

## OFFERING MEMORANDUM



21265 BLAIR RD # 25  
CONROE, TX 77385

For Sale:  
Free Standing Warehouse



Gary Greene  
Commercial  
23922 CincoVillage Center  
Katy, TX 77494  
Office: 8323043008



Richard Lin  
Mobile: 8323043008  
richard@theLINteam.com

License #: 769387







The Woodlands



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## PROPERTY SUMMARY

Building SqFt	5,600 SqFt
Lot Size	0.41 AC
Office	2,000 SQFT
Power	3-Phase, 480V/200A
Deed Restricted	Business Park
Clear Height	13-18 Ft
Column Spacing	Clear Span
Grade Height Doors	(2) 12W x 14H Grade
Year Built	2021
HVAC	100% HVAC

## INVESTMENT SUMMARY

The Lin Team | Commercial is proud to present 21265 Blair Rd, a 5,600 SF free-standing metal construction warehouse situated on 0.41 acres within Blair Warehouse Park—a deed-restricted business park serving The Woodlands and Conroe trade areas. Built in 2021, the property offers modern construction and functional design ideal for today's small business owner or investor. The building features 100% HVAC coverage, 3-phase 480V/200A power, and full insulation throughout. The interior includes approximately 2,000 SF of finished office space with the balance warehouse, clear span layout, 13–18 ft clear height, and two 12' x 14' grade-level doors for efficient operations.

Positioned at the end of a quiet cul-de-sac, the property offers a secure and low-traffic setting with ample parking and quick connectivity to I-45, The Woodlands, and George Bush Intercontinental Airport (IAH). Delivered vacant at closing, 21265 Blair Rd presents a turn-key opportunity for an owner-user seeking a modern, efficient facility, or an investor looking to capture steady demand for small industrial buildings in one of North Houston's most desirable business corridors.



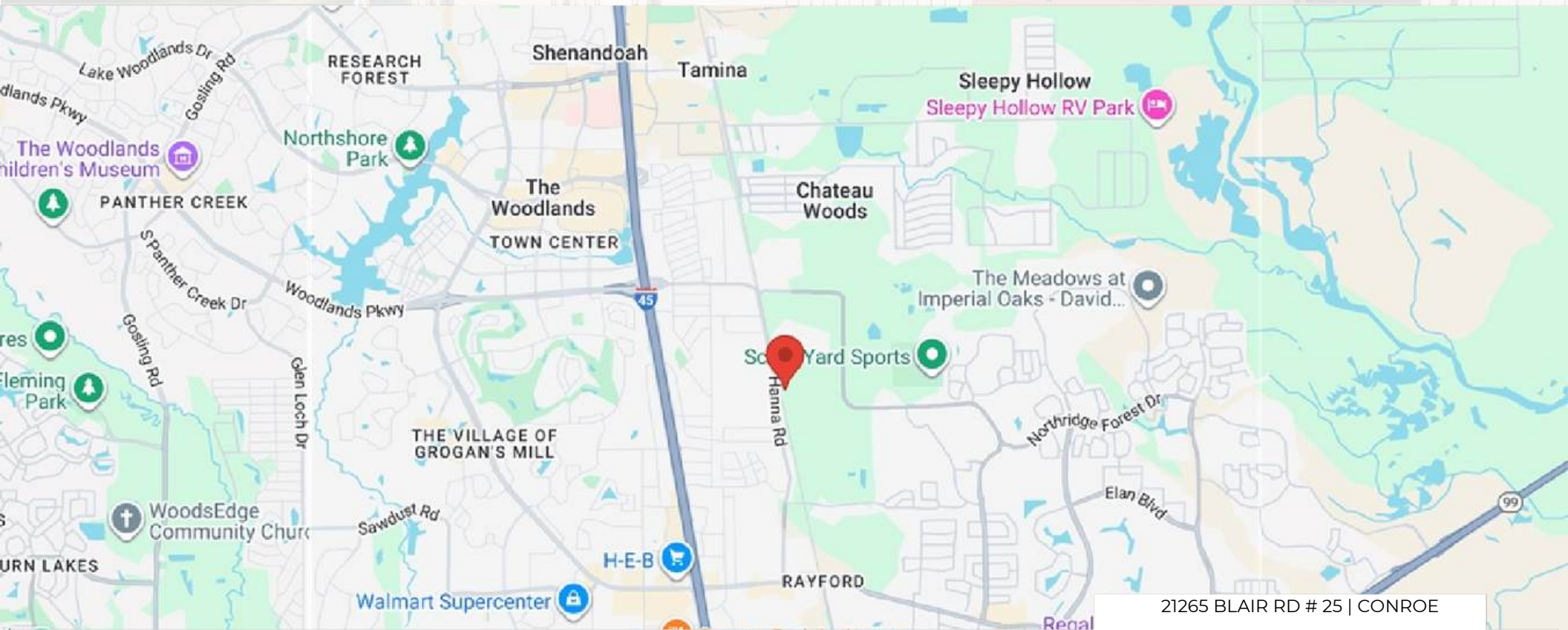






## INVESTMENT HIGHLIGHTS

- Modern 2021 Construction: 5,600 SF free-standing metal building with quality finishes and efficient layout, ideal for light industrial or service-based users.
- Functional Layout: Approx. 2,000 SF of office and 3,600 SF of clear-span warehouse with 13–18 ft clear height and two 12' x 14' grade-level doors for flexible operations.
- Fully Climate-Controlled: 100% HVAC coverage and full insulation throughout
- Heavy Power Capacity: Equipped with 3-phase, 480V/200A
- Ample Parking & Usable Yard: Onsite parking plus a small exterior yard area suitable for storage or fenced expansion.
- Utility & Access Advantage: Currently on city water and septic, with MUD service scheduled for Q1 2026



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## LOCATION HIGHLIGHTS

- The Woodlands–Conroe Corridor: Strategically positioned at the southern edge of Conroe, serving the greater Woodlands area — one of Houston’s fastest-growing commercial and residential markets.
- Proximity to Major Thoroughfares: Less than 5 minutes to I-45, providing direct access to The Woodlands, Houston, and regional distribution routes.
- Business-Friendly Environment: Located within a well-managed business park surrounded by a mix of owner-occupied industrial, service, and light manufacturing users.
- Connectivity to Key Hubs: Approximately 25 minutes to George Bush Intercontinental Airport (IAH) and 40 minutes to Houston’s Inner Loop.
- Quiet Yet Accessible Setting: End-of-street location within Blair Warehouse Park offers privacy, security, and easy truck maneuverability without heavy through traffic.
- Growing North Houston Submarket: Conroe and The Woodlands continue to experience strong population and business expansion, supporting stable industrial demand.



### 3 MILE RADIUS



POPULATION  
72,489



DAYTIME POPULATION  
107,678



HOUSEHOLDS  
28,469



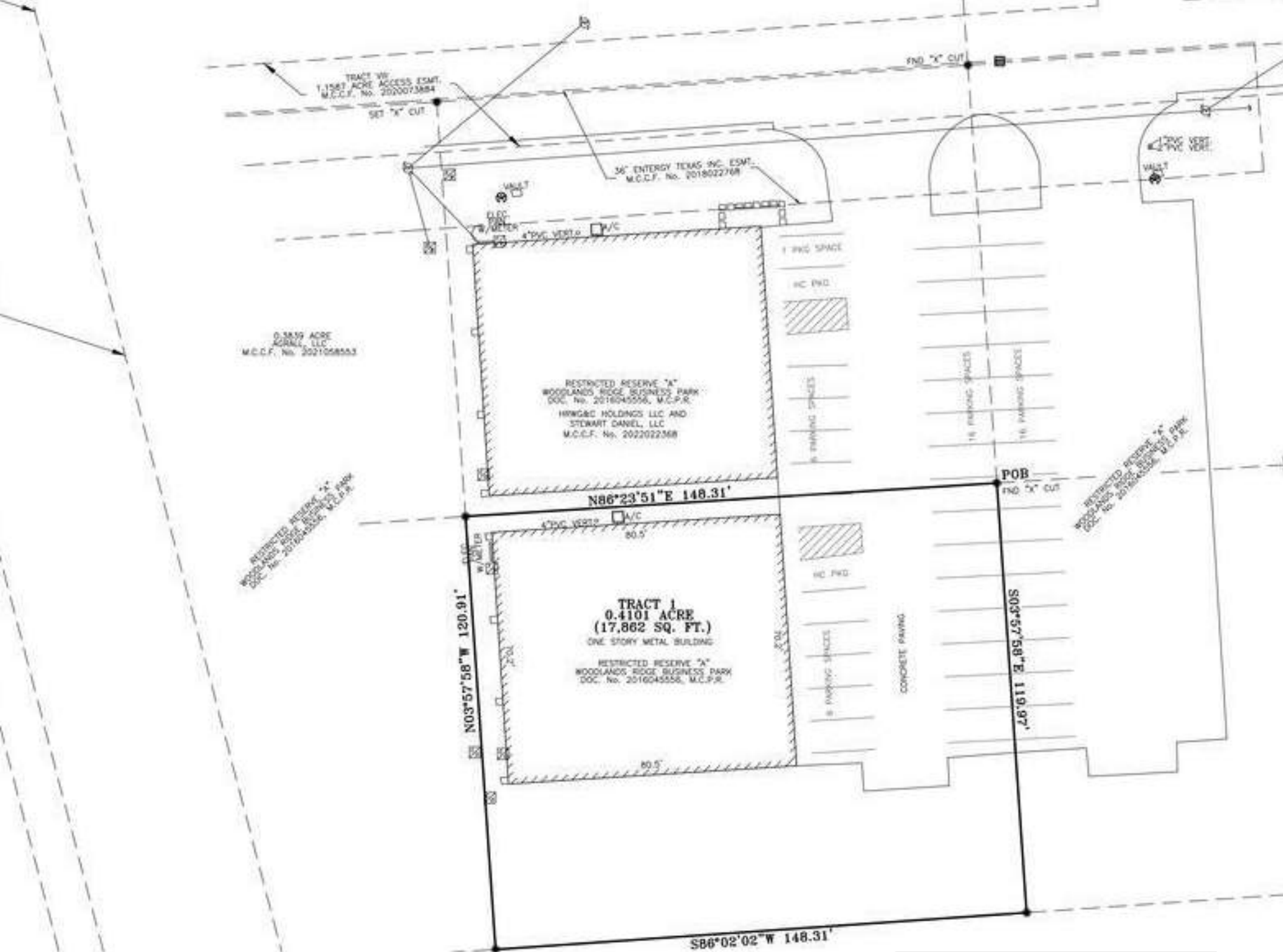
AVG. HOUSEHOLD INCOME  
\$ 124,714

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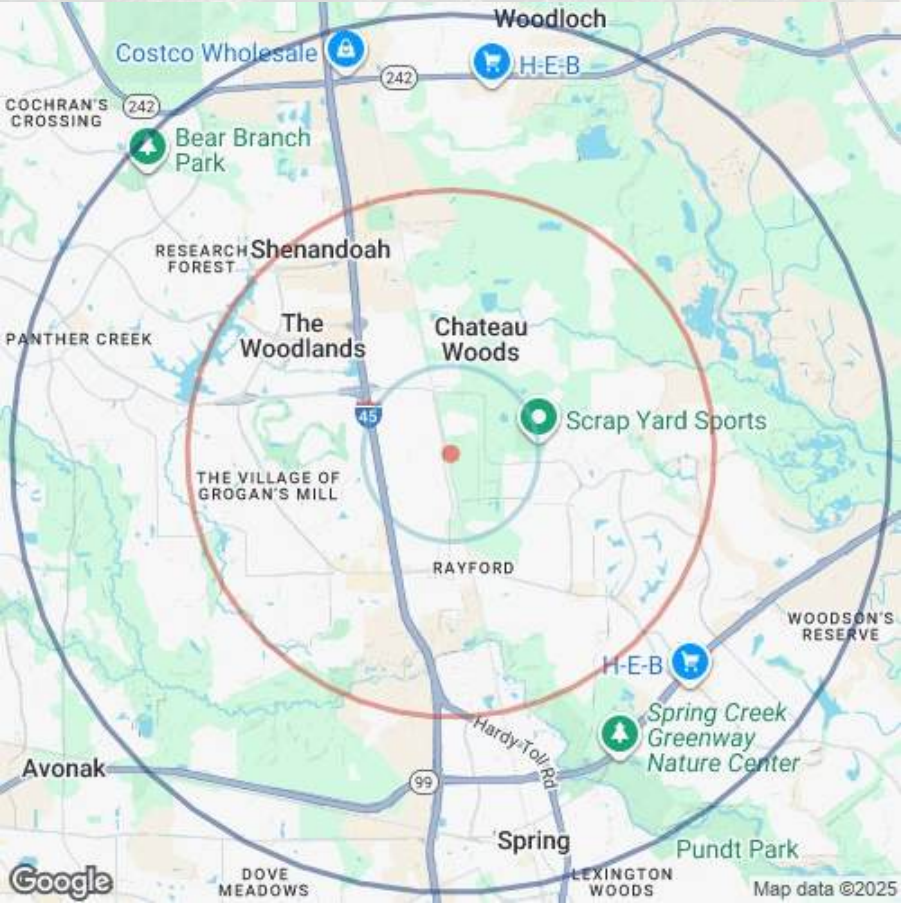


DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,771	33,699	71,186
2010 Population	5,622	52,276	111,720
2025 Population	5,462	72,489	169,882
2030 Population	5,707	78,544	184,001
2025-2030 Growth Rate	0.88 %	1.62 %	1.61 %
2025 Daytime Population	7,861	107,678	211,149

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	98	1,628	3,376
\$15000-24999	45	1,577	2,687
\$25000-34999	47	858	2,088
\$35000-49999	160	2,489	5,129
\$50000-74999	296	4,571	8,674
\$75000-99999	228	4,061	8,767
\$100000-149999	556	5,857	13,725
\$150000-199999	228	3,548	8,523
\$200000 or greater	254	3,882	11,727
Median HH Income	\$ 107,353	\$ 92,828	\$ 104,115
Average HH Income	\$ 125,091	\$ 124,714	\$ 137,855

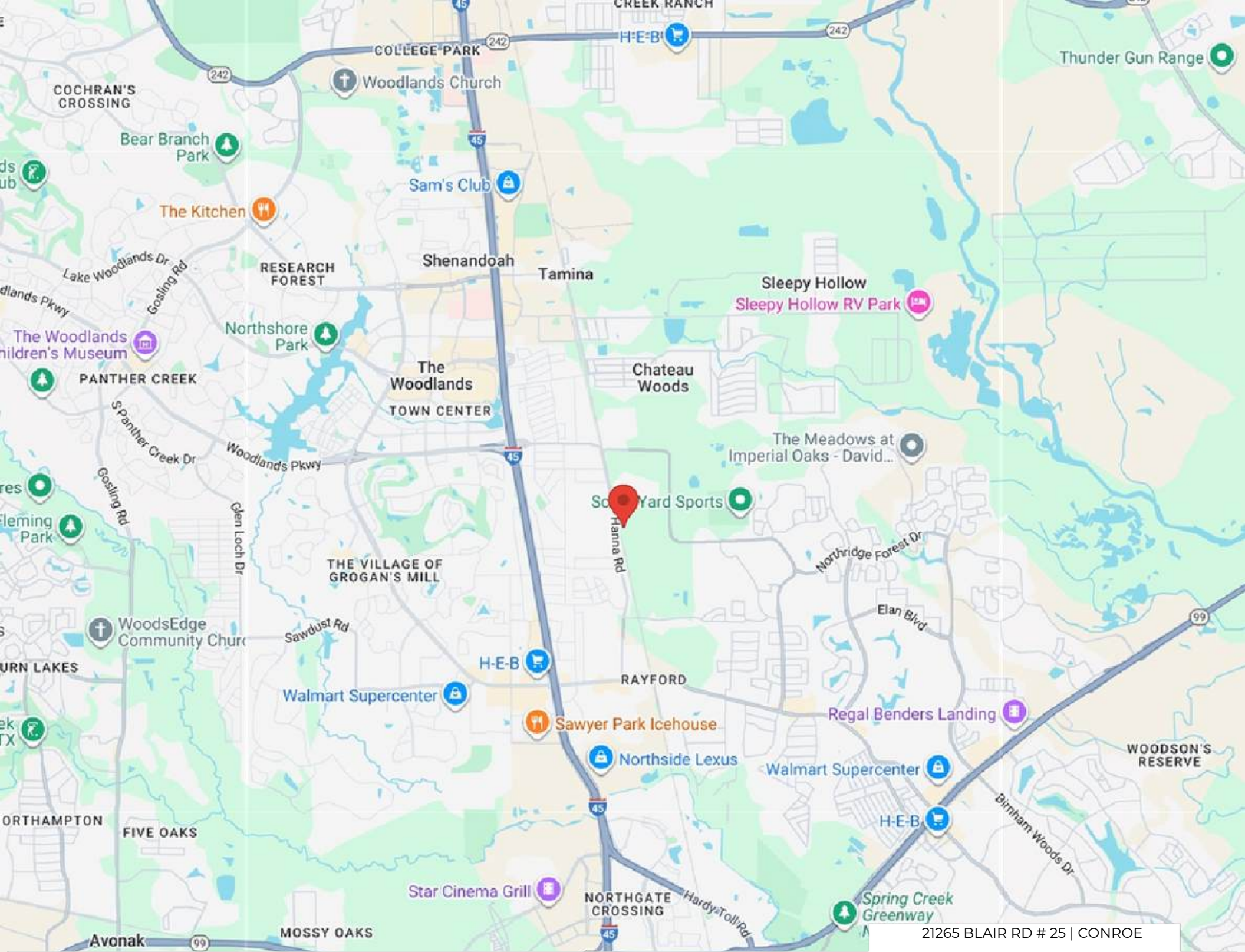
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	1,292	12,755	26,039
2010 Total Households	1,877	20,154	42,240
2025 Total Households	1,912	28,469	64,697
2030 Total Households	2,037	31,416	71,318
2025 Average Household Size	2.85	2.54	2.62
2025 Owner Occupied Housing	1,621	15,691	40,673
2030 Owner Occupied Housing	1,743	17,145	44,680
2025 Renter Occupied Housing	291	12,778	24,024
2030 Renter Occupied Housing	294	14,271	26,637
2025 Vacant Housing	59	2,366	4,584
2025 Total Housing	1,971	30,835	69,281











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## CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from GARY GREENE COMMERCIAL and it should not be made available to any other person or entity without the written consent of GARY GREENE COMMERCIAL.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to GARY GREENE COMMERCIAL. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. GARY GREENE COMMERCIAL has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, GARY GREENE COMMERCIAL has not verified, and will not verify, any of the information contained herein, nor has GARY GREENE COMMERCIAL conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.  
PLEASE CONTACT THE GARY GREENE COMMERCIAL ADVISOR FOR MORE DETAILS.

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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.

<u><b>Gary Greene Commercial</b></u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u><b>0475512</b></u> License No.	<u><b>Brokerage@garygreene.com</b></u> Email	<u><b>(713)465-6644</b></u> Phone
<u><b>Mark Woodroof</b></u> Designated Broker of Firm	<u><b>0415360</b></u> License No.	<u><b>Brokerage@garygreene.com</b></u> Email	<u><b>(713)465-6644</b></u> Phone
<u><b>Angela Chavez</b></u> Licensed Supervisor of Sales Agent/ Associate	<u><b>0627419</b></u> License No.	<u><b>angela.chavez@garygreene.com</b></u> Email	<u><b>(281)646-1136</b></u> Phone
<u><b>Richard Lin</b></u> Sales Agent/Associate's Name	<u><b>0769387</b></u> License No.	<u><b>richard.lin@garygreene.com</b></u> Email	<u><b>(832)304-3008</b></u> Phone