



OFFERING MEMORANDUM

1508 S FRAZIER ST,
CONROE, TX 77301

Experience the ideal mix of work and lifestyle in the bustling city of Conroe, TX. This ±10,000 square foot office-warehouse facility offers a functional and flexible layout ideal for a wide range of commercial and industrial users.

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PROPERTY SUMMARY

1508 S Frazier St, Conroe, TX 77301

LEASE RATE:	\$9.00 per month (NNN)
AVAILABLE SF:	10,000 SF
YEAR BUILT:	2005
PROPERTY TYPE:	Office–Warehouse
LOT SIZE:	25,438 SF
BUILDING SIZE:	10,000 SF

This ±10,000 square foot office–warehouse facility offers a functional and flexible layout ideal for a wide range of commercial and industrial users. The space features a clear-span warehouse area with high ceilings, durable concrete flooring, and ample lighting, providing an efficient environment for storage, distribution, or light manufacturing.

The property includes a loading dock for convenient shipping and receiving, enhancing operational efficiency. An on-site office area allows for administrative or customer-facing functions, complemented by a private restroom for employee convenience.



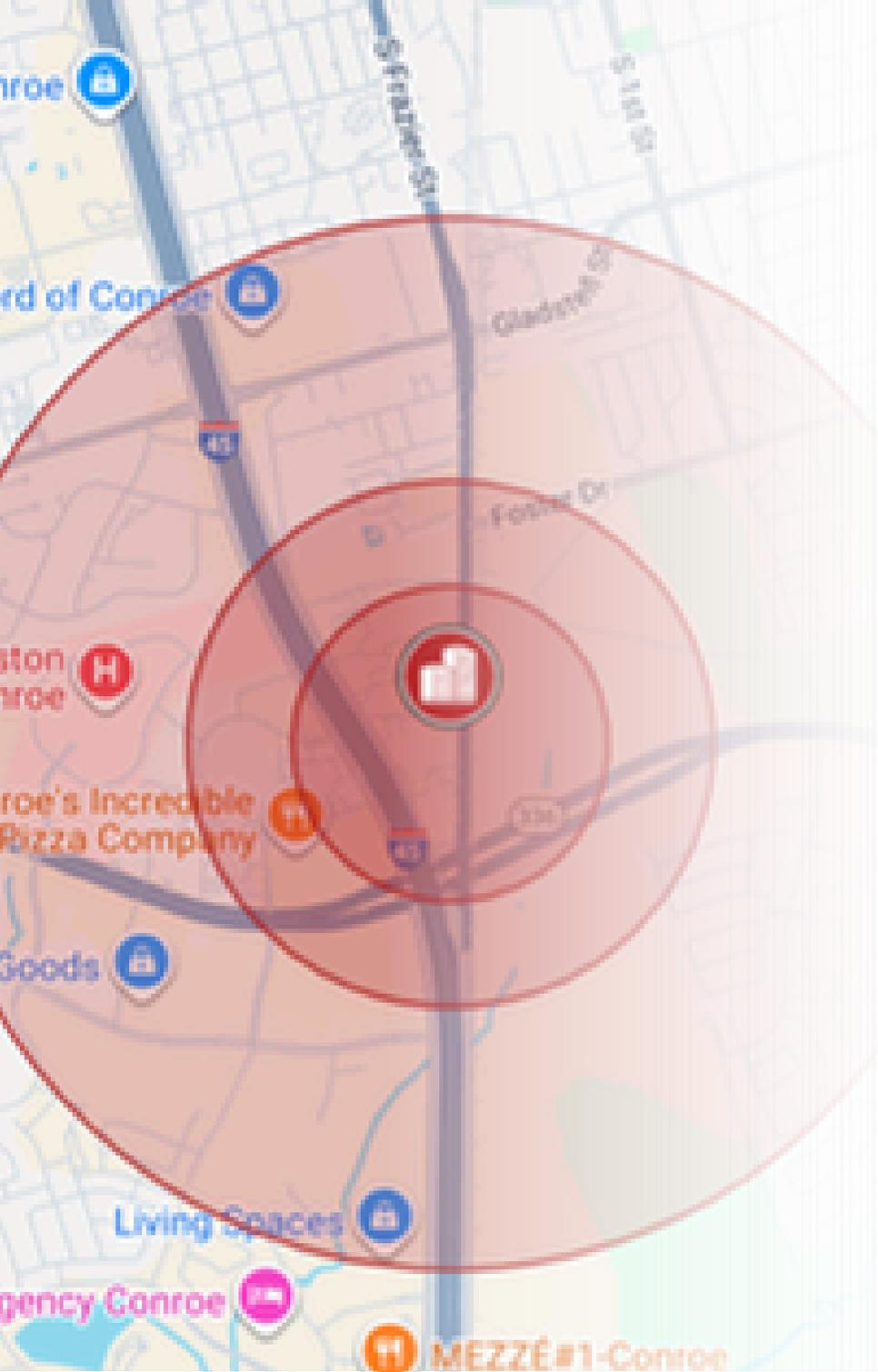
PROPERTY HIGHLIGHTS

Office–Warehouse Space | ±10,000 SF | For Lease

The open warehouse configuration allows for adaptable use, while the existing office build-out supports immediate occupancy. This space is well-suited for contractors, service companies, logistics users, or businesses seeking a combination of warehouse functionality and office space under one roof.

- ±10,000 SF Office–Warehouse Space
- Clear-span warehouse layout
- High ceilings with ample overhead lighting
- Loading dock for efficient shipping & receiving
- Dedicated office area
- Private on-site restroom
- Durable concrete flooring
- Flexible layout suitable for multiple uses
- Ideal for contractors, service companies, distribution, or light industrial
- Immediate availability



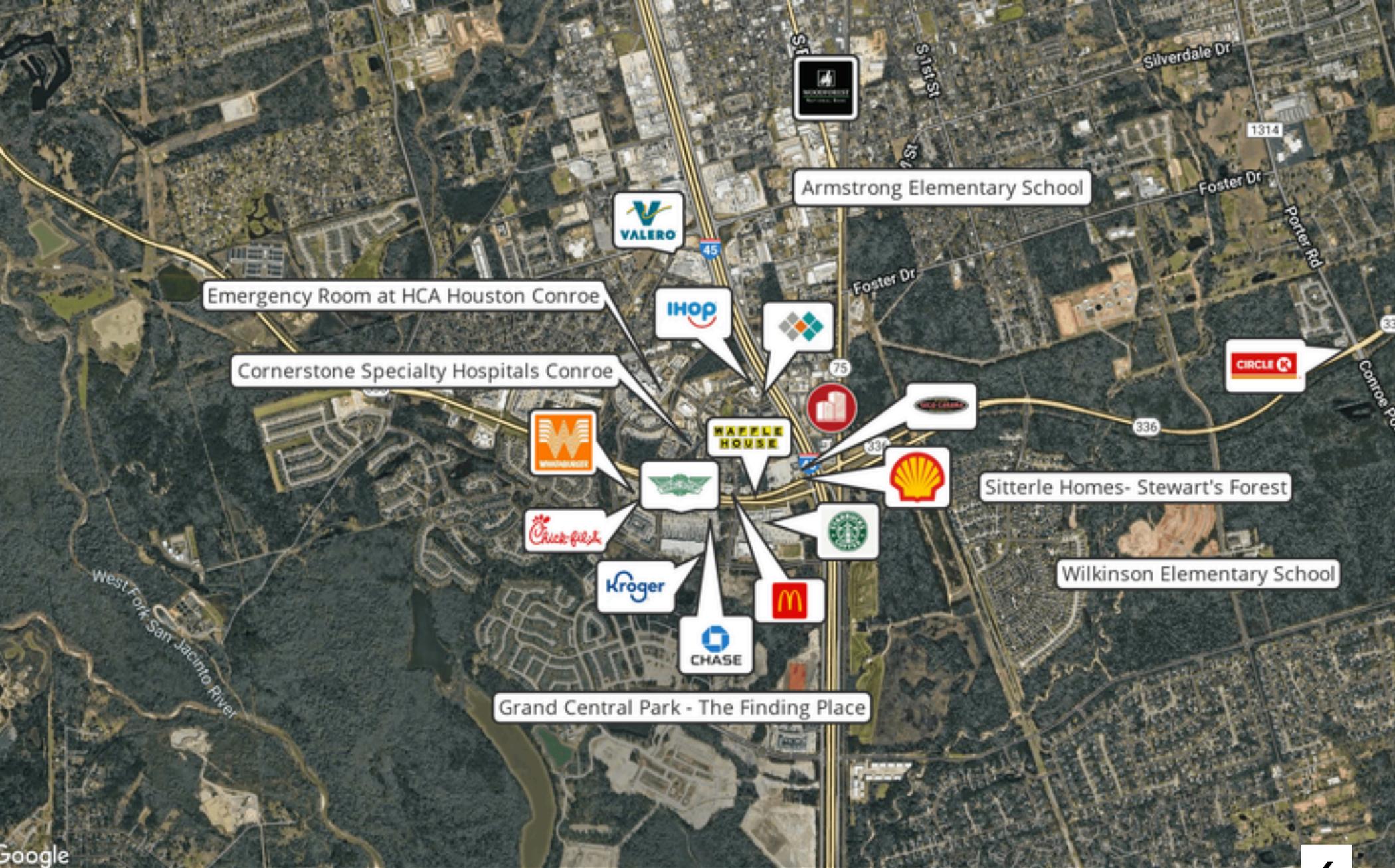


AREA OVERVIEW

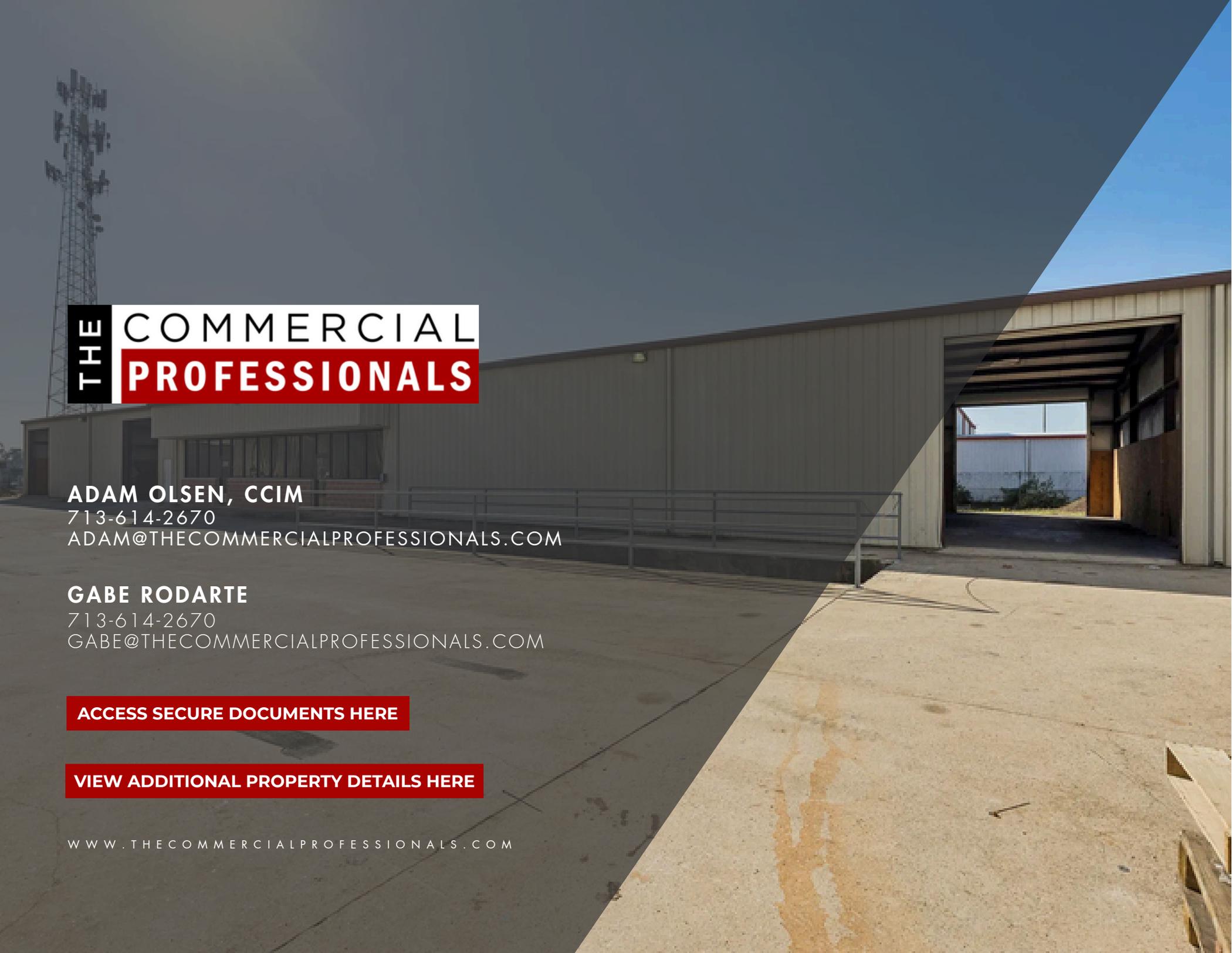
The property is strategically located within close reach of essential business resources, major transportation routes, and prominent professional services. Enjoy convenient access to a range of amenities that cater to a productive work environment. Benefit from the nearby presence of leading educational institutions and medical facilities, ensuring that your office or office building at the location is well-positioned within a thriving business community.

	0.3 Miles	0.5 Miles	1 Miles
Total households	195	741	2,895
Total population	525	1,899	7,887
Persons per household	2.7	2.6	2.7
Average household income	\$81,946	\$84,140	\$89,639
Average house value	\$267,971	\$282,163	\$284,914
Average age	34	35	36
Average age male	32	33	34
Average age female	35	37	37

RETAILER MAP



Google



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