

Offering Memorandum



Church/Retail/Commercial Site with Triple Frontage on SH 75

3401 N. Frazier St.
Conroe, TX 77303





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with Triple Frontage on SH 75

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Conroe, TX 77303

Exclusively Presented By:



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Berkshire Hathaway HS
Premier Properties
Commercial Division

13080 Hwy 105 Ste 130
Conroe, TX 77304

PROPERTY SUMMARY

Offering Price	CALL FOR PRICING
Lot Size (acres)	2.01 +/- AC
Building SqFt	14,100 +/- SqFt
Frontage	210 LF on SH 75
Frontage St. AADT	8,700+ VPD
Additional Frontage	Butler Rd, Mann Rd.
Parcel ID	120092
Zoning Type	No Zoning in City of Conroe
County	Montgomery
Coordinates	30.35539, -95.47359



INVESTMENT SUMMARY

3401 N. Frazier St. offers a unique opportunity to acquire approximately 2.0 acres with approximately 14,100 SF of existing improvements along the growing SH 75 corridor in Conroe, Texas. The property features approximately 210 LF of frontage on N. Frazier St. and benefits from rare triple frontage with additional access from Butler Rd. and Mann Rd., providing excellent visibility, accessibility, and multiple potential points of ingress and egress.

Improvements include a three-story main building totaling approximately 10,052 SF, a one-story annex building of approximately 2,320 SF, and multiple metal buildings and storage structures. The existing layout is well-suited for church, school, educational, community, or institutional users seeking a centrally located campus environment. Additionally, the property's size, frontage, and strategic location create compelling redevelopment potential for a variety of commercial uses.



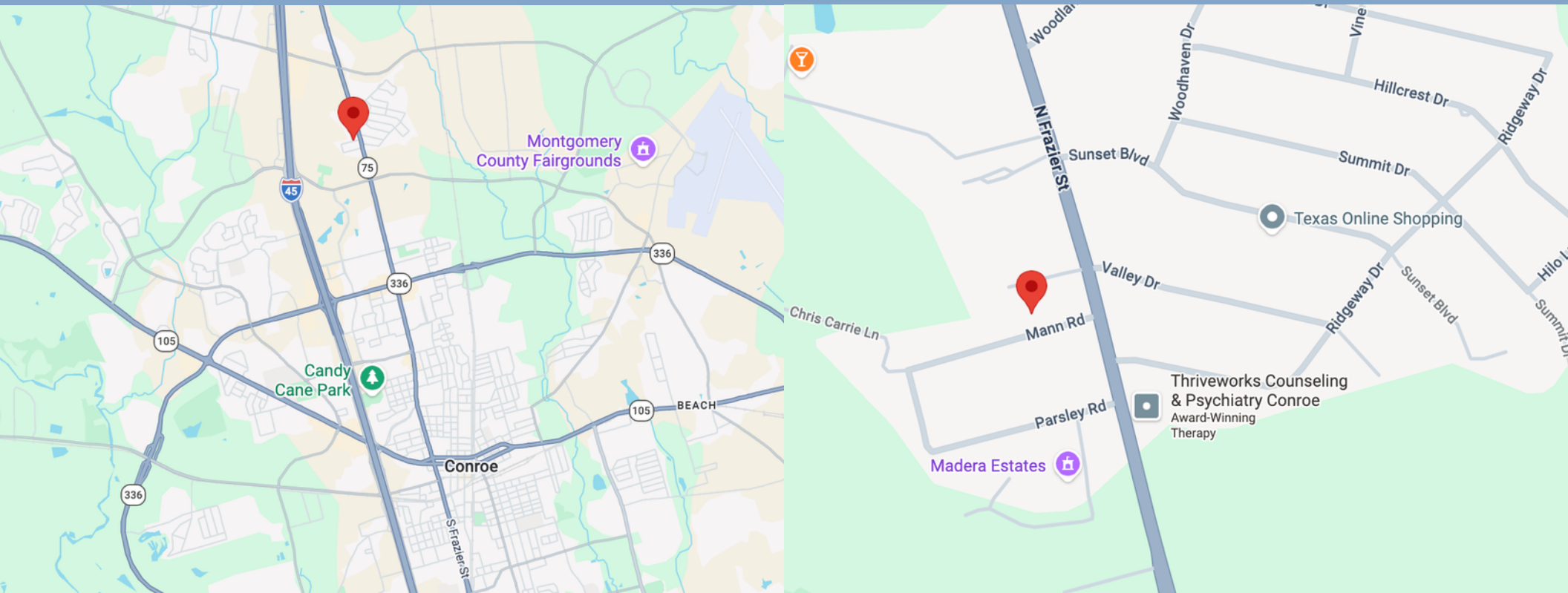
INVESTMENT HIGHLIGHTS

- Approximately 2.0 Acres with 14,100 +/- SF of Improvements
- Three-Story Main Building Plus Annex Building
- Existing Campus Layout Ideal for Church, School, or Institutional Use
- Approximately 210 LF of Frontage on N. Frazier St. (SH 75)
- Rare Triple Frontage with Access from N. Frazier St., Butler Rd., and Mann Rd.
- Multiple Existing Buildings and Storage Improvements
- Flexible Reuse or Redevelopment Opportunity
- Strong Visibility and Accessibility Along Major Corridor
- Suitable for Educational, Community, Religious, or Commercial Uses
- Large Site with Multiple Ingress and Egress Points



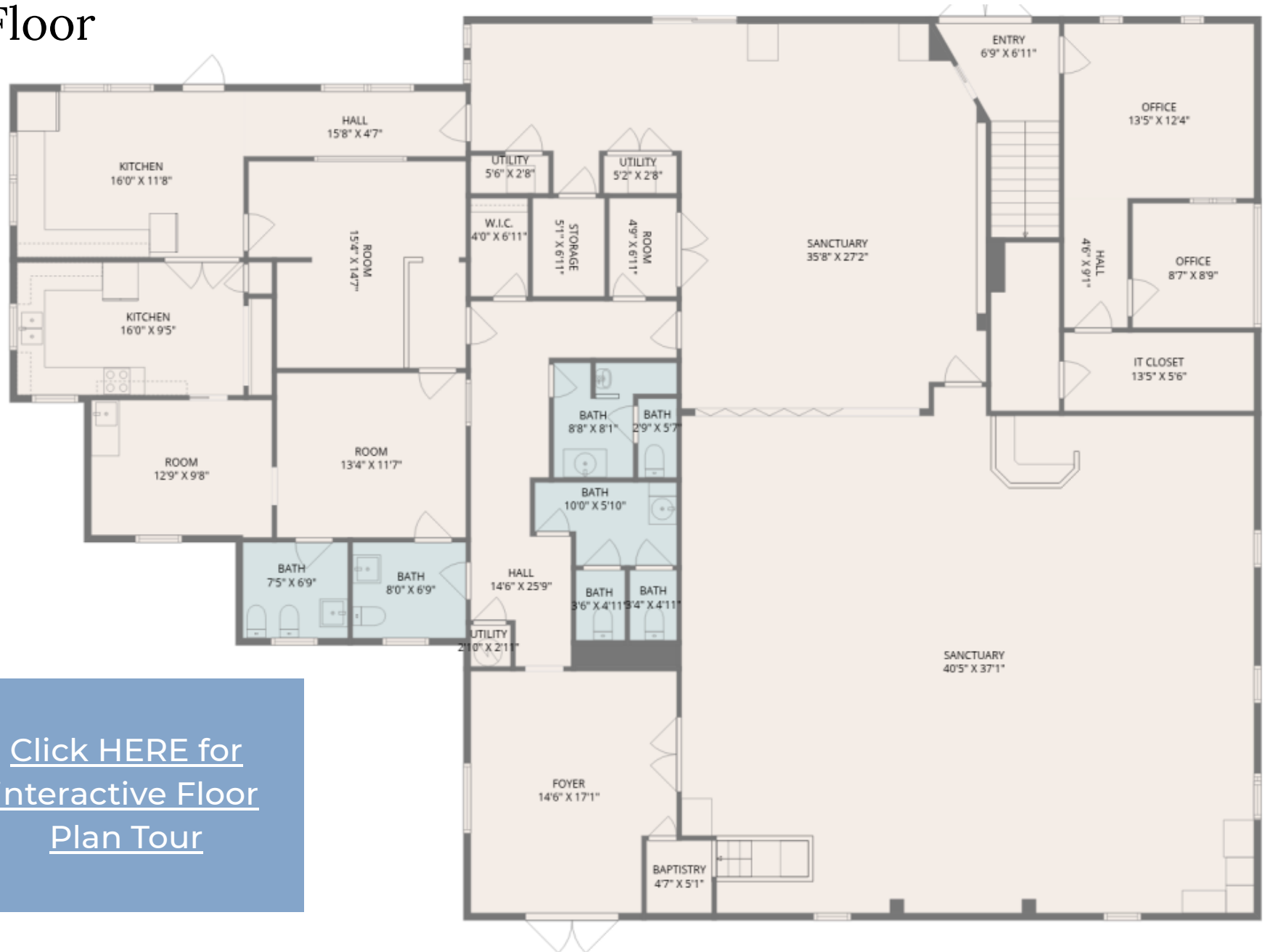
LOCATION HIGHLIGHTS

- Located Along SH 75 (N. Frazier St.) in Conroe, Texas
- More Than 8,700 Vehicles Per Day (2024 TxDOT)
- Positioned Within One of Montgomery County's Fastest-Growing Areas
- Convenient Access to Downtown Conroe and I-45
- Surrounded by Expanding Residential Communities
- Near Ongoing Retail, Healthcare, and Commercial Development
- Growing Population Base Supporting Future Demand
- Centrally Located Between Conroe and Willis Growth Corridors
- Benefiting From Continued Investment Throughout North Montgomery County
- Strong Regional Connectivity to Houston and Surrounding Markets



FLOOR PLANS - Main Building

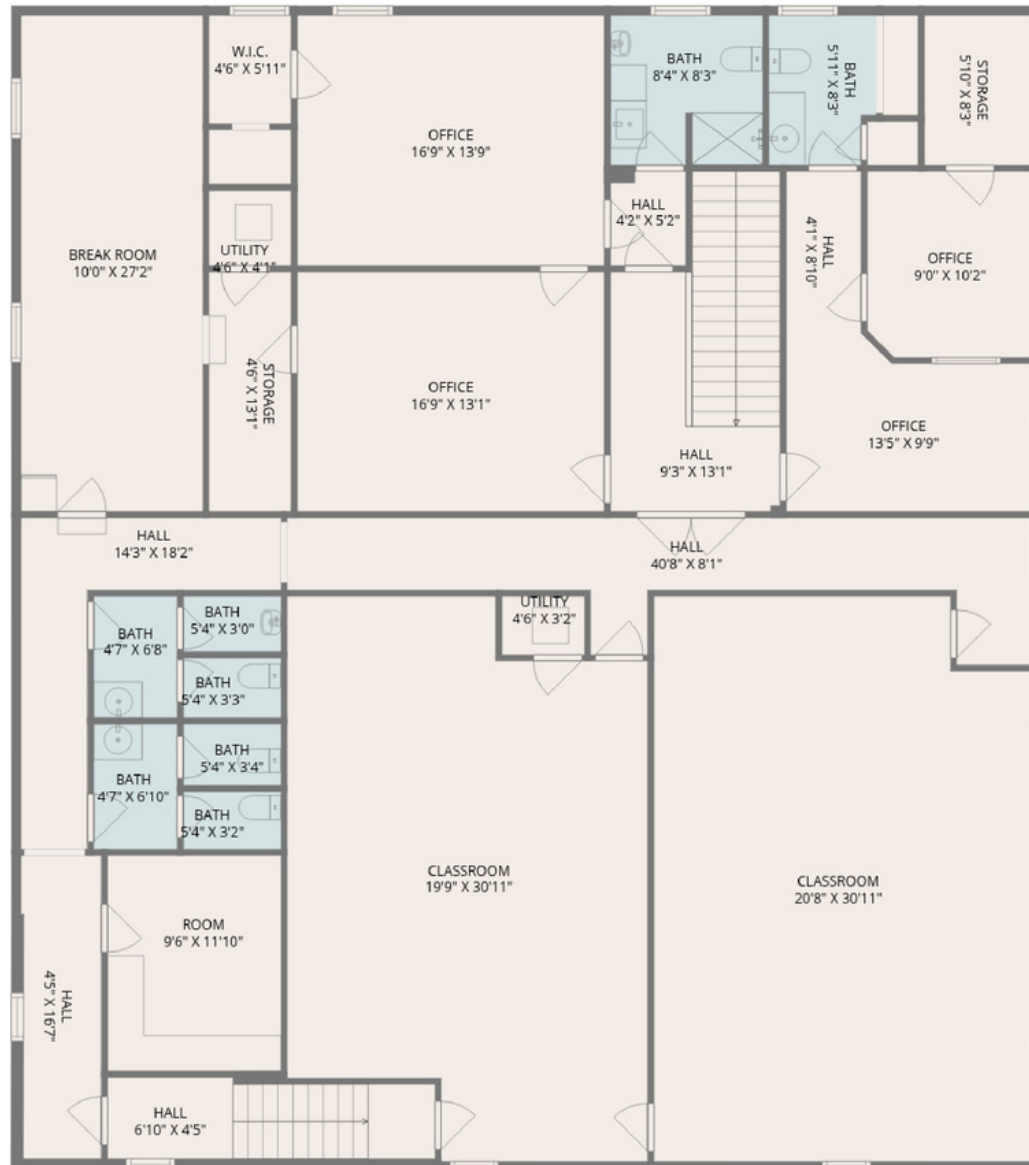
First Floor



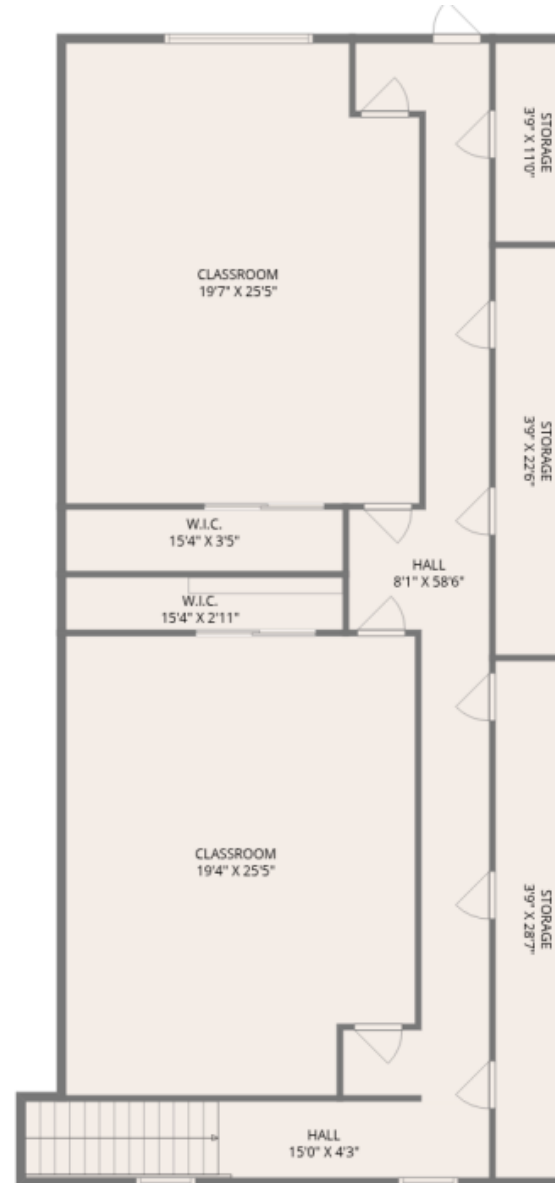
[Click HERE for
interactive Floor
Plan Tour](#)

FLOOR PLANS - Main Building

Second Floor



Third Floor



[Click HERE for
interactive
Floor Plan Tour](#)

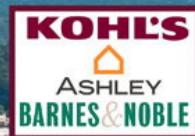
*Toggle between
floors in lower left-
hand corner

FLOOR PLANS - Annex Building



[Click HERE for
interactive Floor
Plan Tour](#)







DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population			
2024	13,395	66,122	139,177
2023	13,189	63,638	132,656
2022	12,256	62,321	126,751
2021	11,615	56,063	119,235
Age			
2024 Median Age	35.5	33.9	34.9
Under 20	3,526	17,084	37,774
20 - 25	1,039	5,723	10,311
25 - 45	3,652	20,219	40,765
45 - 65	3,160	15,023	31,535
Over 65	1,519	6,167	15,220
Household Income			
2024 Median Income	\$70,707	\$70,929	\$80,859
Under \$25k	664	3,516	6,590
\$25k - \$50k	1,190	5,053	8,842
\$50k - \$100k	1,506	7,901	15,792
\$100k - \$150k	831	5,043	10,338
Above \$150k	988	3,887	10,178

Demographic information has been obtained from Crexi and is deemed reliable; however, accuracy is not guaranteed and should be independently verified.

ABOUT CONROE, TEXAS

Located in the heart of Montgomery County, Conroe is one of the fastest-growing cities in Texas and serves as a major commercial, healthcare, and employment hub for the North Houston region. Positioned along Interstate 45 and approximately 40 miles north of Downtown Houston, Conroe continues to experience significant residential and commercial expansion driven by strong population growth, business investment, and ongoing infrastructure improvements. The city offers excellent regional connectivity, a diverse economic base, and access to major employers, making it a desirable destination for residents, businesses, and investors alike.

County: Montgomery County

Total Area: Approximately 74.4 square miles

Land Area: Approximately 70.3 square miles

Water Area: Approximately 4.1 square miles

Elevation: Approximately 197 feet above sea level

Population (2025 Estimate): Approximately 117,000+



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