



PREMIER OFFICE/WAREHOUSE BUILDING FOR SALE

2517 N FRAZIER ST : BUILDING II | CONROE, TX 77303

GABE RODARTE

(936) 218-2723
2800 POST OAK BLVD SUITE
4100 HOUSTON, TX 77056

ADAM OLSEN

(713) 614-2670
2800 POST OAK BLVD SUITE
4100 HOUSTON, TX 77056



OFFERING SUMMARY

SALE PRICE

\$3,742,500

YEAR BUILT

2022

PROPERTY TYPE

OFFICE

LOT SIZE

43,604 SF

BUILDING SIZE

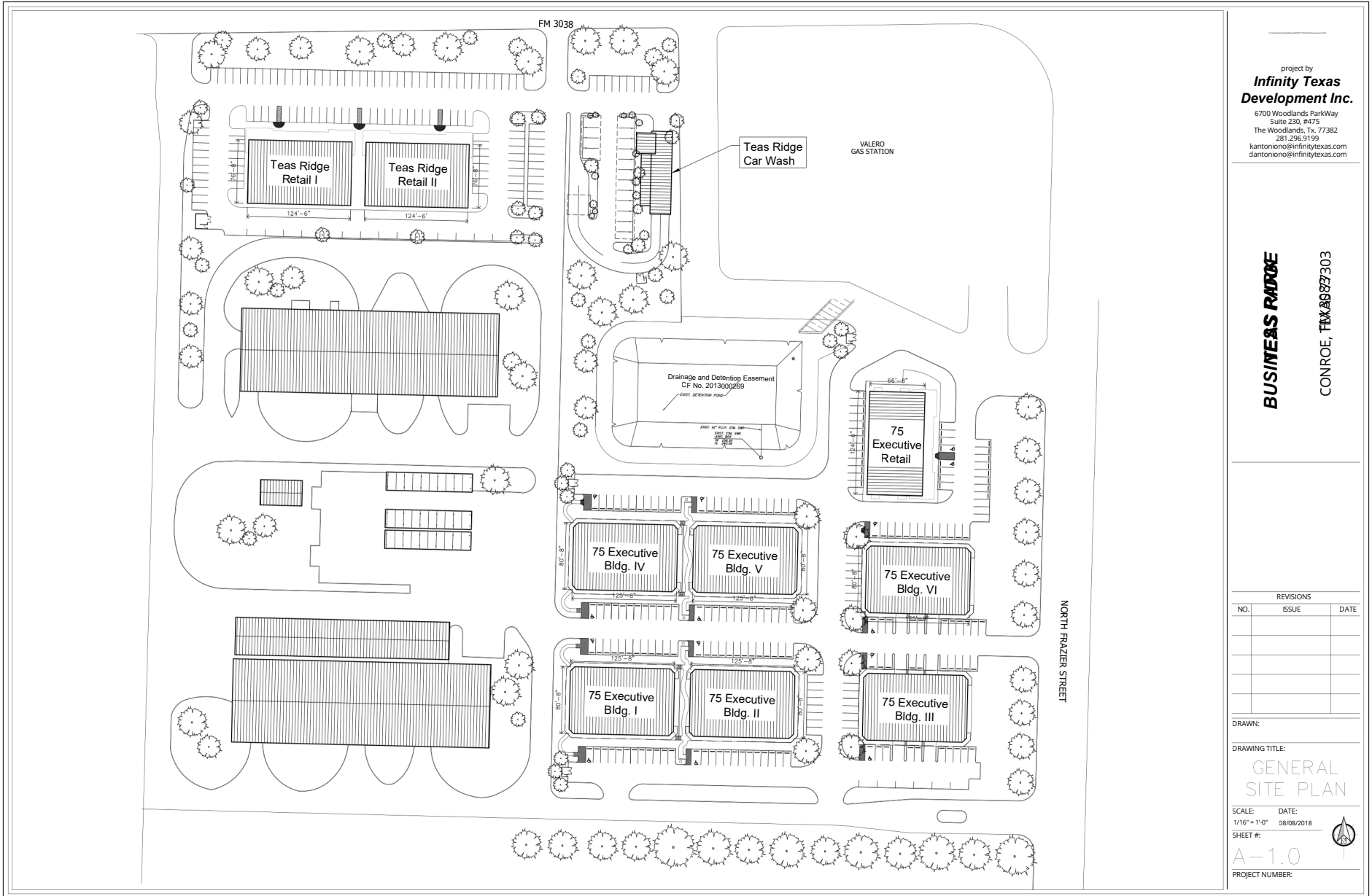
10,083 SF

PROPERTY HIGHLIGHTS

A rare opportunity to acquire a fully stabilized, income-producing office/warehouse building within a highly established Conroe business park. This 10,000± SF asset offers a professionally designed layout including a welcoming entry lobby, multiple private offices, conference room, break/kitchen area, and restrooms—functional for professional services, medical, or light flex users.

Building II (10,082 SF) – 100% occupied with tenants such as AIOS, Lifestyle Solutions Realty Group, Helping a Hero, and Assurance Risk Management Group. Lease expirations vary but extend from May 2026 through February 2028, with recent occupancy as of June 1, 2025, reflecting ongoing leasing momentum.

Site Plan



project by
**Infinity Texas
Development Inc.**
6700 Woodlands ParkWay
Suite 230, 9475
The Woodlands, Tx, 77382
281.296.9199
kantonioro@infinitytexas.com
dantonioro@infinitytexas.com

BUSINESS RIDGE
CONROE, TEXAS 77303

REVISIONS		
NO.	ISSUE	DATE

DRAWN:
DRAWING TITLE:
**GENERAL
SITE PLAN**
SCALE: 1/16" = 1'-0"
DATE: 08/08/2018
SHEET #: **A-1.0**
PROJECT NUMBER:

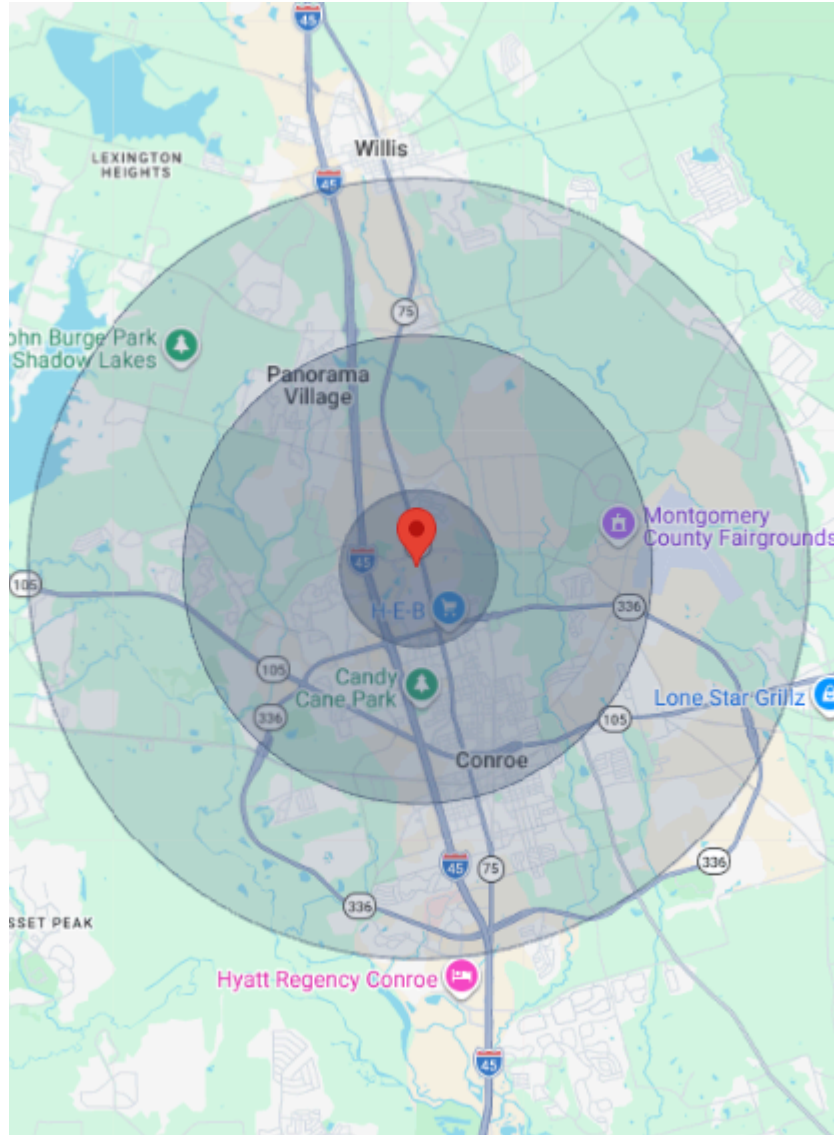
Aerial Map



Property Photos



Demographics



Strategically situated just off Highway 75 / N. Frazier Street, this property benefits from excellent visibility, access, and connectivity within one of Conroe’s most active commercial corridors. Surrounded by professional offices, medical users, light industrial services, and established business parks, the site is ideally positioned to serve a wide range of business operations.

Located just minutes from Interstate 45, Downtown Conroe, and The Woodlands, the asset offers seamless access to major employment centers, service hubs, and retail amenities.

	1 Mile	3 Miles	5 Miles
Total population	4,920	40,765	86,832
Workday Population	2,236	20,257	42,744
Total household	1,912	15,871	32,675
Average household income	\$80,768	\$84,335	\$92,948
Average age	33.7	33.7	34.7
Male Population	2,147	20,136	42,924
Female Population	2,776	20,640	43,920

Demographics data derived from AlphaMap

Market Overview

Conroe, Texas is one of the fastest-growing cities in the Greater Houston metropolitan area and serves as the county seat of Montgomery County. Located along Interstate 45 and supported by strong regional infrastructure, Conroe offers excellent connectivity to The Woodlands, North Houston, and Downtown Houston. Its strategic location, combined with strong population growth and expanding commercial development, continues to position Conroe as a major driver of economic activity in North Houston.

The Conroe area has experienced significant residential expansion, with large-scale master-planned communities and new housing developments contributing to sustained population increases. This rapid residential growth has fueled increased demand for retail, healthcare, medical office, industrial, and service-oriented commercial uses. Continued commercial development along major corridors reflects strong consumer demand and ongoing investor confidence in the market.

From a real estate perspective, Conroe benefits from strong demographics, consistent absorption, and growing demand across multiple commercial property types. Limited availability of developable commercial sites in certain corridors, combined with rapid population growth, supports healthy occupancy and long-term value appreciation. As one of the most active growth markets in North Houston, Conroe remains well-positioned for long-term value creation and stable investment performance.



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