

# OFFERING MEMORANDUM

1504 S. FRAZIER ST.  
CONROE, TX 77301

Experience the ideal mix of work and lifestyle in the bustling city of Conroe, TX. The property is strategically located within close reach of essential business resources, major transportation routes, and prominent professional services.



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# PROPERTY SUMMARY

1504 S. Frazier St. Conroe, TX 77301

**LEASE RATE:** \$10.50 sq ft (NNN)

**LEASE TERM:** 12 months

**NUMBER OF UNITS:** 1

**BUILDING CLASS:** C

**PROPERTY TYPE:** Flex/Light Industrial

**SPACE SIZE:** 4,500 SF

Situated in the heart of Conroe, TX, this prime property offers an exceptional leasing opportunity for businesses seeking a modern and versatile space.

Boasting a strategic location, the property provides convenient access to major transportation routes, ensuring seamless connectivity for employees and clients.

With its spacious design and flexible floor plan, this property offers endless possibilities for customization to suit the unique needs of any business.

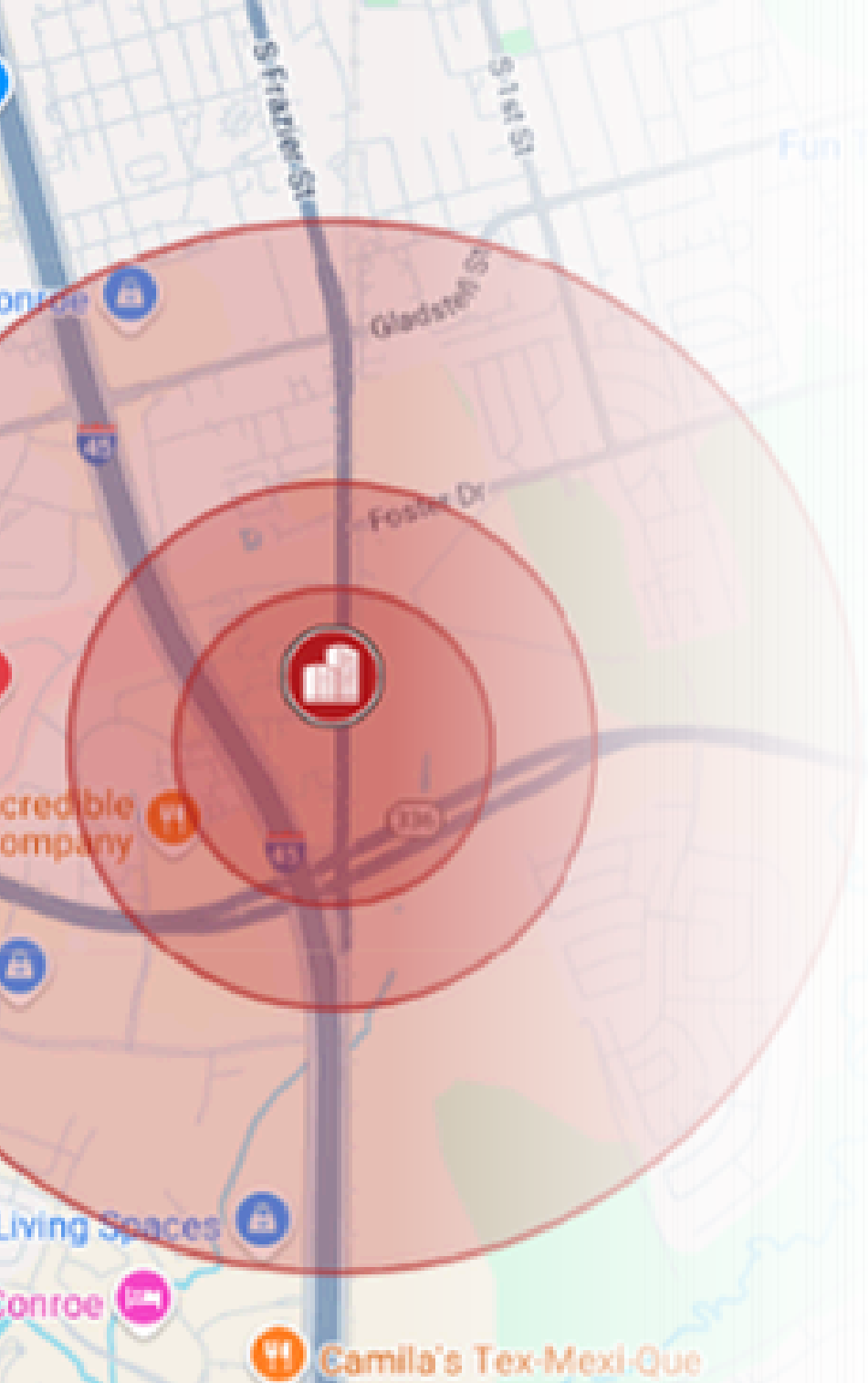


# PROPERTY HIGHLIGHTS

## Warehouse/Flex Space for Lease – Ideal Light Industrial Use

- Total sq ~5000s ft
- 82x60- 4920
- Office space - 4 rooms 720 sq. ft/ Restroom- 196 sq. ft.
- Shop space ~4000 sqft
- 10x10 roll up door
- Ceiling 16 sides, 20 peak
- 10,151 VPD
- Ample parking for tenants and visitors & ADA-compliant facilities
- High visibility and excellent signage opportunities
- Flexible lease terms available
- Close proximity to major transportation routes
- Well-maintained professional building
- 24/7 access to the property & On-site management and maintenance team
- Energy-efficient HVAC system & Secure entry and surveillance cameras
- Nearby dining and retail options
- Customizable space to meet tenant needs
- Spacious and versatile space for lease
- Convenient access to major freeways
- Flexible floor plan
- 10,151 VPD
- Functional amenities to support business operations





## AREA OVERVIEW

Experience the ideal mix of work and lifestyle in the bustling city of Conroe, TX. The property is strategically located within close reach of essential business resources, major transportation routes, and prominent professional services. Enjoy convenient access to a range of amenities that cater to a productive work environment.

	0.3 Miles	0.5 Miles	1 Miles
Total households	196	741	2,895
Total population	517	1,899	7,887
Persons per household	2.6	2.6	2.7
Average household income	\$78,072	\$84,140	\$89,639
Average house value	\$258,876	\$282,163	\$284,914
Average age	34	35	36
Average age male	32	33	34
Average age female	35	37	37

# RETAILER MAP







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**ACCESS SECURE DOCUMENTS HERE**

**VIEW ADDITIONAL PROPERTY DETAILS HERE**

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