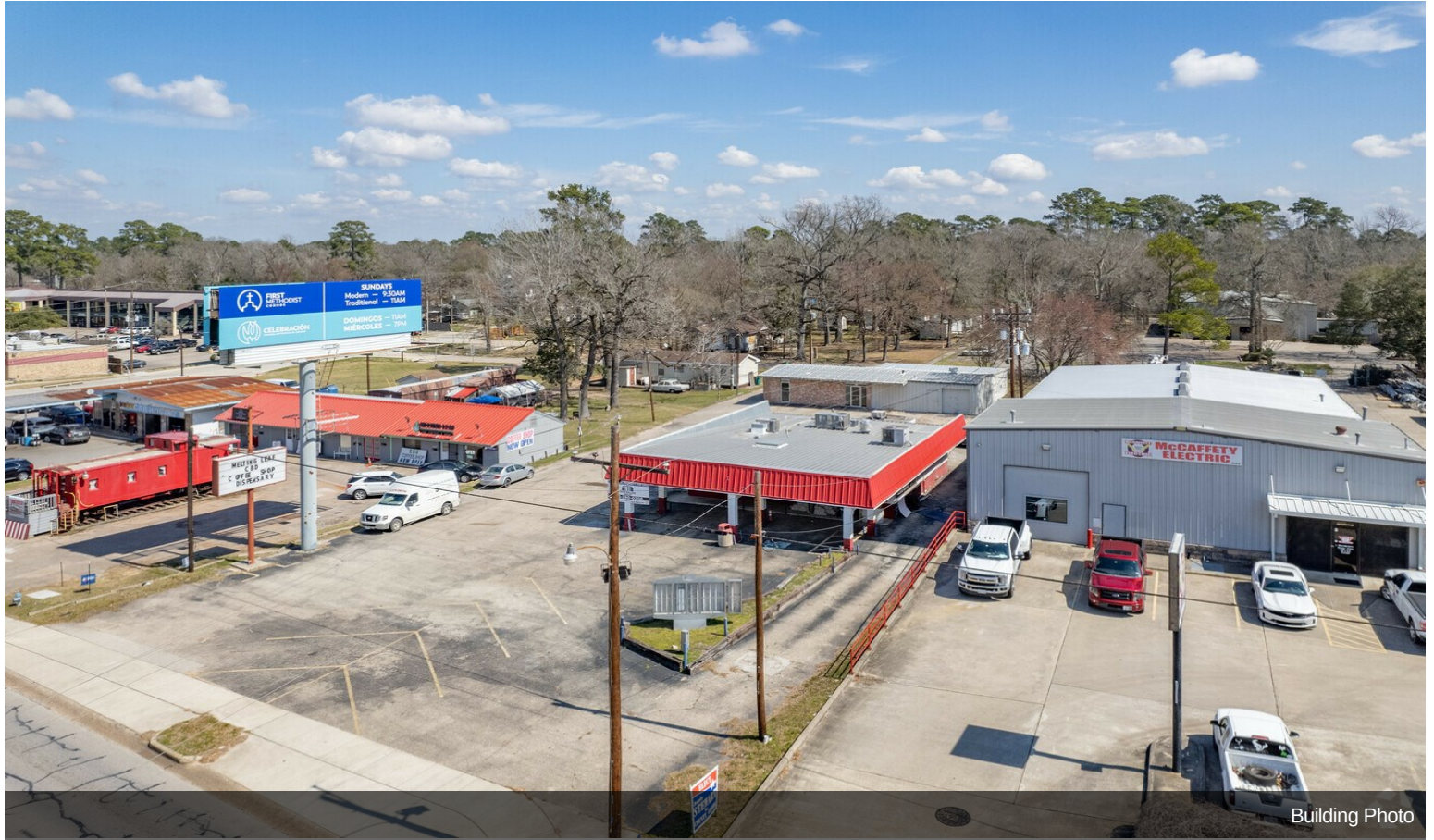


1612 Aerial with Boundaries 2



1612 Aerial with Boundaries 4

Property Photos



Building Photo



EBSS-29848

Property Photos



1612 Aerial with Boundaries



EBSS-29849

Property Photos



Building Photo

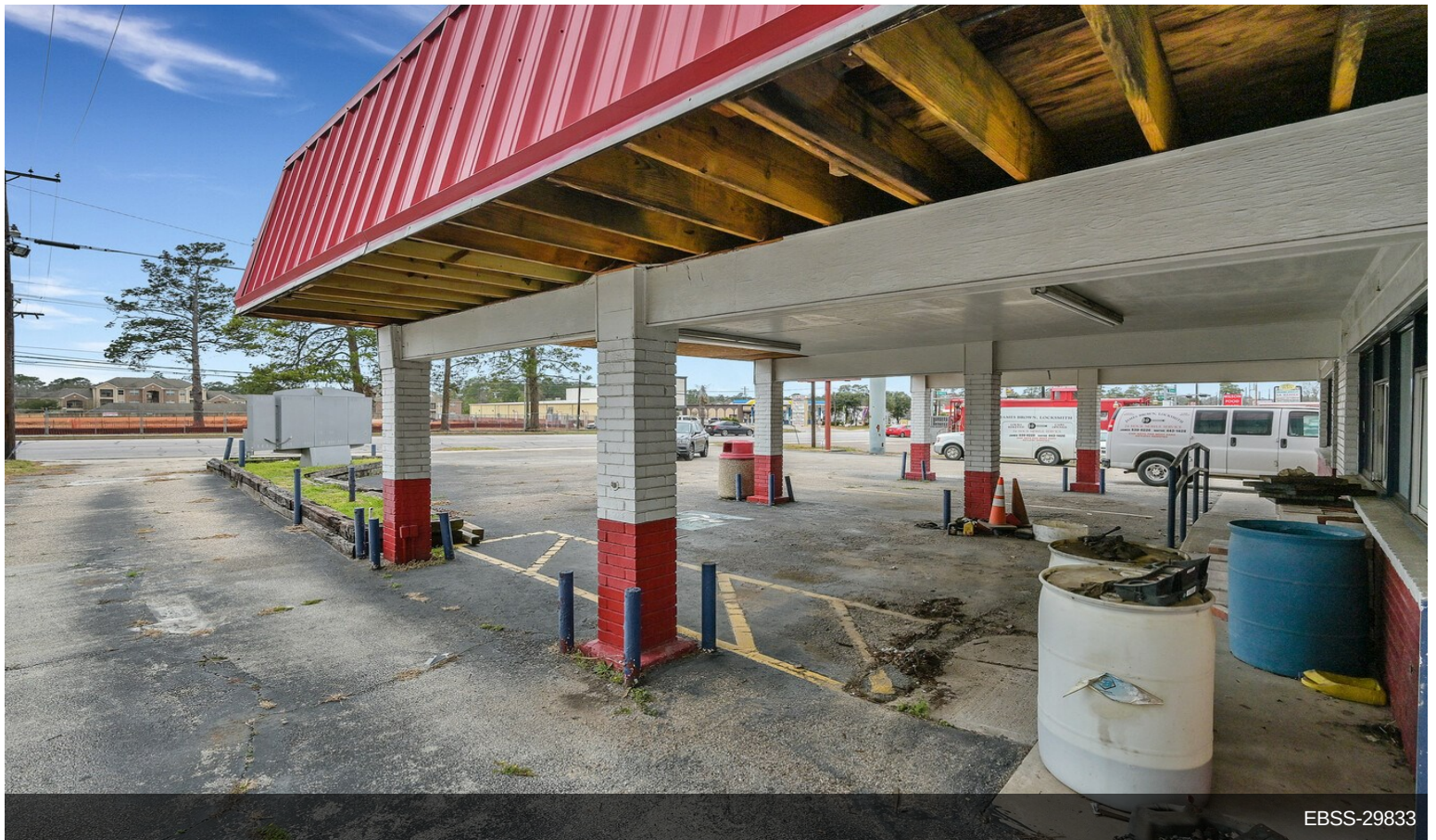


Building Photo

Property Photos



Building Photo



EBSS-29833

Property Photos



Property Photos



Interior Photo



Interior Photo

Property Photos



Interior Photo



Interior Photo

Property Photos



Property Photos



Property Photos



Building Photo