

The Robert Graham TEAM



2 Stabilized, Unrestricted Acres with 2 Separate Offices!

FOR LEASE FOR \$5,000 PER MONTH

**11062 FM 2854 ROAD
CONROE, TX 77304**



Stabilized, unrestricted 2-acre commercial property located on highly traveled FM 2854 in Conroe, offering outstanding visibility at the corner of FM 2854 and Allen Drive. The property features a secure gated entrance with an electric fence and includes two separate office buildings totaling approximately 500 square feet. With unrestricted use, excellent exposure, and easy access, this property is well-suited for a variety of commercial, industrial, or contractor operations!

CONTACT ROBERT GRAHAM FOR MORE DETAILS AT (936) 672-2087!

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ADDITIONAL PHOTOS



ADDITIONAL PICTURES: <https://www.crexi.com/lease/properties/1213363/texas-11062-fm-2854-rd-conroe-tx-77304-4250>

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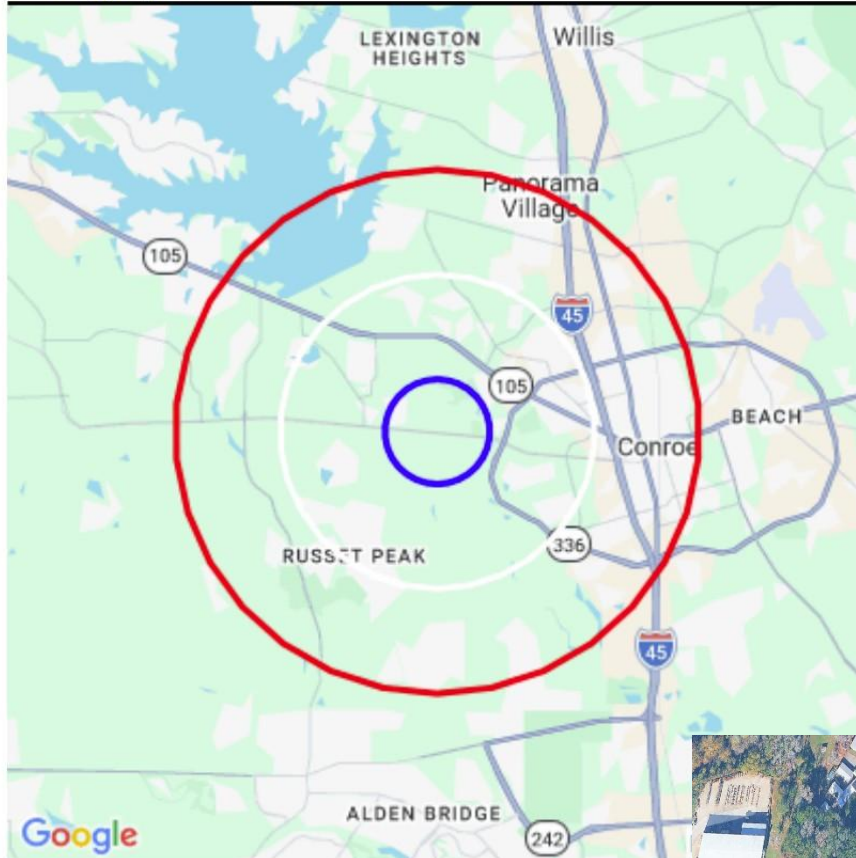
11062 FM 2854 Rd



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14500 Hasara Lane Willis, TX 77378 | 936-672-2472

Demographic Report



11062 FM 2854 Rd

Population

Distance	Male	Female	Total
1- Mile	357	353	709
3- Mile	4,489	4,560	9,049
5- Mile	21,581	21,876	43,456



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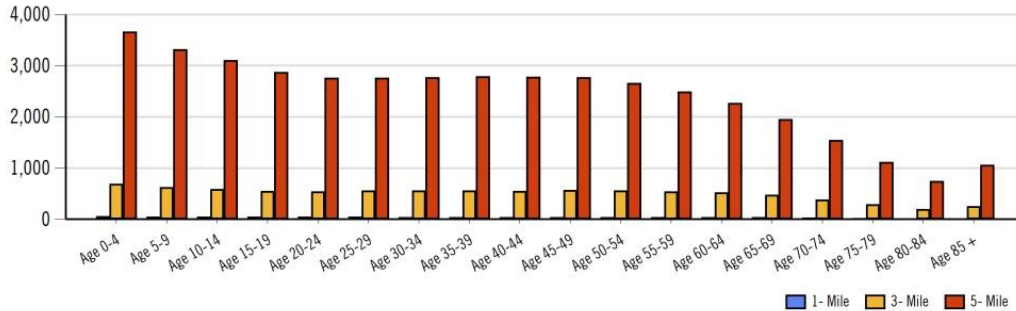
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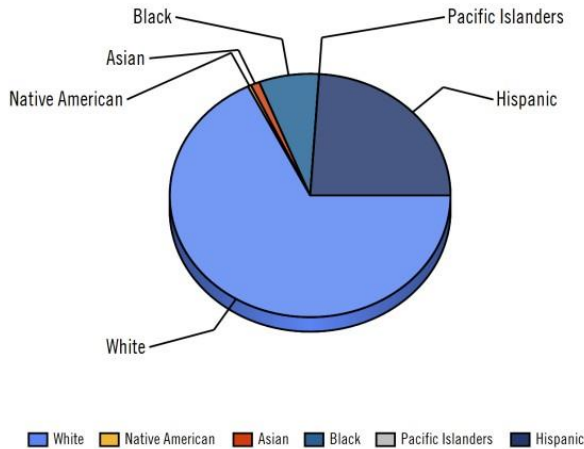


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Population by Distance and Age (2020)



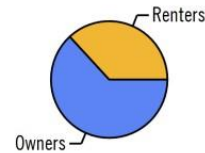
Ethnicity within 5 miles



Home Ownership 1 Mile



Home Ownership 3 Mile



Home Ownership 5 Mile



Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	341	7	0.27 %
3-Mile	4,395	89	0.81 %
5-Mile	20,296	643	2.14 %



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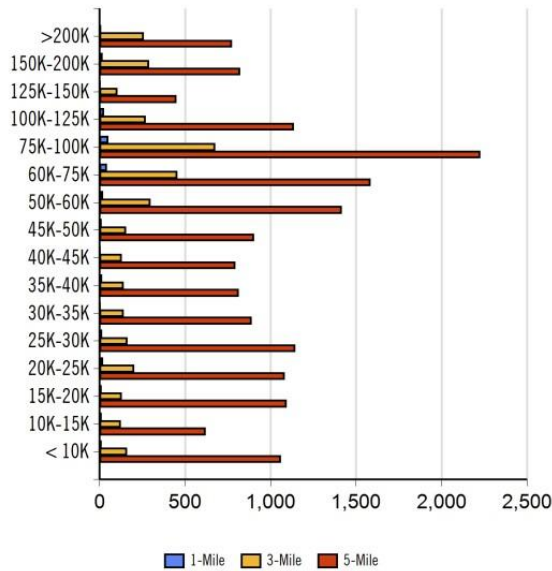
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Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportaion	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	0	6	66	31	1	57	12	8	18	77	22	5	31
3-Mile	40	73	323	257	132	652	232	64	477	998	543	118	340
5-Mile	123	462	1,981	1,522	534	2,726	1,084	309	2,089	4,235	2,360	676	1,661

Household Income



Radius Median Household Income

1-Mile	\$84,117.00
3-Mile	\$78,753.25
5-Mile	\$55,410.57

Radius Average Household Income

1-Mile	\$82,142.50
3-Mile	\$87,185.00
5-Mile	\$64,619.29

Radius Aggregate Household Income

1-Mile	\$19,251,948.67
3-Mile	\$308,456,372.46
5-Mile	\$1,147,071,712.73

Education

	1-Mile	3-mile	5-mile
Pop > 25	462	6,045	27,724
High School Grad	154	1,385	6,798
Some College	135	2,149	6,831
Associates	22	313	1,391
Bachelors	40	1,025	4,553
Masters	7	237	1,119
Prof. Degree	2	152	589
Doctorate	1	7	132

Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	7 %	24 %	35 %
Teen's	12 %	37 %	64 %
Expensive Homes	0 %	0 %	14 %
Mobile Homes	63 %	65 %	91 %
New Homes	41 %	75 %	105 %
New Households	10 %	57 %	100 %
Military Households	0 %	6 %	25 %
Households with 4+ Cars	24 %	40 %	48 %
Public Transportation Users	3 %	5 %	6 %
Young Wealthy Households	0 %	46 %	56 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



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11062 FM 2854 Rd



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Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	12,747,089		191,187,605		791,013,404	
Average annual household	52,645		53,710		46,254	
Food	6,785	12.89 %	6,923	12.89 %	6,076	13.14 %
Food at home	4,357		4,413		4,005	
Cereals and bakery products	623		629		569	
Cereals and cereal products	223		225		203	
Bakery products	400		404		365	
Meats poultry fish and eggs	853		875		807	
Beef	196		204		188	
Pork	152		154		146	
Poultry	161		166		153	
Fish and seafood	140		144		129	
Eggs	70		70		65	
Dairy products	449		454		402	
Fruits and vegetables	893		896		806	
Fresh fruits	132		131		118	
Processed vegetables	168		168		156	
Sugar and other sweets	158		160		147	
Fats and oils	139		140		127	
Miscellaneous foods	819		828		752	
Nonalcoholic beverages	363		367		344	
Food away from home	2,428		2,509		2,070	
Alcoholic beverages	384		395		323	
Housing	18,686	35.49 %	18,994	35.36 %	16,873	36.48 %
Shelter	11,332		11,547		10,192	
Owned dwellings	7,006		7,087		5,934	
Mortgage interest and charges	3,573		3,595		2,950	
Property taxes	2,358		2,410		1,996	
Maintenance repairs	1,074		1,082		987	
Rented dwellings	3,337		3,397		3,457	
Other lodging	989		1,062		799	
Utilities fuels	4,283		4,294		4,004	
Natural gas	404		412		371	
Electricity	1,685		1,689		1,614	
Fuel oil	173		174		152	
Telephone services	1,339		1,335		1,241	
Water and other public services	681		683		624	
Household operations	1,294	2.46 %	1,331	2.48 %	1,127	2.44 %
Personal services	377		391		316	
Other household expenses	917		939		811	
Housekeeping supplies	629		651		572	
Laundry and cleaning supplies	169		171		156	
Other household products	366		381		331	
Postage and stationery	93		98		85	
Household furnishings	1,148		1,169		976	
Household textiles	87		87		73	
Furniture	268		288		214	
Floor coverings	32		33		25	
Major appliances	143		136		132	
Small appliances	92		99		86	
Miscellaneous	524		524		444	
Apparel and services	1,364	2.59 %	1,431	2.66 %	1,238	2.68 %
Men and boys	281		294		235	
Men 16 and over	237		245		194	
Boys 2 to 15	43		48		41	
Women and girls	502		523		456	



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Women 16 and over	430	452	384
Girls 2 to 15	72	70	72
Children under 2	89	95	89

Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	12,747,089		191,187,605		791,013,404	
Average annual household	52,645		53,710		46,254	
Transportation	7,180	13.64 %	7,213	13.43 %	6,312	13.65 %
Vehicle purchases	1,776		1,770		1,443	
Cars and trucks new	966		959		746	
Cars and trucks used	763		766		660	
Gasoline and motor oil	2,205		2,199		2,032	
Other vehicle expenses	2,655		2,673		2,394	
Vehicle finance charges	182		181		159	
Maintenance and repairs	944		957		836	
Vehicle insurance	1,177		1,179		1,102	
Vehicle rental leases	351		355		295	
Public transportation	543		570		442	
Health care	4,040	7.67 %	4,017	7.48 %	3,590	7.76 %
Health insurance	2,617		2,619		2,375	
Medical services	883		862		735	
Drugs	407		400		362	
Medical supplies	132		134		117	
Entertainment	3,112	5.91 %	3,118	5.81 %	2,710	5.86 %
Fees and admissions	636		661		503	
Television radios	1,056		1,055		988	
Pets toys	1,143		1,141		992	
Personal care products	688		701		595	
Reading	59		61		52	
Education	1,435		1,607		1,201	
Tobacco products	403		397		401	
Miscellaneous	843	1.60 %	886	1.65 %	755	1.63 %
Cash contributions	1,391		1,427		1,247	
Personal insurance	6,271		6,536		4,875	
Life and other personal insurance	176		175		152	
Pensions and Social Security	6,095		6,360		4,722	

Estimated Households					Housing Occupied By		Housing Occupancy		
Distance	Year	Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	3,063	2,325	29.97 %	434	2,515	2,780	283	258
3-Mile	2020	10,618	8,202	27.87 %	2,597	7,437	7,259	3,359	1,741
5-Mile	2020	30,564	23,504	31.37 %	7,254	21,503	19,311	11,253	3,604
1-Mile	2023	3,228	2,325	37.57 %	460	2,647	2,936	292	298
3-Mile	2023	11,202	8,202	35.27 %	2,745	7,840	7,663	3,539	2,088
5-Mile	2023	32,618	23,504	41.57 %	7,743	22,938	20,594	12,024	4,402



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Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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.

Arrowstar Realty	9005193		
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Robert Graham	466722	robert@rgteamtx.com	(936)672-2087
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0 Date

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