



**4,000 SF 3-PHASE WAREHOUSE ON 0.735 OF AN ACRE!**

**FOR LEASE! \$5,240 PER MONTH + UTILITIES**

**AVAILABLE 5/1/2026 IF NOT SOONER!**

1410 FM 2854

CONROE, TX 77304



4,000 SF 3-PHASE WAREHOUSE WITH A LARGE FENCED YARD (0.75 OF AN ACRE) ONLY 1 MILE FROM I-45 FREEWAY! 160 FT OF FRONTAGE ON FM 2854 IN CONROE, TX! THERE ARE (2) 12X12 ROLL UP DOORS, OFFICE SPACE OF 375 SF THAT CONSISTS OF 2 SEPARATE OFFICES, THEN THERE ARE ALSO 2 SEPARATE RESTROOMS – 1 INSIDE THE OFFICE AND ONE INSIDE THE SHOP, A KITCHEN AREA WITH A WATER FOUNTAIN! 14 FT EVE HEIGHT, STABILIZED PARKING, EASY, CONVENIENT LOCATION!

**FOR MORE INFORMATION, CALL ROBERT GRAHAM AT (936) 672-2087!**

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**ADDITIONAL PHOTOS**



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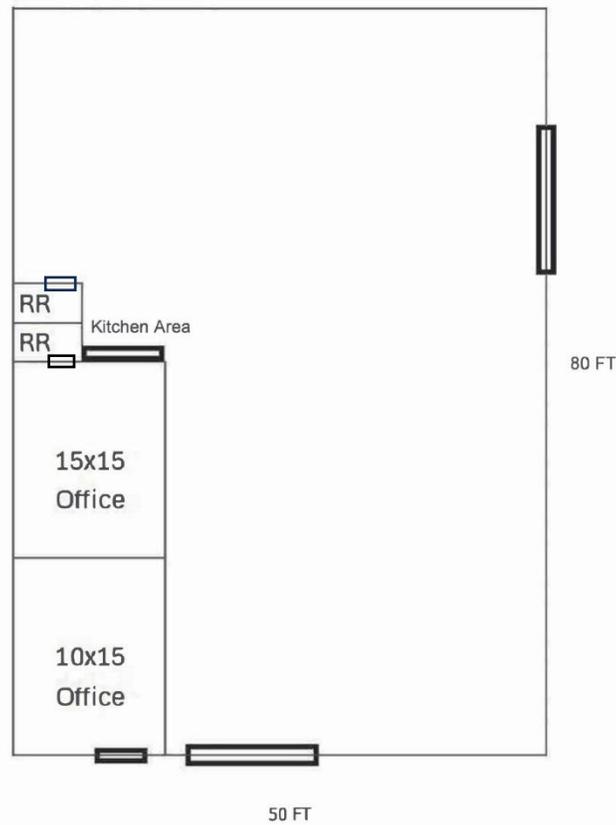
**SITE PLAN**

### 1410 FM 2854 Floor Plan

4,000 SF 3-Phase Warehouse with 200 Amps on 0.735 of an Acre

14 FT Eave Height / (2) 12x12 Bay Doors

2 Offices and 2 Restrooms  
1 Office Restroom  
1 Shop Restroom

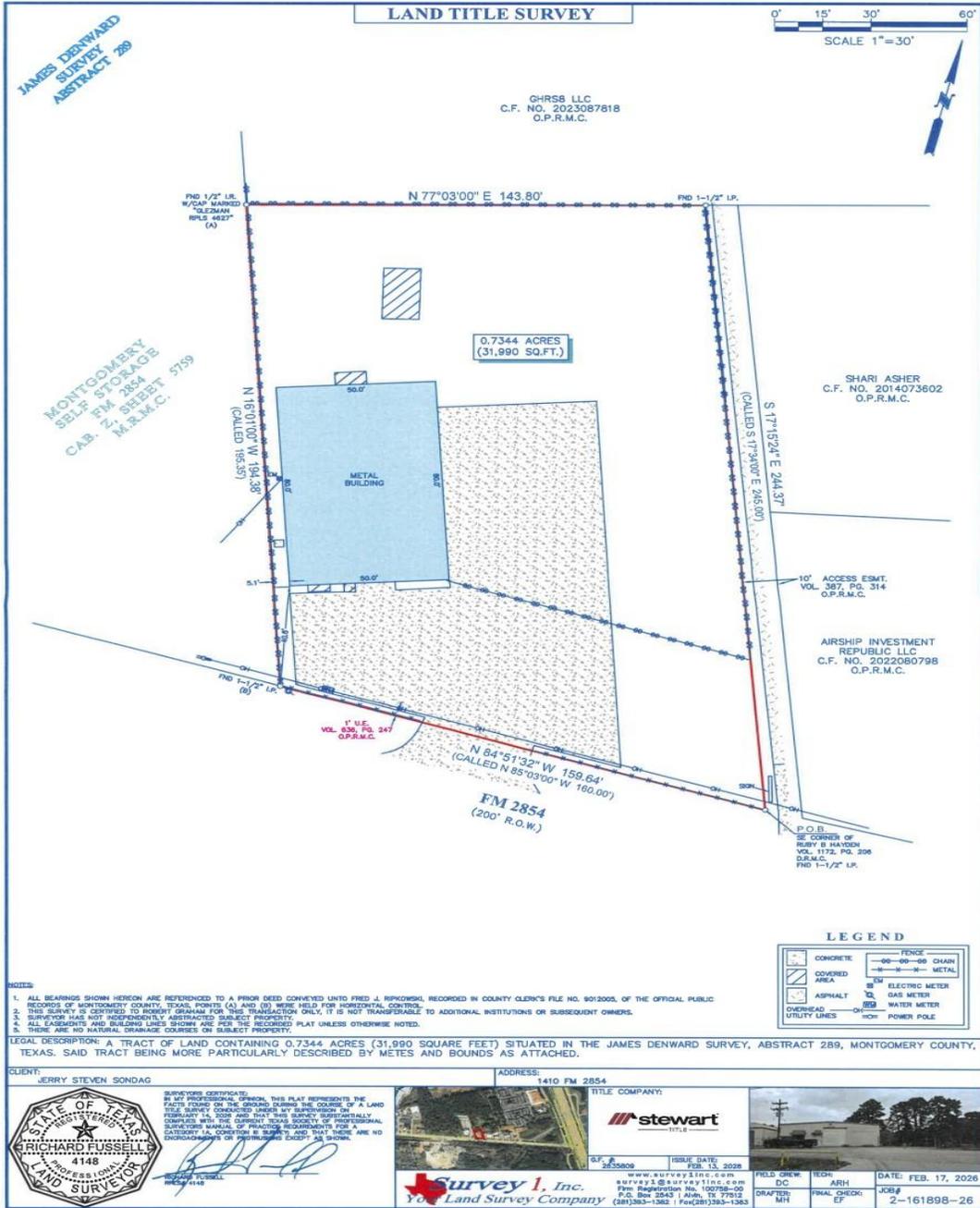


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## SURVEY



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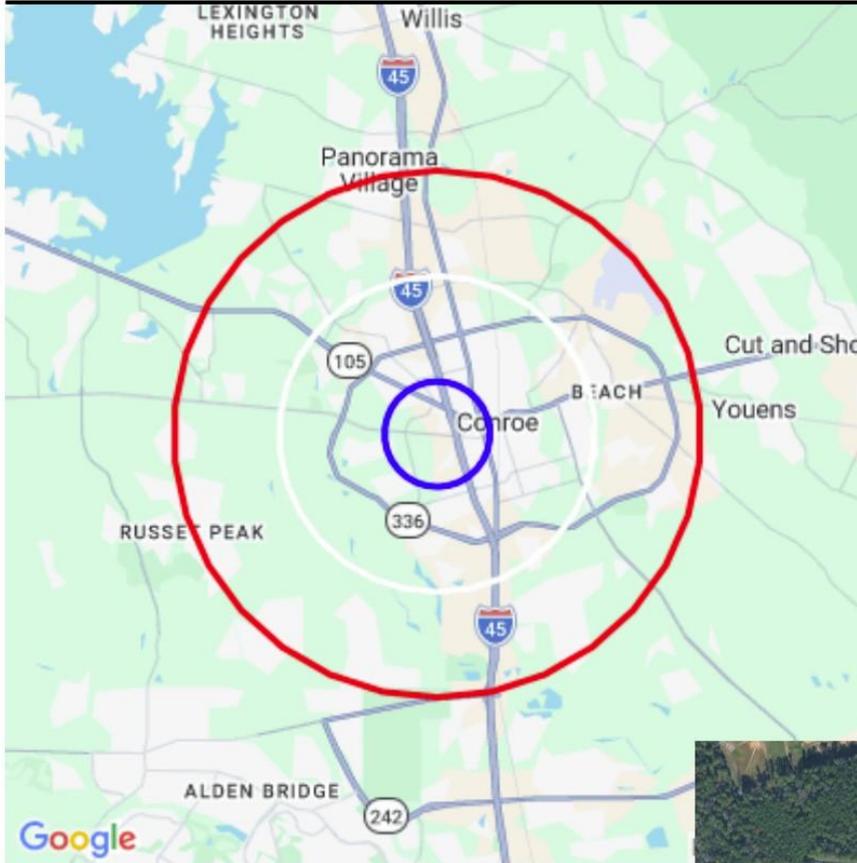
1410 Fm 2854 Rd



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

## Demographic Report



1410 Fm 2854 Rd

### Population

Distance	Male	Female	Total
1- Mile	1,878	1,996	3,874
3- Mile	24,526	23,543	48,069
5- Mile	35,486	34,682	70,168



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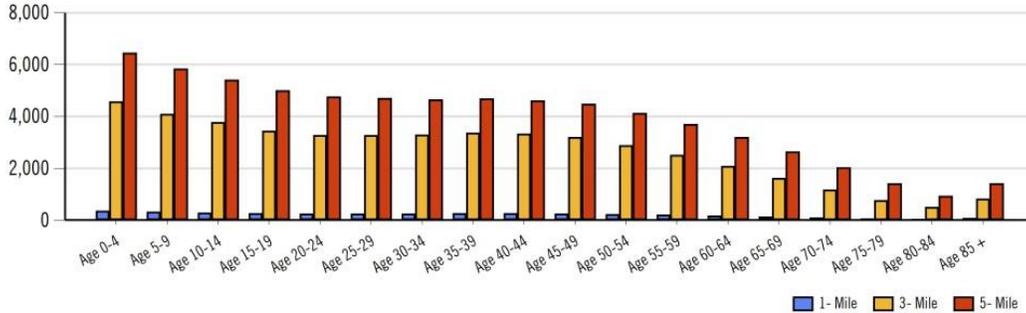
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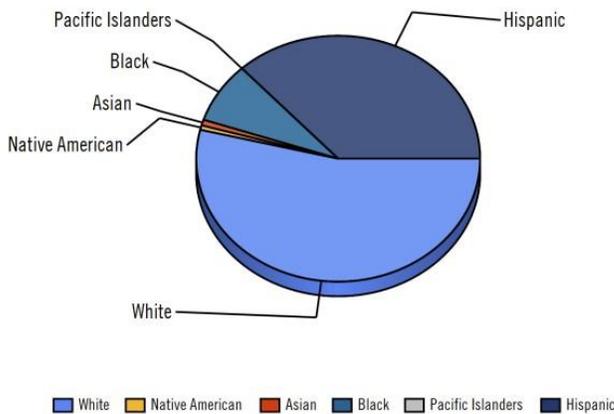
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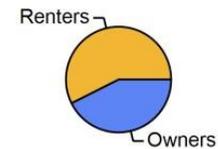
## Population by Distance and Age (2020)



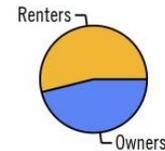
## Ethnicity within 5 miles



## Home Ownership 1 Mile



## Home Ownership 3 Mile



## Home Ownership 5 Mile



## Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	1,811	72	1.29 %
3-Mile	21,576	730	2.49 %
5-Mile	31,802	994	2.48 %



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## 1410 Fm 2854 Rd

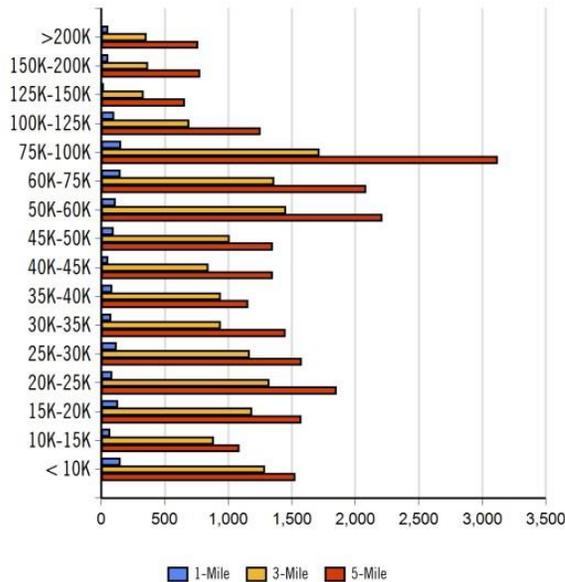
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### Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	21	35	183	67	33	265	89	17	249	333	305	46	124
3-Mile	104	447	2,794	1,812	680	2,817	1,011	312	2,156	3,843	2,581	481	2,153
5-Mile	128	676	3,670	2,844	999	3,885	1,468	405	3,256	6,351	3,373	918	3,016

### Household Income



Radius	Median Household Income
1-Mile	\$43,427.29
3-Mile	\$48,749.41
5-Mile	\$53,248.35

Radius	Average Household Income
1-Mile	\$54,006.43
3-Mile	\$54,706.17
5-Mile	\$60,233.03

Radius	Aggregate Household Income
1-Mile	\$88,668,716.53
3-Mile	\$851,825,888.88
5-Mile	\$1,433,031,089.39

### Education

	1-Mile	3-mile	5-mile
Pop > 25	2,369	28,890	42,681
High School Grad	537	6,045	9,576
Some College	645	5,499	8,893
Associates	141	1,043	1,719
Bachelors	283	3,089	5,233
Masters	84	780	1,297
Prof. Degree	47	364	624
Doctorate	25	172	223

### Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	18 %	33 %	33 %
Teen's	33 %	82 %	88 %
Expensive Homes	0 %	23 %	30 %
Mobile Homes	33 %	156 %	165 %
New Homes	53 %	92 %	111 %
New Households	50 %	115 %	112 %
Military Households	7 %	23 %	20 %
Households with 4+ Cars	15 %	53 %	61 %
Public Transportation Users	1 %	6 %	8 %
Young Wealthy Households	47 %	79 %	62 %

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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1410 Fm 2854 Rd



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## Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
<b>Total Expenditures</b>	65,959,674		674,792,148		1,068,980,730	
<b>Average annual household</b>	42,464		43,005		45,285	
<b>Food</b>	5,654	13.31 %	5,697	13.25 %	5,953	13.15 %
Food at home	3,794		3,827		3,949	
Cereals and bakery products	539		544		562	
Cereals and cereal products	194		195		201	
Bakery products	345		349		360	
Meats poultry fish and eggs	773		776		795	
Beef	180		180		185	
Pork	139		142		144	
Poultry	147		147		151	
Fish and seafood	123		122		126	
Eggs	63		63		65	
Dairy products	377		379		394	
Fruits and vegetables	761		767		794	
Fresh fruits	111		112		116	
Processed vegetables	149		151		154	
Sugar and other sweets	139		141		146	
Fats and oils	120		122		125	
Miscellaneous foods	711		721		743	
Nonalcoholic beverages	329		333		341	
Food away from home	1,860		1,869		2,003	
Alcoholic beverages	285		289		313	
<b>Housing</b>	15,797	37.20 %	15,981	37.16 %	16,615	36.69 %
Shelter	9,518		9,629		10,022	
Owned dwellings	5,323		5,444		5,800	
Mortgage interest and charges	2,603		2,675		2,875	
Property taxes	1,778		1,823		1,947	
Maintenance repairs	941		944		976	
Rented dwellings	3,508		3,499		3,461	
Other lodging	686		686		760	
Utilities fuels	3,828		3,887		3,981	
Natural gas	349		355		367	
Electricity	1,565		1,584		1,609	
Fuel oil	143		144		150	
Telephone services	1,180		1,203		1,235	
Water and other public services	588		599		618	
<b>Household operations</b>	1,022	2.41 %	1,035	2.41 %	1,100	2.43 %
Personal services	276		281		306	
Other household expenses	746		754		794	
Housekeeping supplies	534		538		561	
Laundry and cleaning supplies	148		150		154	
Other household products	304		308		323	
Postage and stationery	81		79		82	
Household furnishings	893		889		949	
Household textiles	68		66		70	
Furniture	188		183		203	
Floor coverings	22		21		23	
Major appliances	128		132		133	
Small appliances	80		80		84	
Miscellaneous	404		405		433	
<b>Apparel and services</b>	1,146	2.70 %	1,139	2.65 %	1,203	2.66 %
Men and boys	208		210		226	
Men 16 and over	168		172		186	
Boys 2 to 15	40		37		39	
Women and girls	432		424		444	



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Women 16 and over	359	351	371
Girls 2 to 15	72	72	72
Children under 2	87	87	88

### Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
<b>Total Expenditures</b>	65,959,674		674,792,148		1,068,980,730	
<b>Average annual household</b>	42,464		43,005		45,285	
<b>Transportation</b>	5,825	13.72 %	5,907	13.74 %	6,203	13.70 %
Vehicle purchases	1,291		1,300		1,400	
Cars and trucks new	656		665		722	
Cars and trucks used	603		600		641	
Gasoline and motor oil	1,922		1,959		2,018	
Other vehicle expenses	2,221		2,265		2,365	
Vehicle finance charges	143		150		158	
Maintenance and repairs	776		780		819	
Vehicle insurance	1,034		1,066		1,099	
Vehicle rental leases	267		268		287	
Public transportation	390		381		419	
<b>Health care</b>	3,335	7.85 %	3,412	7.93 %	3,555	7.85 %
Health insurance	2,229		2,277		2,357	
Medical services	662		682		725	
Drugs	335		342		357	
Medical supplies	108		109		114	
<b>Entertainment</b>	2,472	5.82 %	2,520	5.86 %	2,663	5.88 %
Fees and admissions	427		431		479	
Television radios	939		960		985	
Pets toys	908		918		973	
Personal care products	544		548		580	
Reading	48		48		51	
Education	1,055		1,016		1,122	
Tobacco products	400		405		404	
<b>Miscellaneous</b>	683	1.61 %	703	1.63 %	739	1.63 %
<b>Cash contributions</b>	1,145		1,194		1,238	
<b>Personal insurance</b>	4,068		4,140		4,641	
Life and other personal insurance	136		139		149	
Pensions and Social Security	3,932		4,000		4,491	

Distance	Year	Estimated Households			Housing Occupied By		Housing Occupancy		
		2020	2018	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	5,261	4,020	30.29 %	1,757	3,088	2,010	3,251	618
3-Mile	2020	27,680	20,627	34.85 %	6,639	19,294	15,300	12,380	2,005
5-Mile	2020	34,649	26,225	32.92 %	7,869	24,759	21,408	13,241	2,694
1-Mile	2023	5,711	4,020	41.90 %	1,902	3,356	2,178	3,533	753
3-Mile	2023	29,804	20,627	46.39 %	7,133	20,786	16,434	13,370	2,604
5-Mile	2023	37,196	26,225	43.76 %	8,440	26,580	22,944	14,252	3,495



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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.

<b>Arrowstar Realty</b>	<b>492136</b>		
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
<b>Robert Graham</b>	<b>466722</b>	<b>robert@rgteamtx.com</b>	<b>(936)672-2087</b>
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](http://www.trec.texas.gov)  
IABS 1-0 Date

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