

3626 North Frazier Industrial Park Dr. | Building 7



FOR LEASE

**HIGH QUALITY BUSINESS
PARK IN NORTH CONROE**

**9,750 SF CLIMATE
CONTROLLED SHOP
SPACE, INCLUDING
1,700 SF "CLASS A" OFFICE**

**10 TON CRANE +
HEAVY POWER**

AVAILABLE 1ST QTR 2025

FIRST 
HOUSTON Properties, Inc.

Jonathan McDaniel Direct: (713) 444.1989 | Email: Jmcdaniel@fhproperties.com

The information contained herein is from sources believed to be reliable. However, no warranty or representation is made. All prices are subject to change without notice and property is subject to prior lease, sale, or withdrawal from the market without notice.

3626 North Frazier Industrial Park | BUILDING 7

LOCATION



- GREAT LOCATION & FREEWAY ACCESS
- 20.49 ACRE SITE IN THE 3600 BLOCK OF NORTH FRAZIER (HWY. 75)—ON THE WEST SIDE BETWEEN LEAGUE LINE RD & FM 3083. CLOSE TO MAJOR INDUSTRIAL PARKS & AIRPORT IN N. CONROE
- LESS THAN 1 MILE FROM I-45 VIA LEAGUE LINE—WHICH IS NOW EXTENDED EAST TO AIRPORT
- APPROX. 15 MILES TO WOODLANDS PARKWAY—20 MILES TO EXXON MOBIL



FIRST

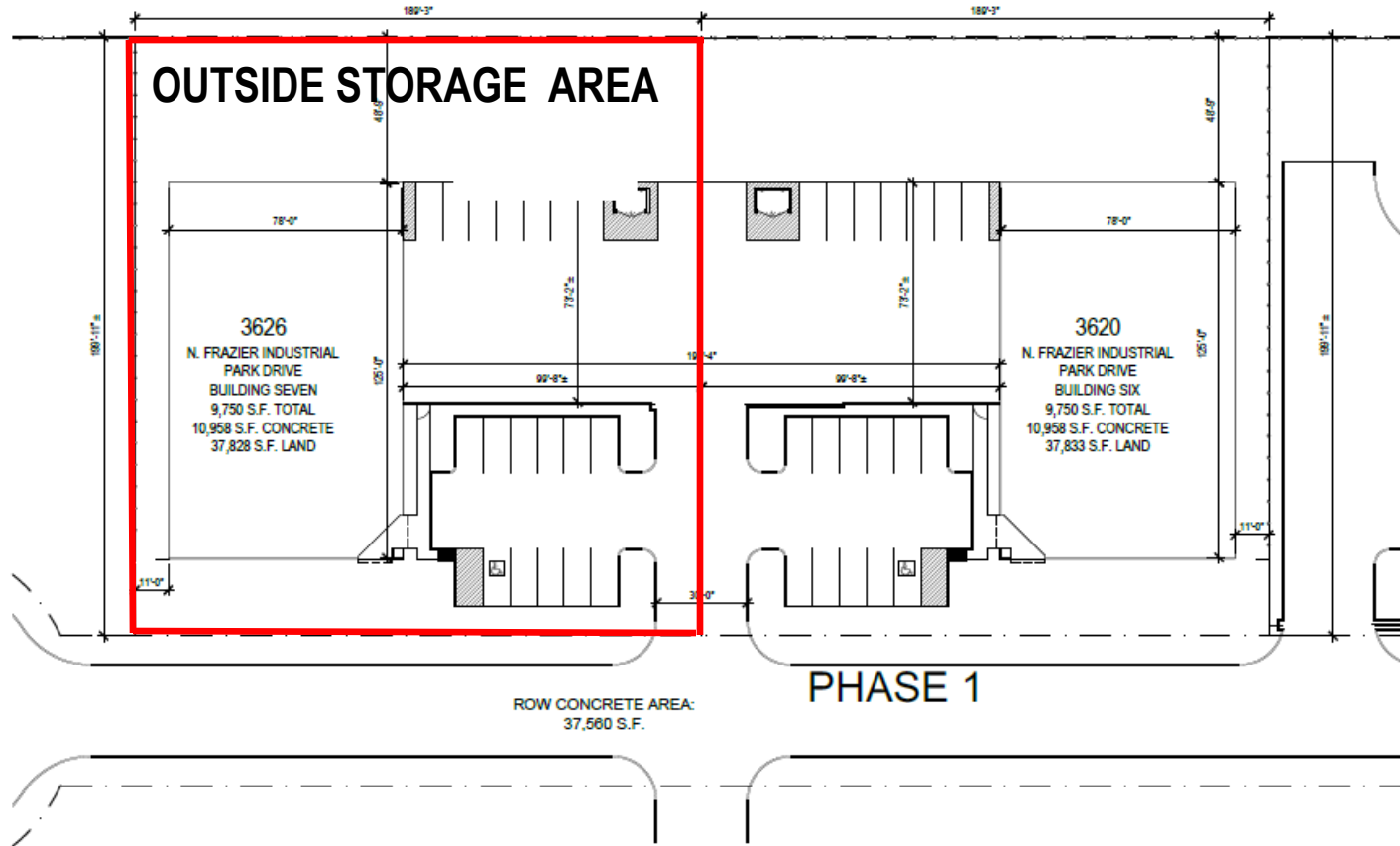
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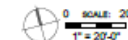
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3626 North Frazier Industrial Park Dr. | BUILDING 7

BUILDING PLAN



*SECURITY FENCING IS PROVIDED FOR BUILDINGS 6 & 7. BUILDINGS 6 & 7 SHARE A COMMON SECURITY GATE, AND A +/- 200 FOOT CONCRETE TRUCK APRON WHICH IS OPEN BETWEEN BOTH BUILDINGS. DUMPSTER ENCLOSURES ARE INCLUDED ON EACH TRACT PER CITY CODE.



SITE PLAN 01

M

11/11/17
Mill Design, L.P.
2017 State Professional Seal
Houston, Texas 77057
Phone: 713.220.0000 Fax: 713.220.0000

11/11/17
Hufco Services, Inc.
11111 West Loop West, Suite 1000
Houston, Texas 77042
Phone: 713.220.0000 Fax: 713.220.0000

NORTH FRAZIER INDUSTRIAL PARK
3609-3627 N. FRAZIER INDUSTRIAL PARK DR.
CONROE, TEXAS 77303

PROFESSIONAL SEAL

ISSUED / REVISED	DATE	DESCRIPTION
11/11/17	11/11/17	ISSUED FOR PERMIT
11/13/17	11/13/17	OWNER REQUEST

PROJECT:
NORTH FRAZIER INDUSTRIAL PARK
11111 West Loop West, Suite 1000
Houston, Texas 77042

CLIENT:
N. FRAZIER INDUSTRIAL PARK, L.P.
11111 West Loop West, Suite 1000
Houston, Texas 77042

DATE:
11/11/17

SCALE:
AS SHOWN

PROJECT NO.:
17000

CONTRACT NO.:
17000-01-01-01

DATE PLOTTED:
11/11/17 4:15 PM

PLOTTED BY:
MILL DESIGN, L.P.

PROJECT NO.:
BUILDING SIX & SEVEN SITE PLAN

SCALE:
AS SHOWN

SP-67



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.

FIRST HOUSTON PROPERTIES, INC.	311324	AGRENADER@FHPPROPERTIES.COM	713.444.1989
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
ARON GRENADER	161767	AGRENADER@FHPPROPERTIES.COM	713.444.1989
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
JONATHAN MCDANIEL	582757	JMCDANIEL@FHPPROPERTIES.COM	713.444.1989
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date