

Medical/Professional Office
FOR SALE

2210 N FRAZIER ST
CONROE, TX 77303



Value-Add Multi-Tenant Office
Seller Financing Available

partners
medicalcre.com

Our Team



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Investment Summary

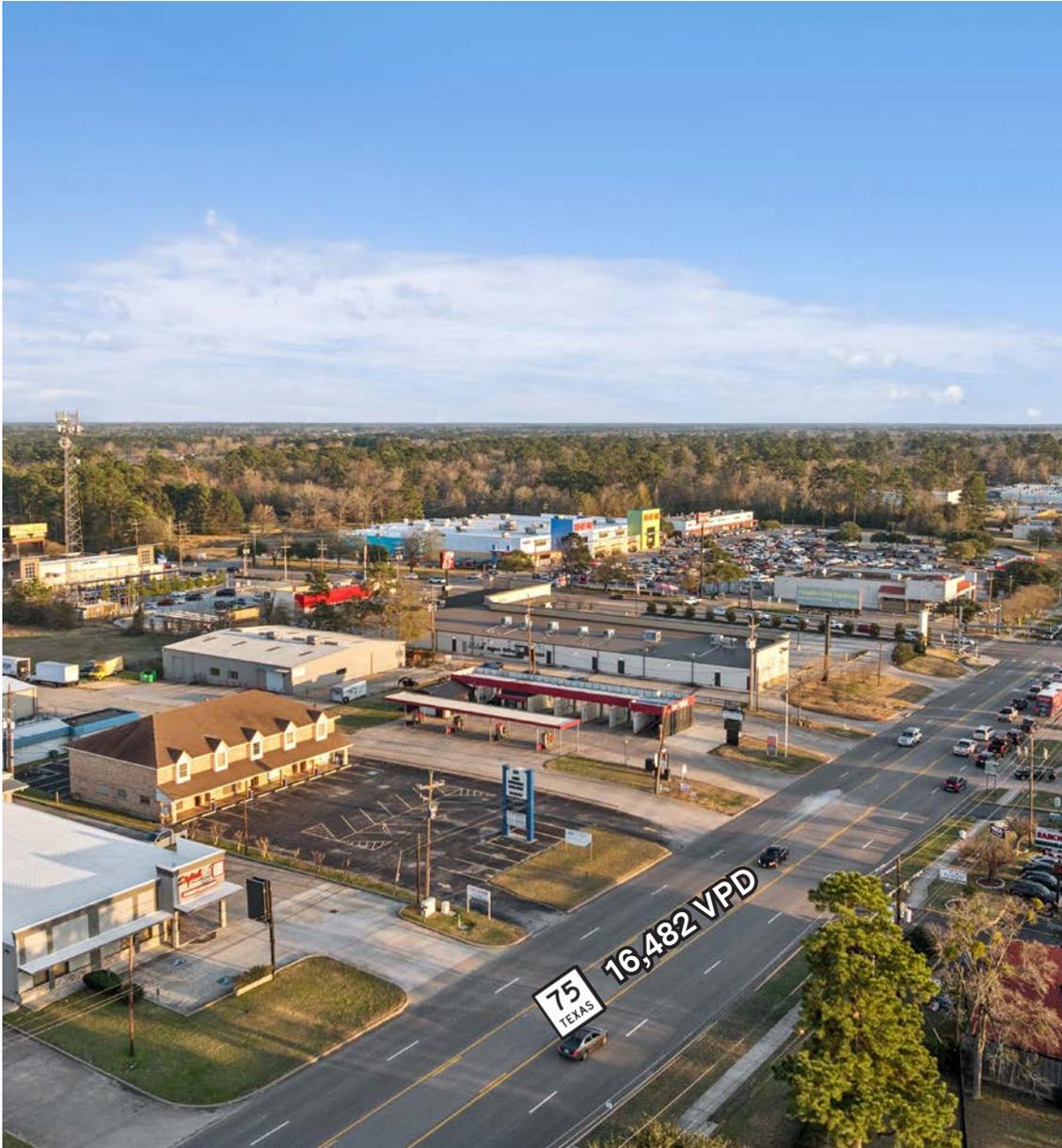
2210 N Frazier St presents a value-add multi-tenant medical office investment in the heart of Conroe, TX. The 8,308 SF building is currently 55% occupied, offering immediate in-place income with a clear path to stabilization through the lease-up of the available space. Upon stabilization, the property provides meaningful upside through increased occupancy and rental growth. Situated on 0.59 acres with a strong 4.44/1,000 SF parking ratio and positioned along the established N Frazier medical corridor, this offering combines durable healthcare tenancy, functional medical infrastructure, and long-term growth potential in a rapidly expanding North Houston submarket.

Sale Price	Contact Broker
In Place CAP Rate	5.59%
Pro Forma CAP Rate	10.00%
Tenancy	Multi
Occupancy	55%
Lot Size	0.59 AC
Building Size	9,000 SF
Year Built	1972
Parking Ratio	4.44/1,000 SF

SELLER FINANCING AVAILABLE



Property Highlights



✓ Seller Financing Available

Motivated seller offering favorable financing terms to qualified buyers

✓ Vacant Medical Office Opportunity

±9,000 SF multi-tenant medical office currently 55% occupied, anchored by a long-term medical tenant with additional short-term leases providing immediate cash flow and upside through stabilization.

✓ Anchor Tenant With Long-Term NNN Lease

Pearl Street Montgomery, LLC occupies 46% of the building (4,100 SF) under a 5-year NNN lease commencing September 2026 with 3% annual rent increases, providing durable income and a strong credit foundation.

✓ Near-Term Lease-Up Opportunity

Vacancy across multiple suites allows ownership to drive NOI growth through targeted leasing to medical and professional users.

✓ Short-Term Leases Provide Flexibility

Existing month-to-month and short-term MG leases allow new ownership to re-tenant, reprice rents, or reposition suites without long rollover risk.

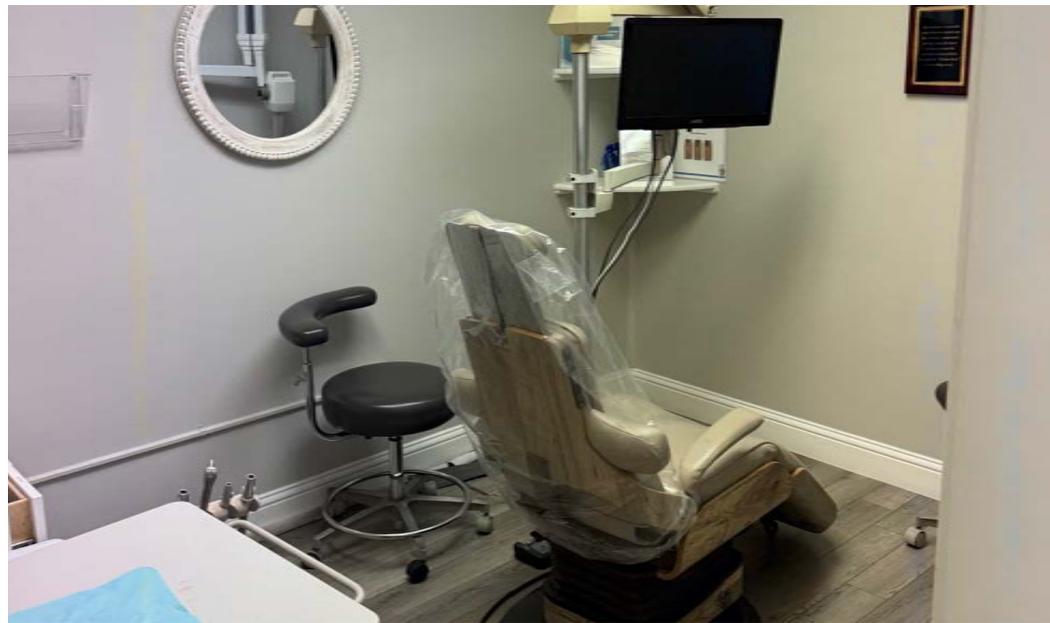
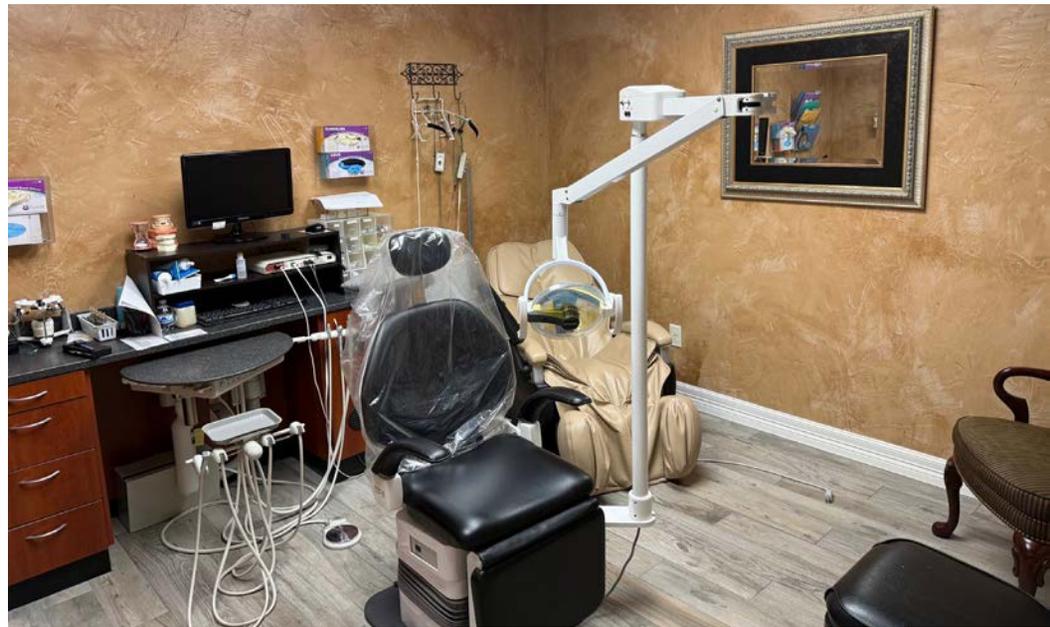
✓ Strong Medical Parking Ratio

4.44 spaces per 1,000 SF supports a wide range of medical uses and enhances leasing competitiveness.

✓ Established Medical Corridor in Growing Market

Located along N Frazier Street in Conroe, benefiting from continued population growth, healthcare demand, and strong local visibility.

Dental Space Interior Photos



Dental Space Interior Photos

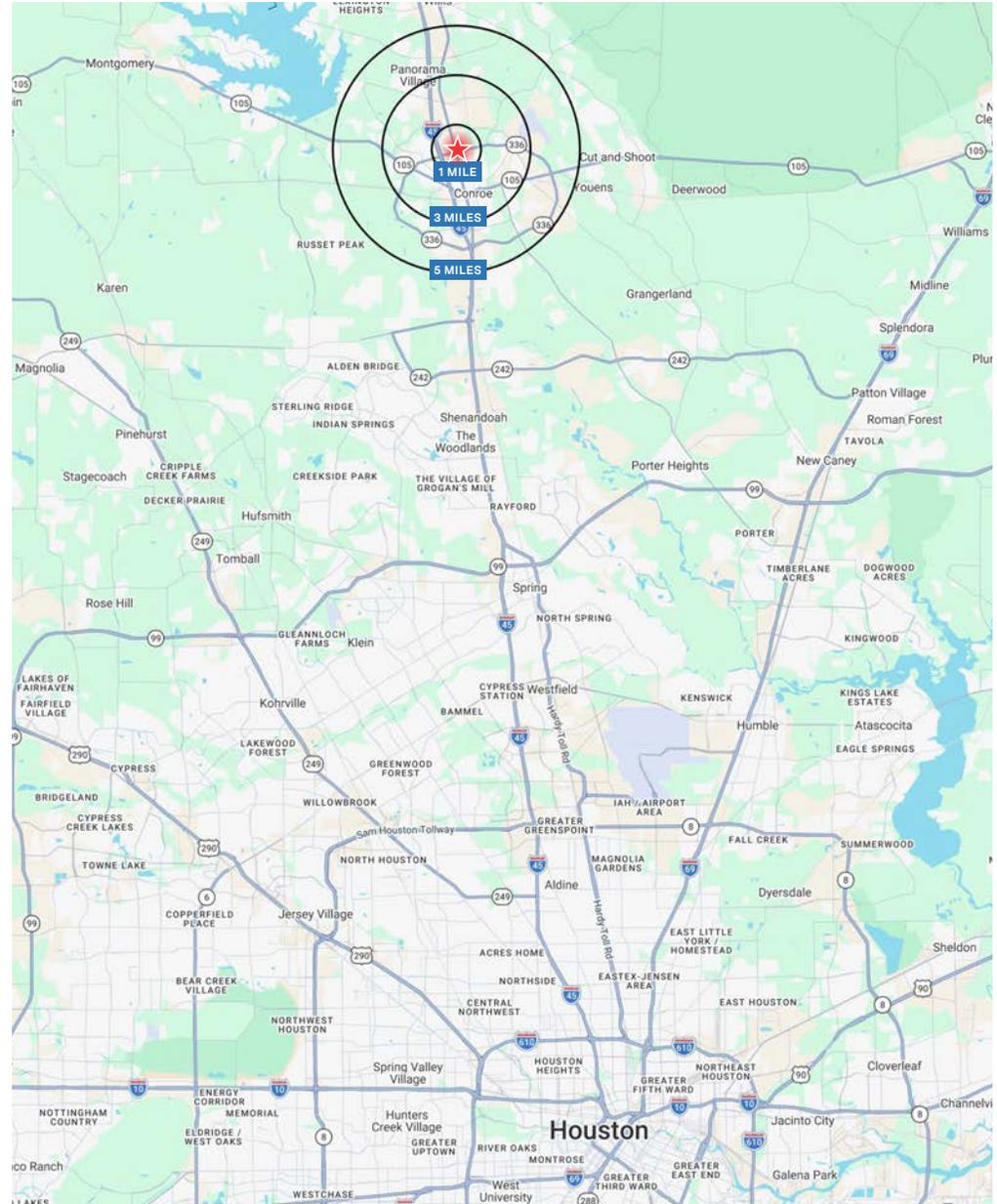


Vacant Space Interior Photos

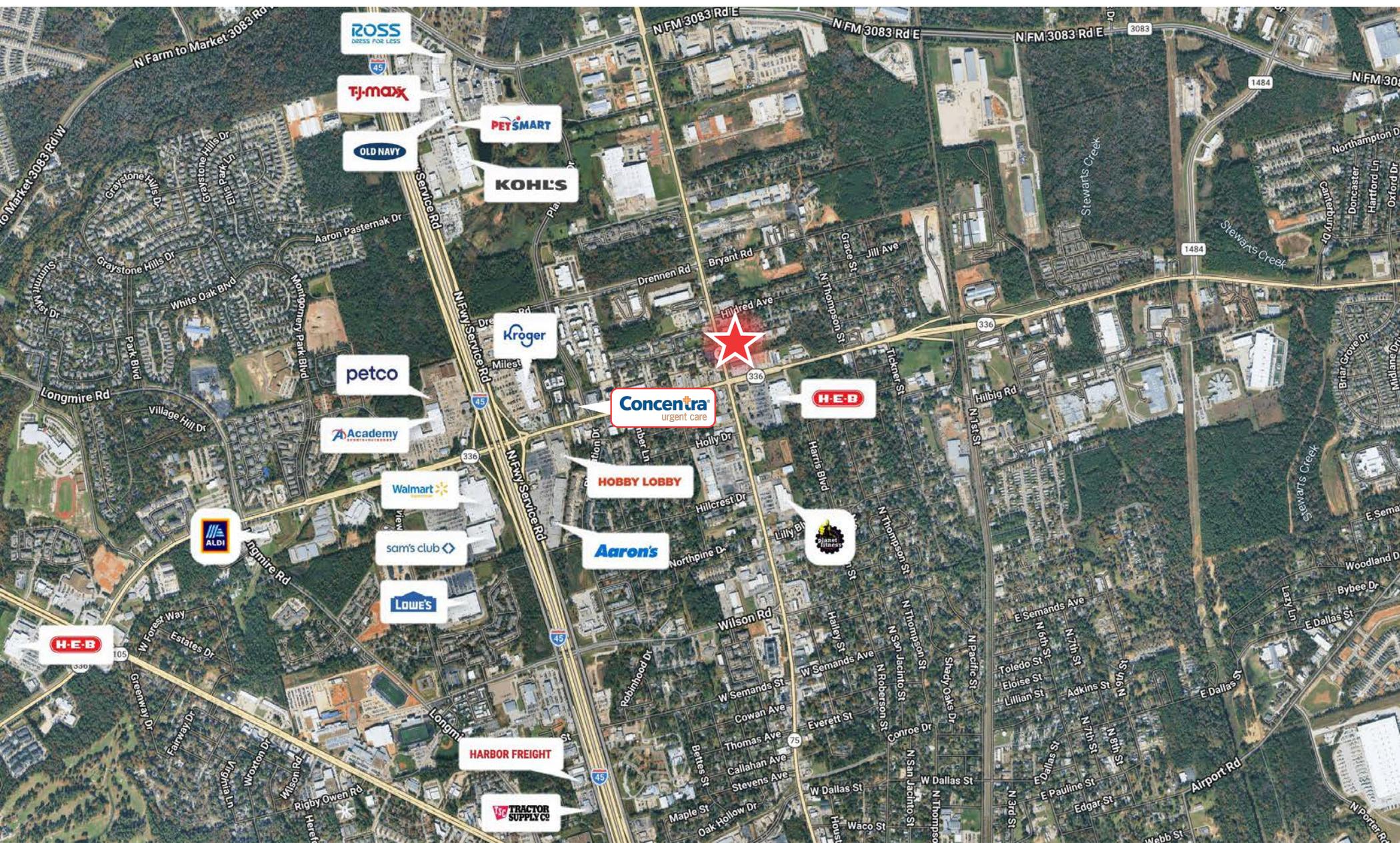


Demographics

POPULATION	1 MILE	3 MILES	5 MILES
2024 Population	10,906	52,871	91,351
2029 Population Projection	13,056	64,587	112,010
Median Age	34.2	34.2	35
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2024 Households	3,542	18,732	32,557
2029 Household Projection	4,380	23,059	40,123
Avg Household Income	\$64,721	\$77,027	\$87,141
Median Household Income	\$46,830	\$56,591	\$65,094
EMPLOYMENT	1 MILE	3 MILES	5 MILES
Employees	7,792	36,410	50,217
Businesses	755	3,754	5,329



Aerial Overview



Aerial Overview





Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



11-03-2025

Information About Brokerage Services

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

PCR Brokerage Austin, LLC	9003950	licensing@partnersrealestate.com	512-580-6025
Name of Sponsoring Broker (Licensed Individual Or Business Entity)	License No.	Email	Phone
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Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Ryan McCullough	742422	ryan.mccullough@partnersrealestate.com	512-580-6224
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____