

11192 MEADOR ROAD | FOR SALE

CONROE, TX 77303



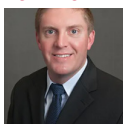
Property Description

Discover the ideal industrial/flex space investment at this prime location in Conroe, TX. Featuring a spacious 5,000 SF building, this property is designed to meet the needs of modern industrial and flex space tenants. Recently renovated in 2022, the building offers state-of-the-art amenities and updated infrastructure to support a wide range of industrial operations. With a strategic location in Conroe, this property provides easy access to key transportation routes and the thriving business community in the area. Built in 2012, the building's contemporary design and superior construction make it a standout choice for industrial and flex space investors seeking a high-quality, turnkey property.

Property Highlights

- - 1.5 acre +/- stabilized yard
- - 2,500 sq. ft. warehouse with 3,000 sq.ft. (2 story office space)
- - Ideal for industrial/flex space use
- - Modern design and construction
- - Strategic location in Conroe, TX

FOR MORE INFORMATION:



BRYAN ROBERTS
BROKER
979.219.0819
BRYAN@TX-CRG.COM

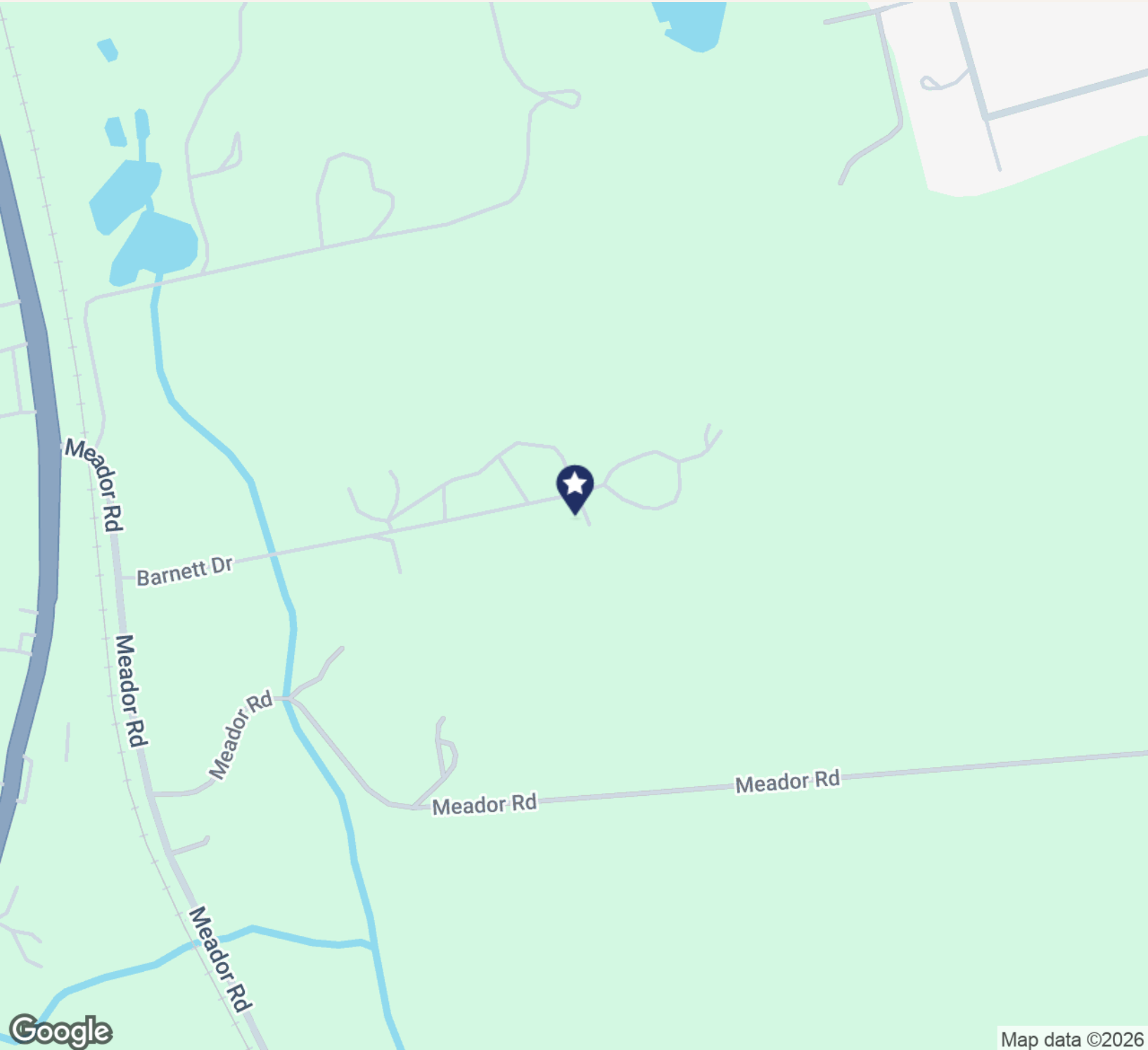
Offering Summary

Sale Price:	\$1,649,500
Lot Size:	3.944 Acres
Building Size:	5,000 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	8	47	556
Total Population	26	153	1,797
Average HH Income	\$85,377	\$84,922	\$90,186

1192 MEADOR ROAD | FOR SALE

CONROE, TX 77303



FOR MORE INFORMATION:



BRYAN ROBERTS

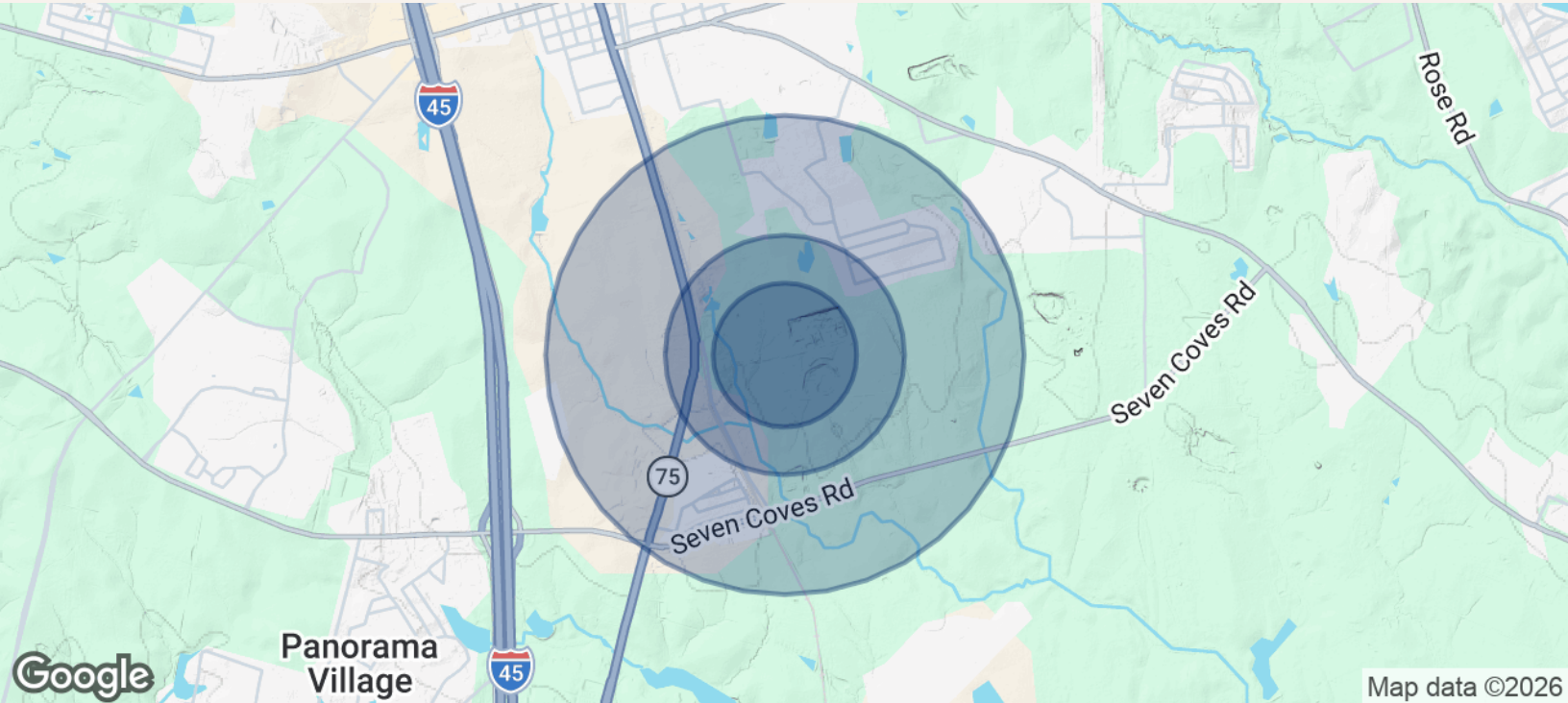
BROKER

979.219.0819

BRYAN@TX-CRG.COM

11192 MEADOR ROAD | FOR SALE

CONROE, TX 77303



Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	26	153	1,797
Average Age	33	33	34
Average Age (Male)	32	32	33
Average Age (Female)	34	34	35
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	8	47	556
# of Persons per HH	3.3	3.3	3.2
Average HH Income	\$85,377	\$84,922	\$90,186
Average House Value	\$214,583	\$215,485	\$223,981

Demographics data derived from AlphaMap

FOR MORE INFORMATION:



BRYAN ROBERTS
BROKER
979.219.0819
BRYAN@TX-CRG.COM

11192 MEADOR ROAD | FOR SALE

CONROE, TX 77303



FOR MORE INFORMATION:



BRYAN ROBERTS

BROKER

979.219.0819

BRYAN@TX-CRG.COM

11192 MEADOR ROAD | FOR SALE

CONROE, TX 77303



FOR MORE INFORMATION:



BRYAN ROBERTS
BROKER
979.219.0819
BRYAN@TX-CRG.COM



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.

Texas Commercial Realty Group, LLC

Licensed Broker /Broker Firm Name or

Primary Assumed Business Name

Bryan Roberts

Designated Broker of Firm

Licensed Supervisor of Sales Agent/
Associate

Sales Agent/Associate's Name

9014666

License No.

670049

License No.

License No.

License No.

info@tx-crg.com

Email

bryan@tx-crg.com

Email

Email

Email

(855)489-2734

Phone

(979)219-0819

Phone

Phone

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