



Properties for Sale


1

2527 N Frazier St, Conroe, TX 77303



Property Details	
Price	\$3,950,000
No. Unit	0
Gross Leasable Area	8,300 SF
Total Lot Size	1.41 AC
Property Type	Retail
Property Sub-type	Storefront
Cap Rate	6.25%
No. Stories	1
Building Class	B
Year Built	2024
Status	Active

Broker Information

Tim O'Neill
(713) 289-0499

Property Notes

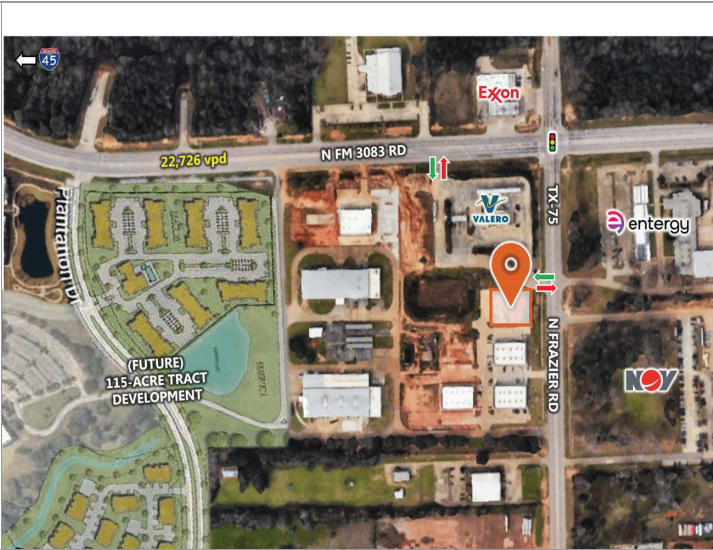
Sale Notes

Great investment opportunity just minutes from the booming cities of Conroe and Willis near the corner of North Frazier and FM 3083. 45,000 vehicles a day go through that intersection. Less than a mile from I-45. Brand new +-8300 sf building with 60% leased out and working on the other 40%. Should be 100% leased out by January 2026.

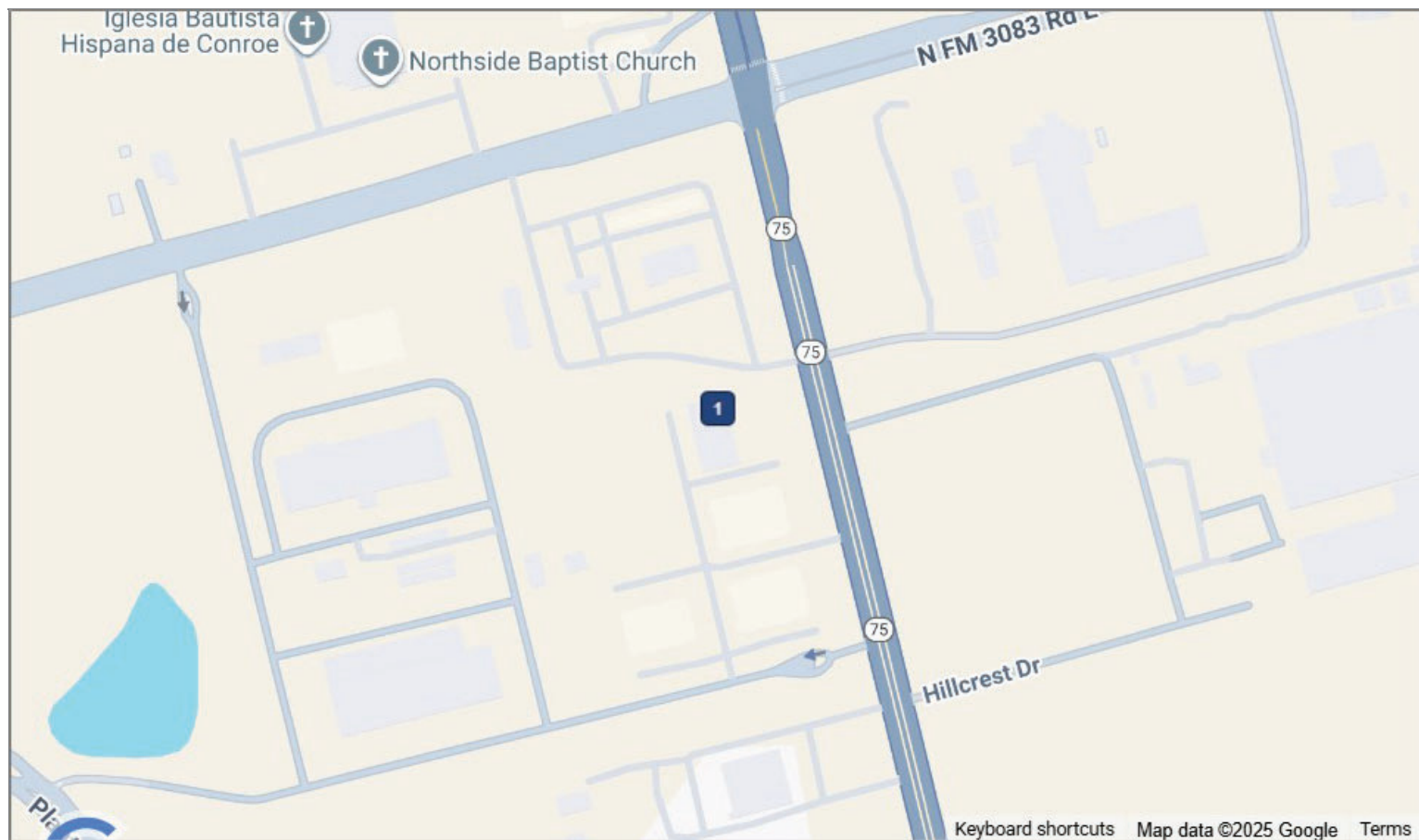
Photos







Map



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