



831 – 1,137 SF OF OFFICE SPACE AVAILABLE!
FOR LEASE IN BUSY LOCATION!
2517 N FRAZIER – 75 EXECUTIVE BLDG II
CONROE, TX 77303



Currently Available:
Ste 2000: 1,137 SF
Ste 2200: 1,005 SF
Ste 2300: 831 SF
Ste 2400: 1,137 SF
Ste 2500: 1,137 SF
Ste 2700: 1,005 SF
Ste 2800: 831 SF
Ste 2900: 1,137 SF

HIGH VISIBILITY & LESS THAN 1 MILE FROM I-45!
ONE OF THE FASTEST GROWING AREAS OF MONTGOMERY COUNTY!

831 - 1,137 SF Brand New Office Spaces right off Highway 75 / N Frazier in Conroe! Lease Term Negotiable!
Wonderful Floor Plan - Complete with a foyer, private offices, a conference room, a kitchen area, and 1 restroom! Great, convenient business park location! Beautiful Oak Trees line the entrance!

- **INDIVIDUAL METERS!**
- **WATER, TRASH AND CAM INCLUDED IN NNN!**
- **UTILITIES THROUGH THE CITY OF CONROE AND ENTERGY!**
- **BEAUTIFUL LANDSCAPING!**
- **PLENTY OF PARKING SPACE!**
- **PROPER INGRESS/EGRESS THROUGHOUT THE ENTIRE BUSINESS PARK!**
- **LEASE TERM & TI NEGOTIABLE!**
- **CONVENIENT LOCATION OFF N FRAZIER / HWY 75 AND FM 3083!**

FLOOR PLAN ON PAGE 3 AND SITE PLAN ON PAGE 4

FOR PRICING CALL ROBERT GRAHAM AT (936) 672-2087!

Arrowstar Realty
Robert Graham
(936) 672-2087
Robert@rgteamtx.com

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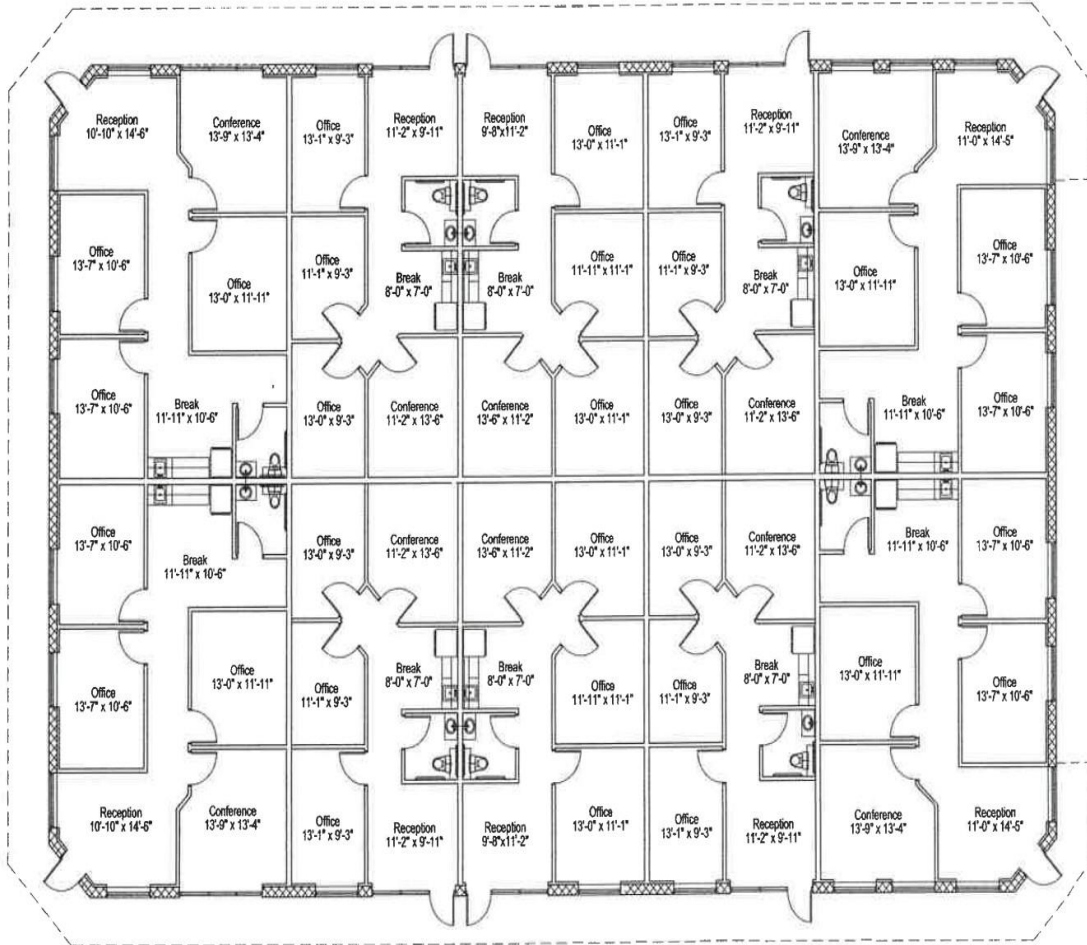
PHOTOS



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FLOOR PLAN



FLOOR PLAN
LAYOUT A



PROJECT BY
Infinity Texas Development Inc.
6700 WOODLANE PARKWAY
SUITE 250, #A75
THE WOODLAND, TX, 77382
281.276.2200
INFINITYTEXAS@GOCGLOBAL.NET

**75 EXECUTIVE OFFICE PARK
BUILDING II**
2519 NORTH FRAZIER
CONROE, TX, 77303



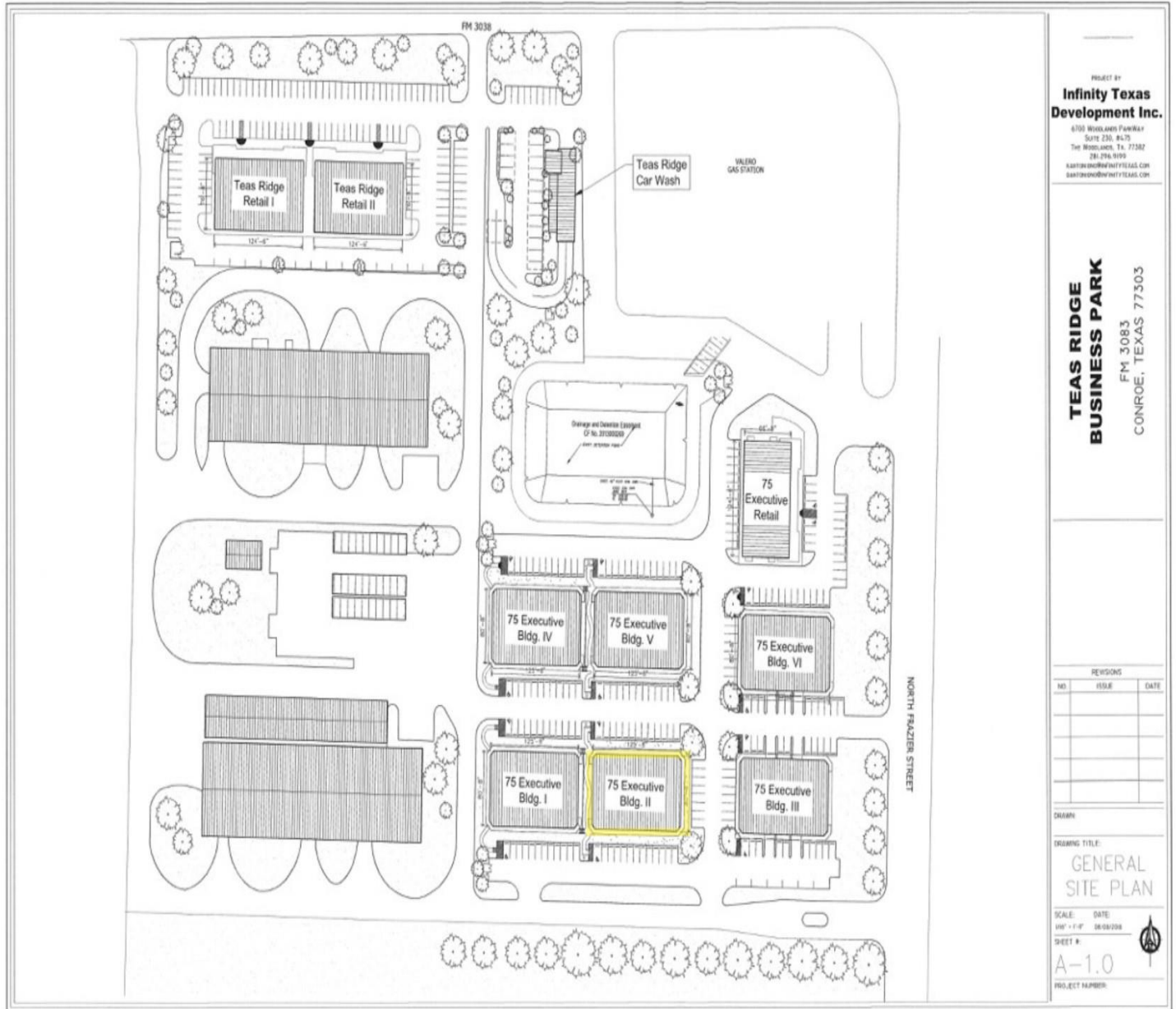
REVISIONS		
NO.	ISSUE	DATE

DRAWN:
CAROL A. D'AMICO, FLS
DRAWING TITLE:

FLOOR PLAN

SCALE: DATE: 1/25/2017
N.T.S.
SHEET #: **A-1.2**
PROJECT NUMBER:

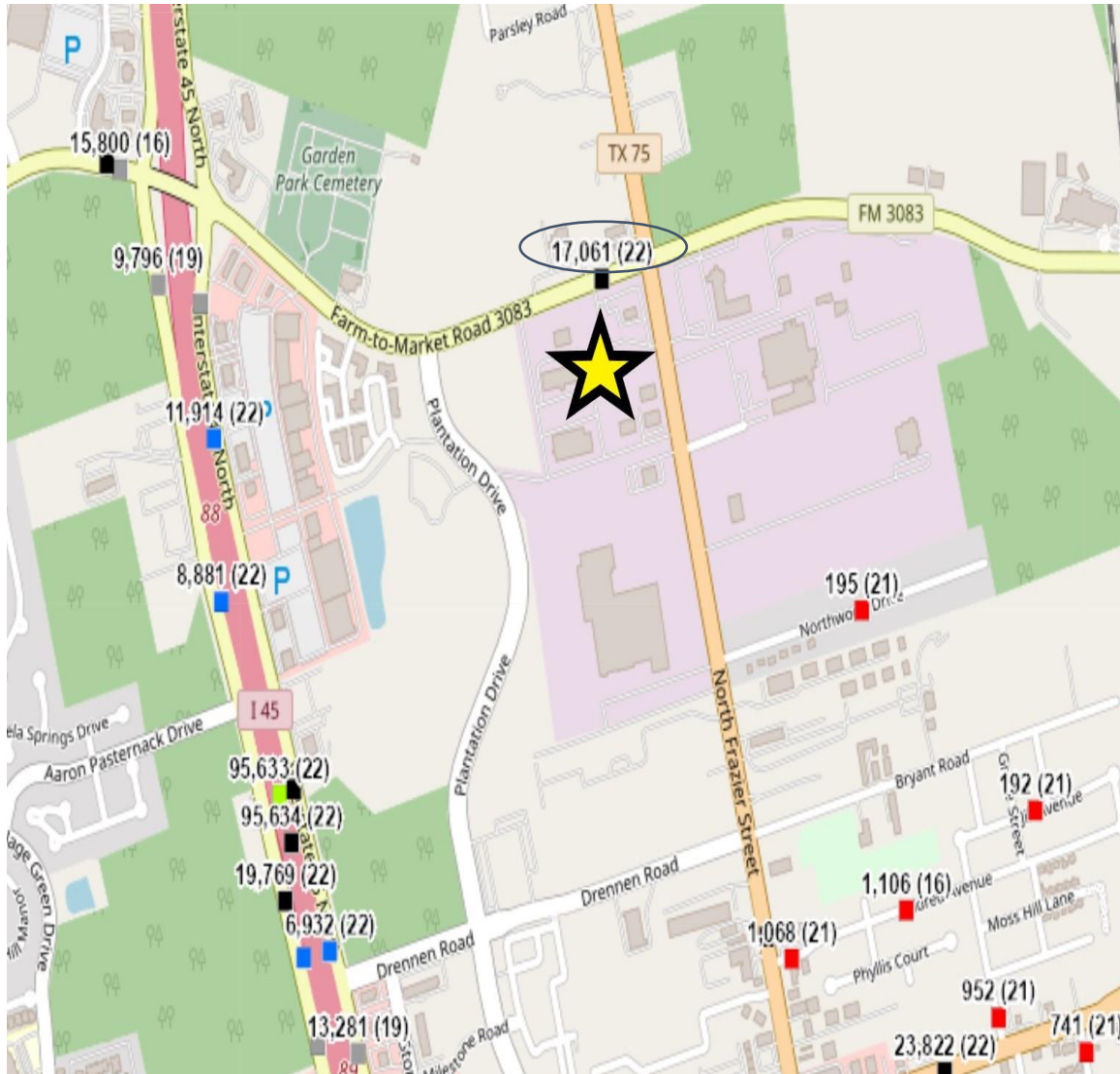
SITE PLAN



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TRAFFIC MAP



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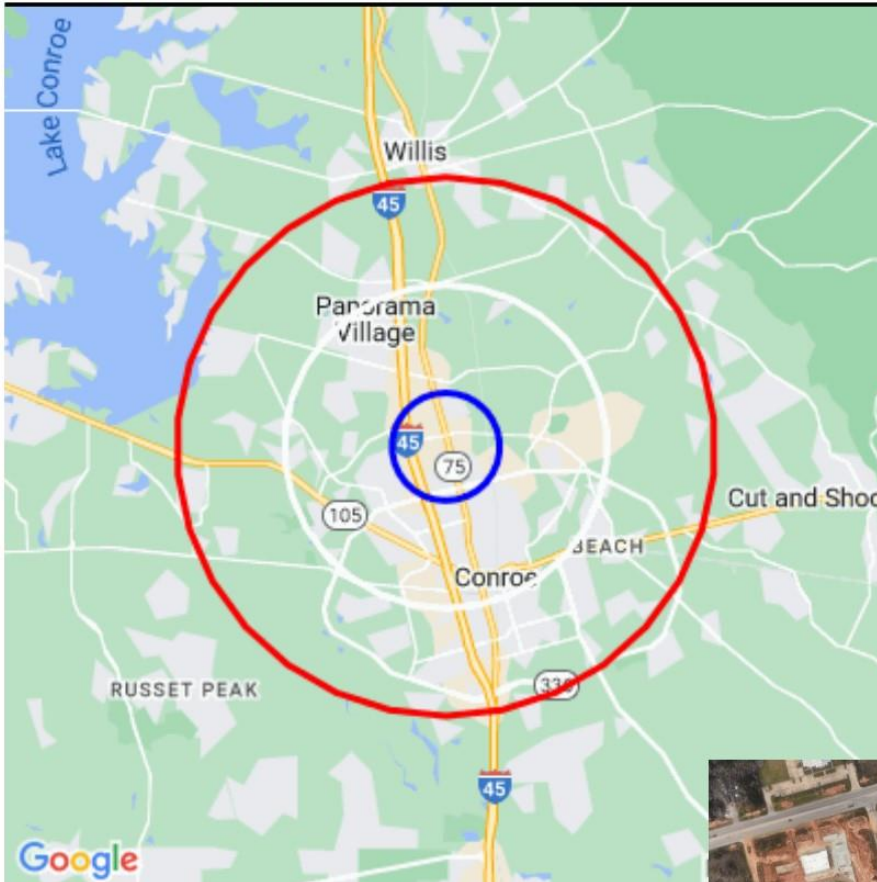
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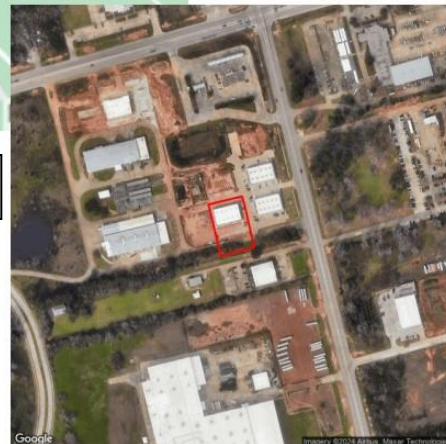
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14500 Hasara Lane Willis, TX 77378 | 936-672-2472

Demographic Report



2517 N FRAZIER – 75 EXECUTIVE BLDG II



Population

Distance	Male	Female	Total
1- Mile	1,644	1,660	3,304
3- Mile	16,183	15,684	31,867
5- Mile	34,931	34,012	68,943



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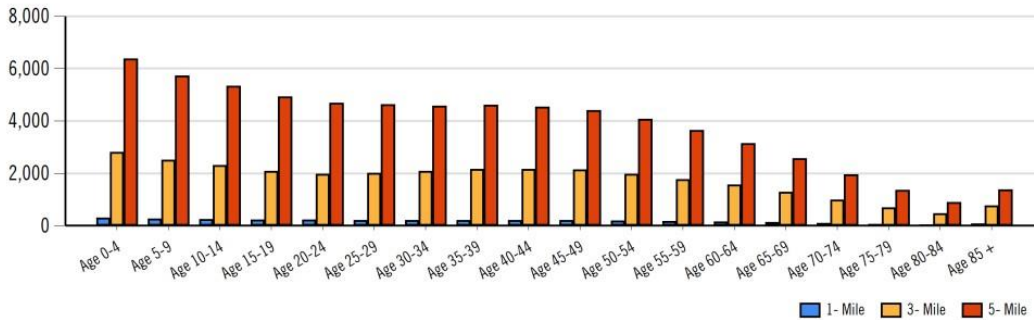
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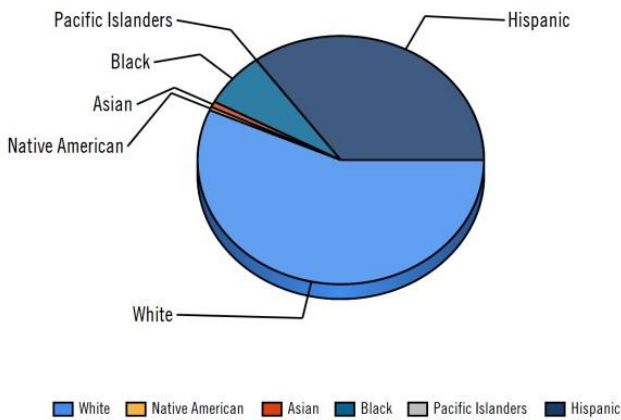
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Population by Distance and Age (2020)



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	1,564	64	0.95 %
3-Mile	13,916	396	2.17 %
5-Mile	30,924	941	2.41 %



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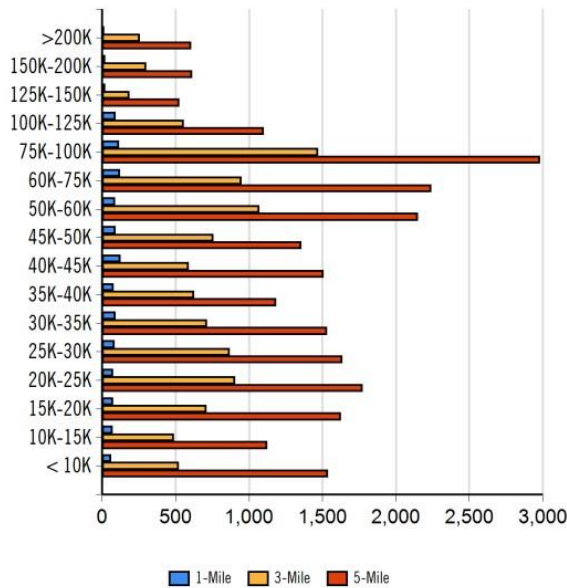
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Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	2	32	169	131	60	194	10	32	86	283	215	81	255
3-Mile	103	347	1,513	1,069	497	1,994	576	199	1,257	2,513	1,616	603	1,334
5-Mile	146	594	3,601	2,649	989	3,757	1,315	371	3,171	6,022	3,547	1,028	3,037

Household Income



Radius Median Household Income

1-Mile	\$43,458.67
3-Mile	\$47,469.06
5-Mile	\$49,759.89

Radius Average Household Income

1-Mile	\$58,619.67
3-Mile	\$56,508.18
5-Mile	\$56,266.47

Radius Aggregate Household Income

1-Mile	\$63,561,507.45
3-Mile	\$633,155,599.45
5-Mile	\$1,353,422,376.46

Education

	1-Mile	3-mile	5-mile
Pop > 25	2,011	20,125	41,865
High School Grad	1,076	5,475	10,019
Some College	371	4,383	8,698
Associates	122	865	1,645
Bachelors	138	2,574	5,194
Masters	23	596	1,243
Prof. Degree	11	299	673
Doctorate	1	57	186

Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	2 %	40 %	33 %
Teen's	27 %	76 %	87 %
Expensive Homes	0 %	23 %	13 %
Mobile Homes	29 %	171 %	176 %
New Homes	9 %	77 %	95 %
New Households	39 %	118 %	114 %
Military Households	24 %	34 %	20 %
Households with 4+ Cars	17 %	62 %	61 %
Public Transportation Users	2 %	11 %	7 %
Young Wealthy Households	0 %	140 %	70 %

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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2517 N FRAZIER – 75 EXECUTIVE BLDG II



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Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	50,652,145		480,825,651		1,028,945,190	
Average annual household	43,899		43,600		43,637	
Food	5,817	13.25 %	5,749	13.19 %	5,761	13.20 %
Food at home	3,892		3,856		3,860	
Cereals and bakery products	553		549		548	
Cereals and cereal products	198		197		196	
Bakery products	354		352		352	
Meats poultry fish and eggs	789		780		779	
Beef	184		181		181	
Pork	145		144		142	
Poultry	150		148		147	
Fish and seafood	124		122		123	
Eggs	64		64		64	
Dairy products	386		381		383	
Fruits and vegetables	780		774		774	
Fresh fruits	114		113		113	
Processed vegetables	152		152		152	
Sugar and other sweets	144		142		143	
Fats and oils	124		123		123	
Miscellaneous foods	732		725		727	
Nonalcoholic beverages	338		335		336	
Food away from home	1,925		1,892		1,900	
Alcoholic beverages	294		293		297	
Housing	16,223	36.96 %	16,177	37.10 %	16,156	37.02 %
Shelter	9,787		9,747		9,731	
Owned dwellings	5,581		5,568		5,556	
Mortgage interest and charges	2,743		2,722		2,741	
Property taxes	1,873		1,872		1,859	
Maintenance repairs	965		974		954	
Rented dwellings	3,501		3,477		3,477	
Other lodging	704		700		697	
Utilities fuels	3,928		3,944		3,922	
Natural gas	362		360		358	
Electricity	1,593		1,603		1,594	
Fuel oil	145		148		146	
Telephone services	1,220		1,224		1,216	
Water and other public services	606		608		606	
Household operations	1,056	2.41 %	1,051	2.41 %	1,053	2.41 %
Personal services	286		283		288	
Other household expenses	770		768		765	
Housekeeping supplies	547		542		542	
Laundry and cleaning supplies	151		149		151	
Other household products	315		313		311	
Postage and stationery	80		79		79	
Household furnishings	904		890		905	
Household textiles	65		64		66	
Furniture	189		182		186	
Floor coverings	22		22		21	
Major appliances	134		136		134	
Small appliances	81		81		80	
Miscellaneous	410		403		415	
Apparel and services	1,162	2.65 %	1,127	2.58 %	1,152	2.64 %
Men and boys	216		205		213	
Men 16 and over	177		169		175	
Boys 2 to 15	39		36		38	
Women and girls	432		424		426	



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Women 16 and over	360	352	353
Girls 2 to 15	72	72	73
Children under 2	89	87	87

Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	50,652,145		480,825,651		1,028,945,190	
Average annual household	43,899		43,600		43,637	
Transportation	6,046	13.77 %	6,002	13.77 %	6,006	13.76 %
Vehicle purchases	1,355		1,317		1,330	
Cars and trucks new	709		692		679	
Cars and trucks used	611		590		615	
Gasoline and motor oil	1,989		1,991		1,984	
Other vehicle expenses	2,304		2,309		2,304	
Vehicle finance charges	150		155		154	
Maintenance and repairs	803		791		792	
Vehicle insurance	1,072		1,092		1,084	
Vehicle rental leases	277		271		273	
Public transportation	396		383		386	
Health care	3,471	7.91 %	3,513	8.06 %	3,464	7.94 %
Health insurance	2,312		2,341		2,306	
Medical services	694		707		699	
Drugs	354		353		348	
Medical supplies	111		111		110	
Entertainment	2,567	5.85 %	2,563	5.88 %	2,569	5.89 %
Fees and admissions	448		438		442	
Television radios	968		977		972	
Pets toys	938		935		935	
Personal care products	560		552		556	
Reading	49		49		48	
Education	1,047		997		1,022	
Tobacco products	406		410		405	
Miscellaneous	721	1.64 %	725	1.66 %	712	1.63 %
Cash contributions	1,209		1,233		1,215	
Personal insurance	4,322		4,202		4,268	
Life and other personal insurance	140		142		143	
Pensions and Social Security	4,182		4,059		4,125	

Distance	Year	Estimated Households			Housing Occupied By		Housing Occupancy		
		2020	2018	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	5,244	3,952	32.58 %	1,669	3,145	2,200	3,044	284
3-Mile	2020	16,015	12,188	32.39 %	4,268	10,678	8,846	7,169	1,682
5-Mile	2020	34,096	25,439	34.77 %	7,857	24,202	20,366	13,730	2,536
1-Mile	2023	5,588	3,952	41.34 %	1,776	3,353	2,336	3,252	431
3-Mile	2023	17,166	12,188	43.36 %	4,554	11,466	9,468	7,698	2,192
5-Mile	2023	36,709	25,439	46.16 %	8,440	26,070	21,879	14,830	3,175



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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.

Arrowstar Realty	9005193		
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
Robert Graham	466722	robert@rgteamtx.com	(936)672-2087
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
IABS 1-0 Date

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