



FOR LEASE



4,500 SF SINGLE TENANT INDUSTRIAL BLDG

2008 Aiport Rd, Conroe, TX 77303

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SENDERO
REAL ESTATE



PROPERTY DETAILS

This business park is located in the booming Conroe market just down the road from 'Conroe Park North' which is a 1,656 acre industrial park development owned by the City of Conroe EDC that is home to international, national, and regional users including AirGas, Bauer Pileco, FedEx Freight, Five Below, NOV, and McKesson. This 2 acre site has 3 buildings, one 4,500 SF single tenant building and two 9,000 SF multi-tenant buildings. All suites are turn-key with 1,500 SF office build-outs and 3,000 SF warehouses with ample parking . Located on Airport Rd only 0.5 mile south of the Loop 336/ FM 3083 intersection, 2 miles North of Hwy 105 & 3 miles East of I-45. Please call to schedule a showing.

LOCATION INFORMATION

LOCATION	Airport Rd, SE of FM 3083, South of Loop 336, North of Hwy 105, and East of I-45
SUBMARKET	Conroe
SIZE	4,500 SF
PARKING	8 SPACES
LEASE TYPE	NNN (est \$3/sf/yr)
TERM	3-5 YEARS
PRICE	\$10.50/SF/YR
UTILITIES	City of Conroe

AVAILABLE UNITS

ONE UNIT AVAILABLE:

ADDRESS: 2008 Airport Road,

Conroe, TX 77303

UNIT SIZE: 4,500 SF

OFFICE SIZE: 1,500 SF

WAREHOUSE SIZE: 3,000 SF

DOORS: TWO (2) 12X14' BAY DOORS

CLEAR HEIGHT: 18'

PARKING SPACES: 8 DEDICATED

BLDG TYPE: SINGLE-TENANT

PROPERTY HIGHLIGHTS

- ⊕ CONVENIENTLY LOCATED ON AIRPORT RD ONLY 0.5 MILE SOUTH OF THE LOOP 336/FM 3083 INTERSECTION, 2 MILES NORTH OF HWY 105 & 3 MILES EAST OF I-45
- ⊕ BOOMING INDUSTRIAL CORRIDOR
- ⊕ NO FLOOD PLAIN.
- ⊕ LOTS OF RETAIL & RESTAURANTS WITHIN A SHORT DRIVE

DEMOGRAPHIC SUMMARY

1998 Beach Airport Rd, Conroe, Texas, 77301

Drive time of 20 minutes

KEY FACTS

178,735

Population



65,267

Households

36.4

Median Age

\$64,330

Median Disposable Income

EDUCATION

13.0%



No High School Diploma



27.9%

Some College/
Associate's Degree



28.0%

High School Graduate

31.1%

Bachelor's/Grad/
Prof Degree

INCOME



\$78,216

Median Household Income



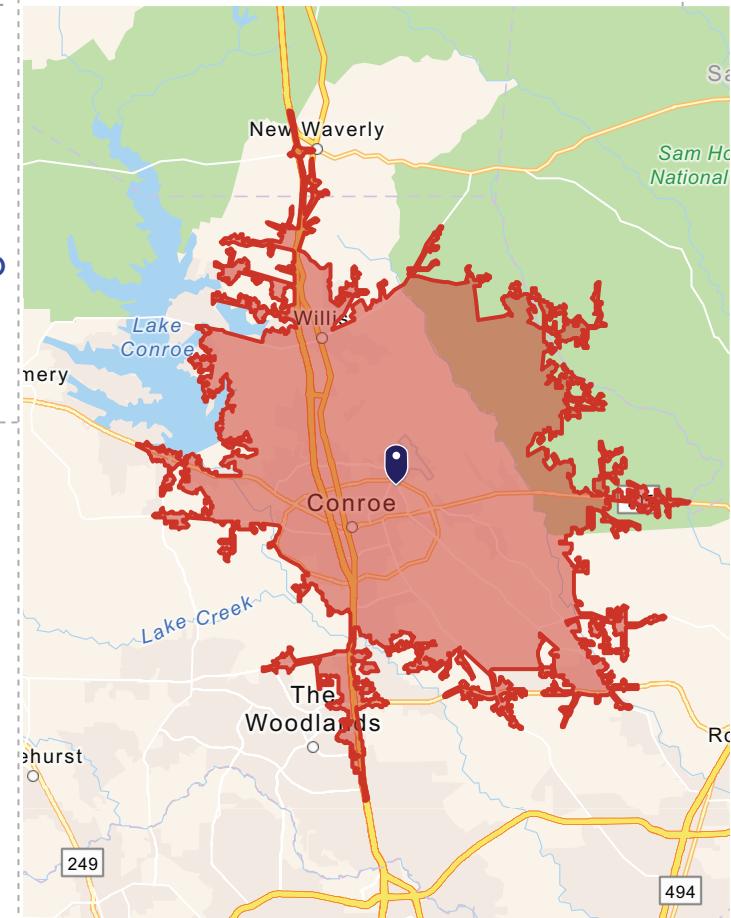
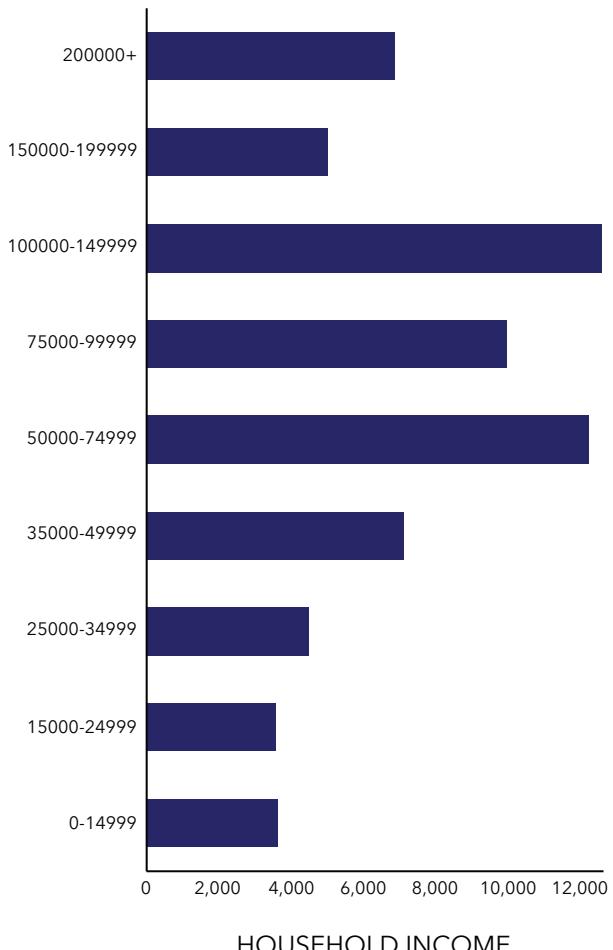
\$38,421

Per Capita Income



\$213,846

Median Net Worth



EMPLOYMENT



White Collar

55.2%



Blue Collar

27.9%



Services

2.4%

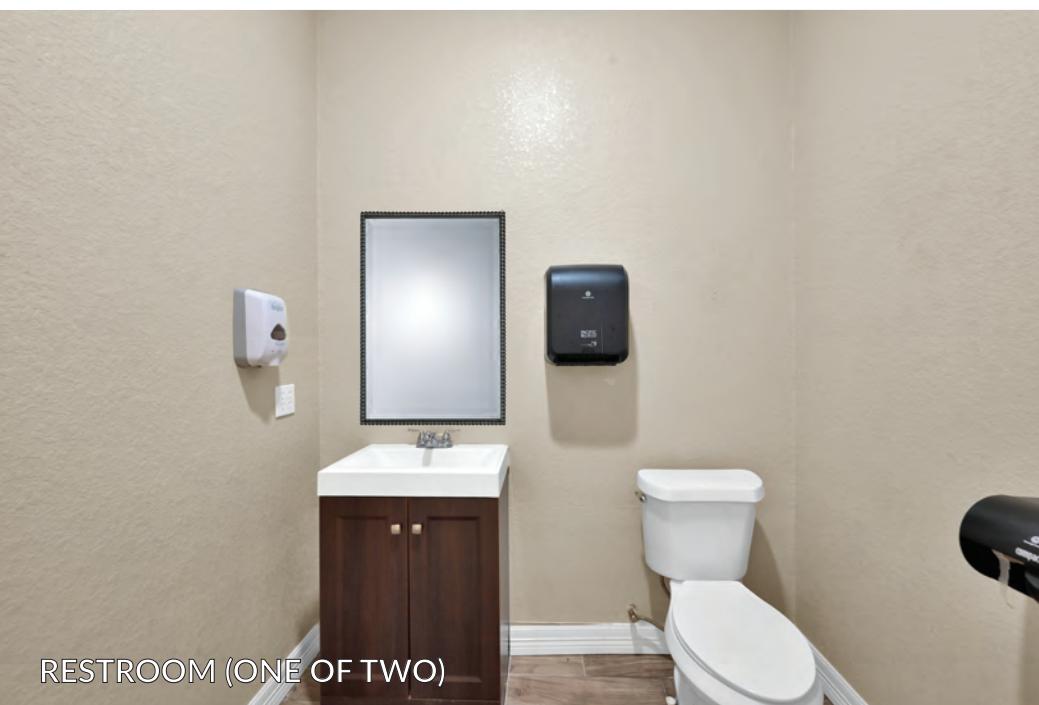
19.6% Unemployment Rate



RECEPTION



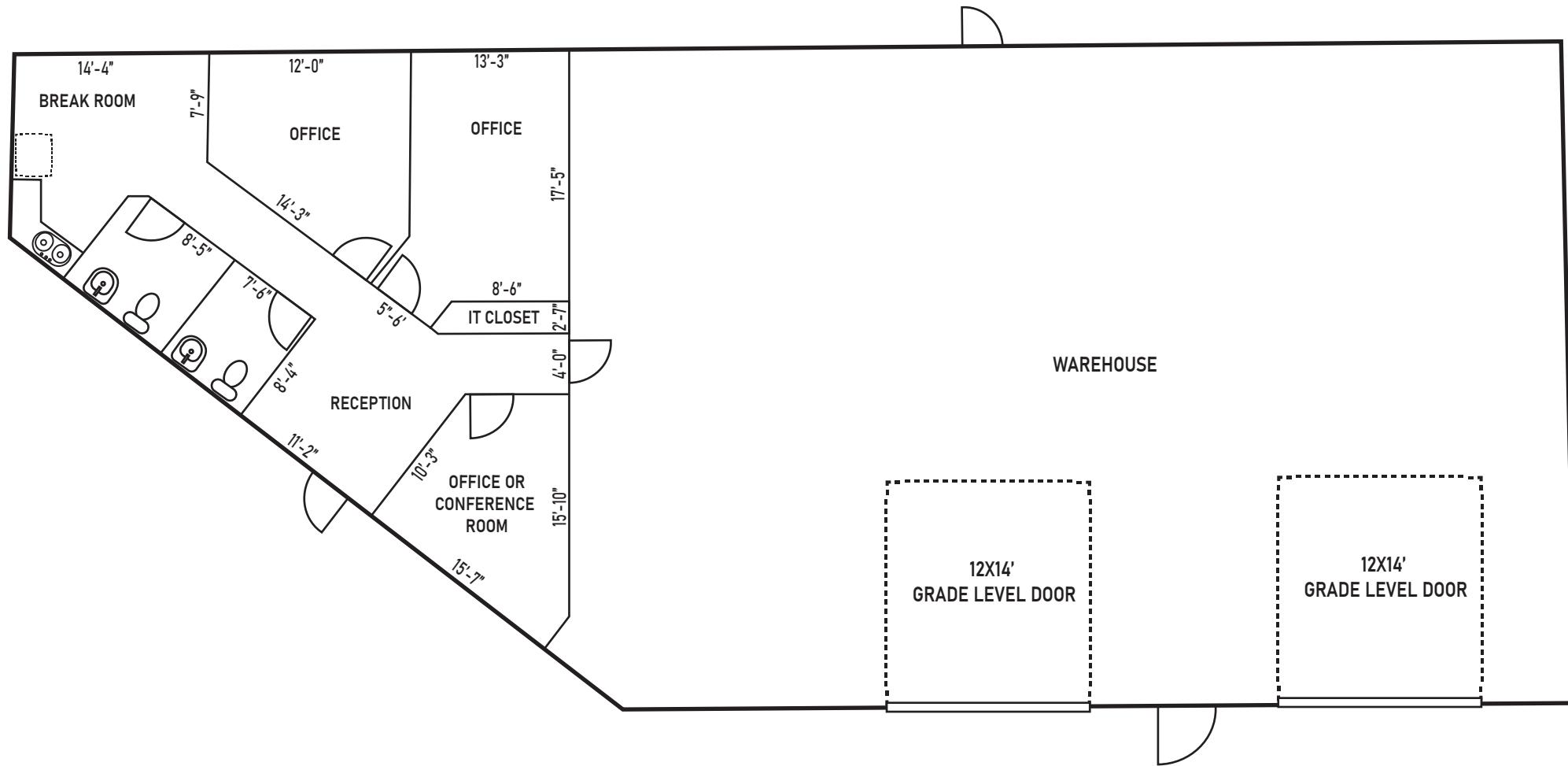
WAREHOUSE W/TWO BAY DOORS

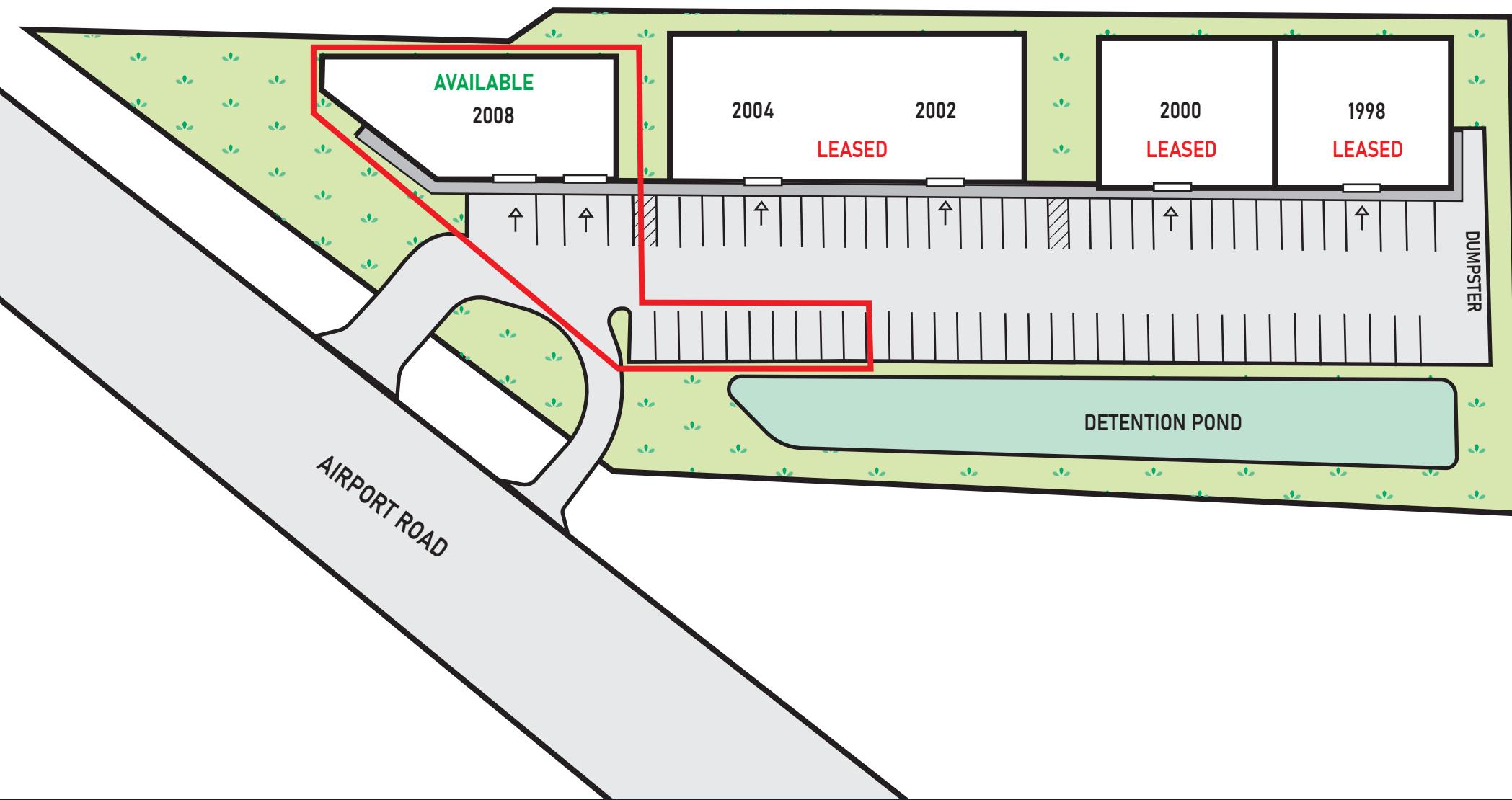


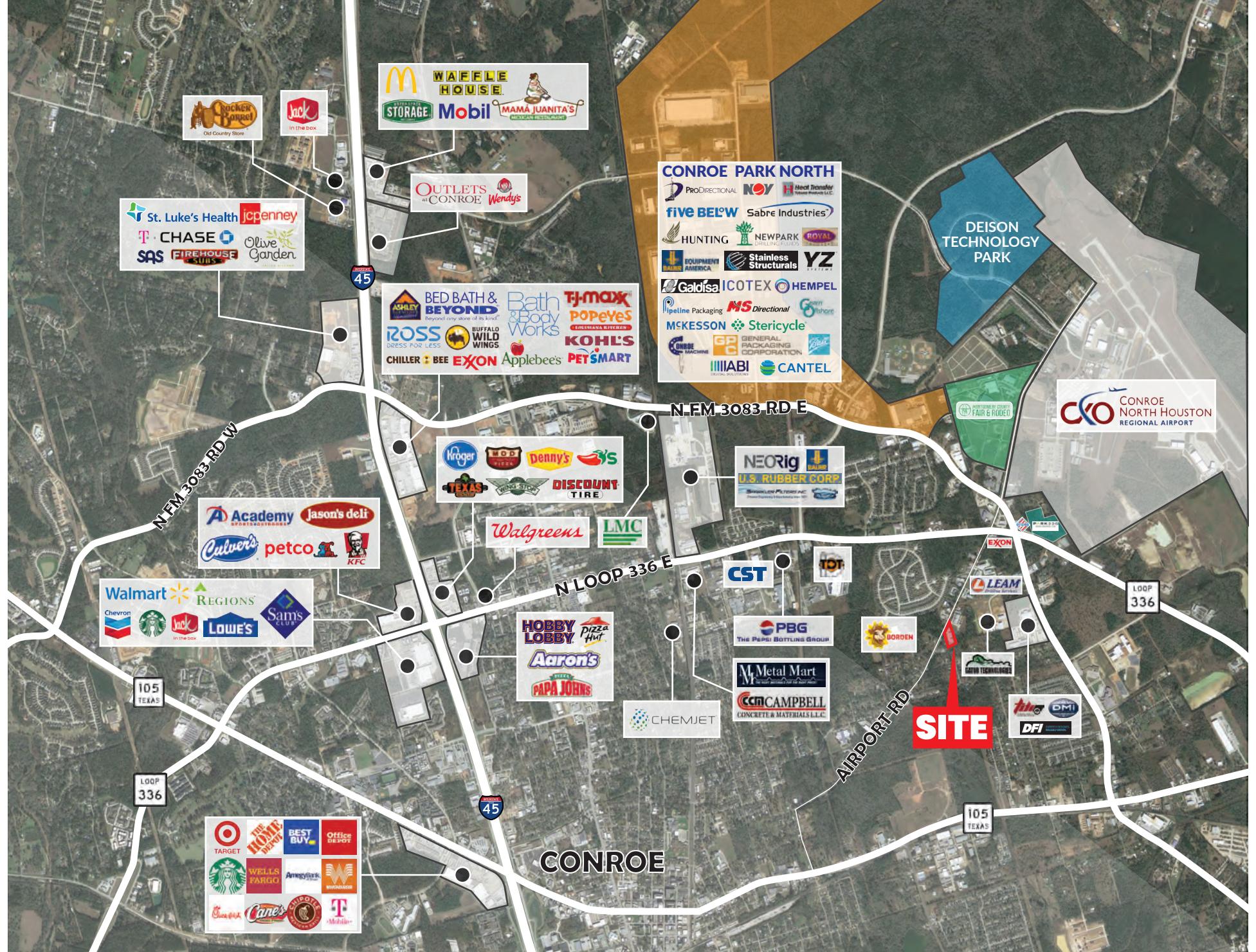
RESTROOM (ONE OF TWO)



OFFICE (ONE OF THREE) W/WAREHOUSE VIEW









Information About Brokerage Services

Texas law requires all real estate license holders 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. **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.

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.

SENDERO REAL ESTATE	9010551	JUAN@SENDEROGROUP.NET	281-407-0601
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
JUAN C. SANCHEZ	520895	JUAN@SENDEROGROUP.NET	281-407-0601
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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

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