



**2,450 SF OFFICE/WAREHOUSE FOR SUBLLEASE!**

**2418 N FRAZIER STREET, SUITE 107 B, CONROE, TX 77303**

**\$3,000.00 PER MONTH (ALL UTILITIES INCLUDED!)**

**107**

107B



**Arrowstar Realty**

Robert Graham

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# The Robert Graham TEAM



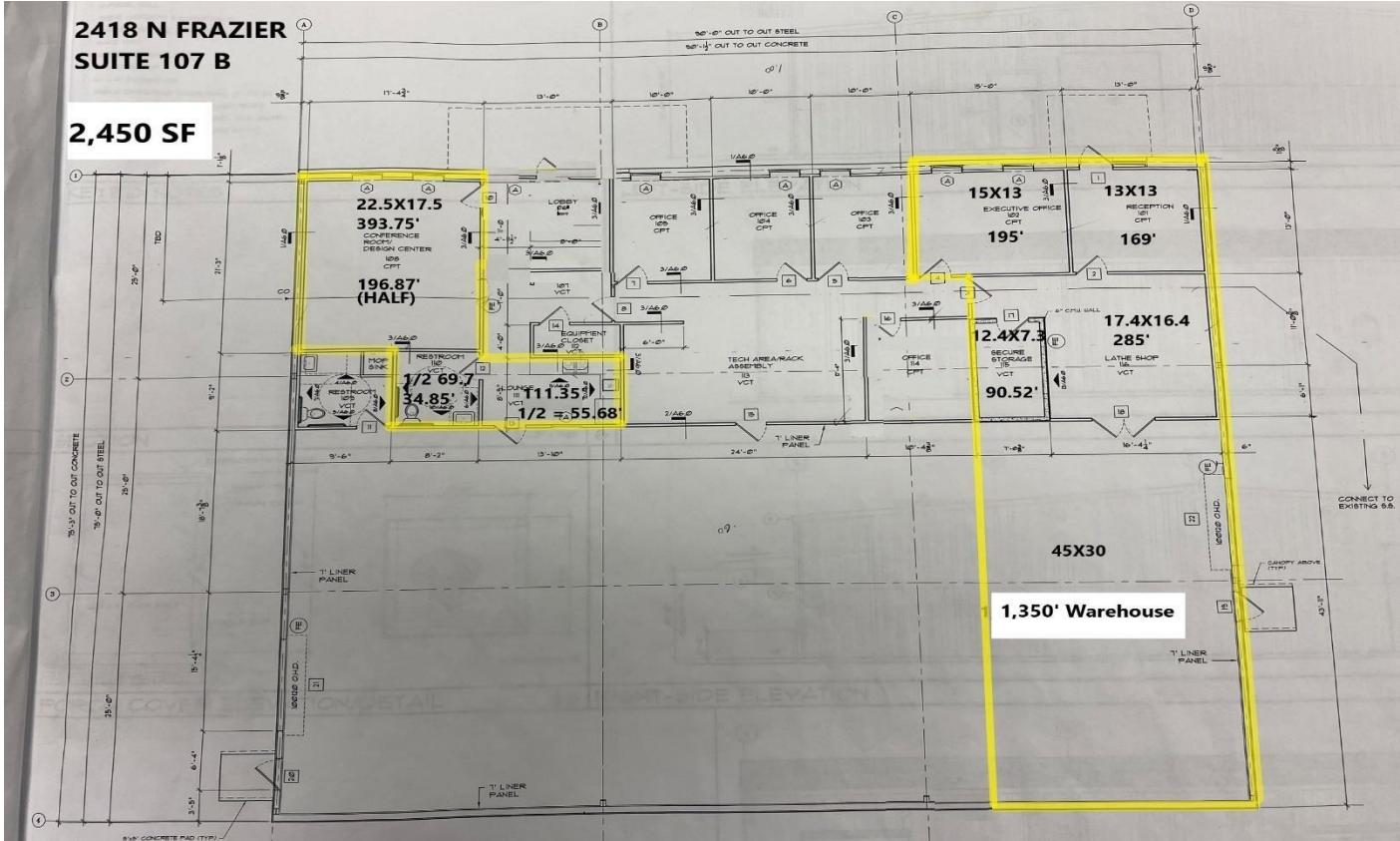
## **3 PHASE 2,450 SF OFFICE/WAREHOUSE FOR LEASE!**

**ASKING PRICE: \$3,000.00 / MONTH INCLUDING ALL UTILITIES!**

1,350 SF OF WAREHOUSE SPACE & 1,100 SF OF OFFICE LOCATED AT  
2418 N FRAZIER STREET, SUITE 107 B, CONROE, TX 77303

**2418 N FRAZIER  
SUITE 107 B**

**2,450 SF**



**REMARKS:** 2,450 SF OFFICE / WAREHOUSE AVAILABLE FOR SUBLÉASING IN CONROE! 1,100 SF OF OFFICE AND 1,350 SF OF WAREHOUSE SPACE LOCATED BETWEEN FM 3083 AND N LOOP 336, CLOSE TO I-45! 20 FT EVE HEIGHT, 14X12 ROLL UP DOOR IN WAREHOUSE! OFFICE HAS A RECEPTION ROOM, ONE EXECUTIVE OFFICE, A STORAGE ROOM, AND AN EXTRA ROOM THAT CAN BE USED FOR ANY PURPOSE! WITH THIS ONE-OF-A-KIND BUILDING, THE TENANT WILL BE ABLE TO SHARE A CONFERENCE ROOM, KITCHEN/LOUNGE ROOM, AND RESTROOM!

FOR MORE INFORMATION OR TO SCHEDULE A SHOWING, CALL ROBERT GRAHAM AT (936) 672-2087!

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## OVERVIEW

AVAILABLE FOR SUBLLEASING!  
2418 N FRAZIER ST, SUITE 107 B  
CONROE, TX 77303

- 3-PHASE WITH 400 AMPS
- 20 FT EVE HEIGHT
- 1 (14X12) BAY DOOR
- 1,350 SF OF WAREHOUSE SPACE
- 1,100 SF OF OFFICE SPACE
- RECEPTION
- EXECUTIVE OFFICE
- STORAGE ROOM
- 17X16 EXTRA ROOM
- SHARED ACCESS TO:
  - KITCHEN/LOUNGE
  - CONFERENCE ROOM
  - RESTROOM
- 10 PARKING SPACES
- LESS THAN 2 MILES FROM I-45!

PER TXDOT, IN 2021, THERE WERE 11,637  
VEHICLES PER DAY THAT PASSED BY THIS STRETCH  
OF HIGHWAY 75/N FRAZIER!

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**SHARED ACCESS:**



**CONFERENCE  
ROOM**



**KITCHEN**

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AERIAL



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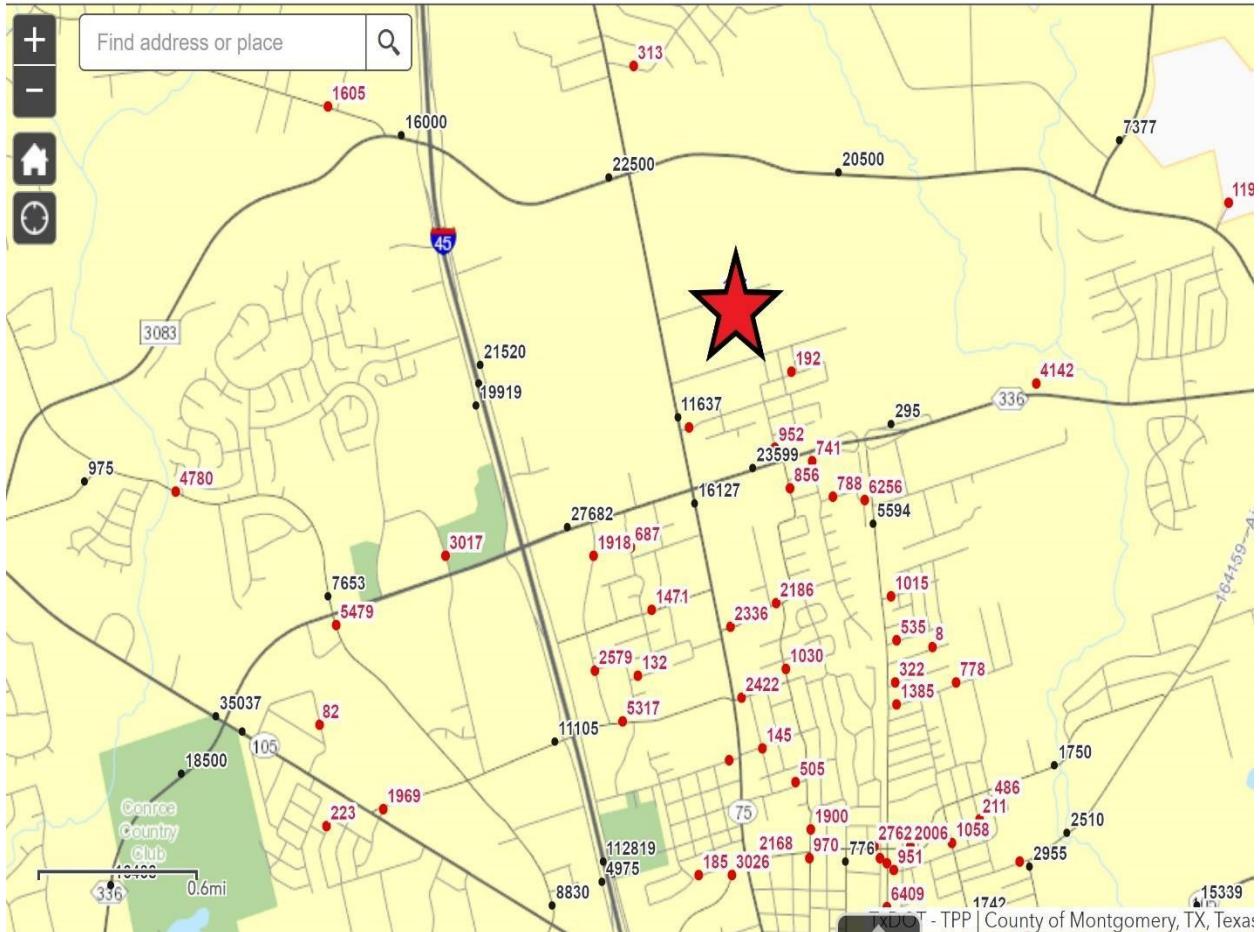
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2021 TXDOT MAP



TPP District Traffic Web Viewer



PER TXDOT, IN 2021, THERE WERE 11,637  
VEHICLES PER DAY THAT PASSED BY THIS STRETCH OF HIGHWAY  
75/N FRAZIER!

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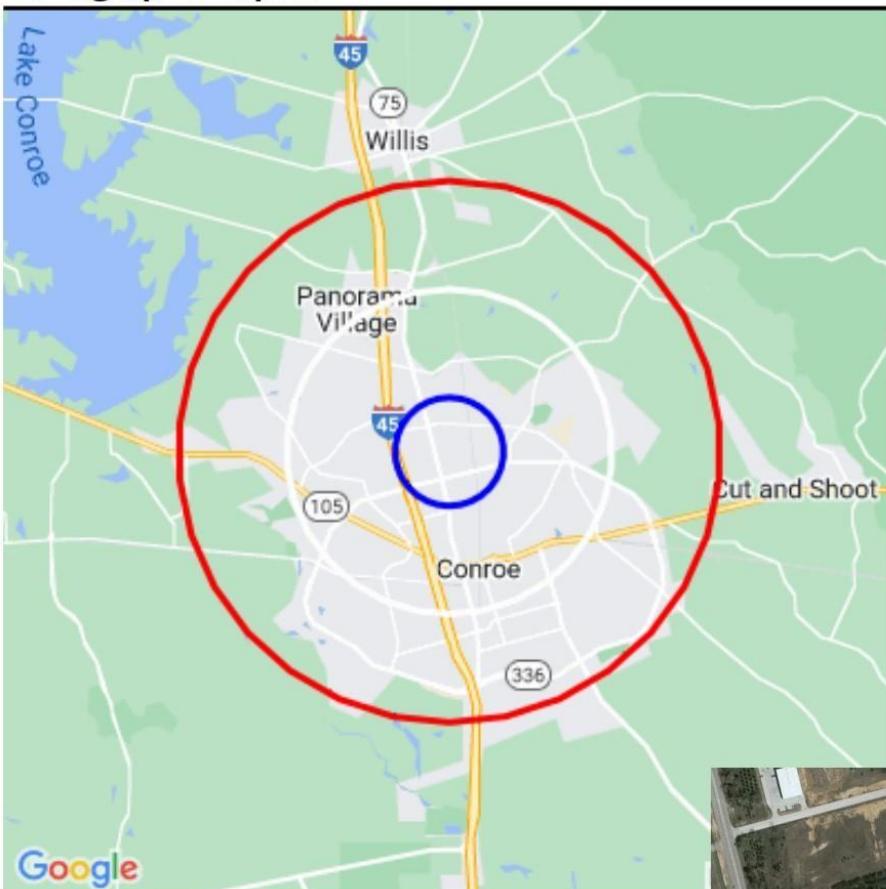
## 2418 N Frazier Street - #107



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14500 Hasara Lane Willis, TX 77378 | 936-672-2472

### Demographic Report



## 2418 N Frazier Street - #107

### Population

Distance	Male	Female	Total
1-Mile	1,860	1,783	3,643
3-Mile	17,161	16,790	33,952
5-Mile	35,478	34,600	70,078



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MOODY'S  
ANALYTICS

Catalyst

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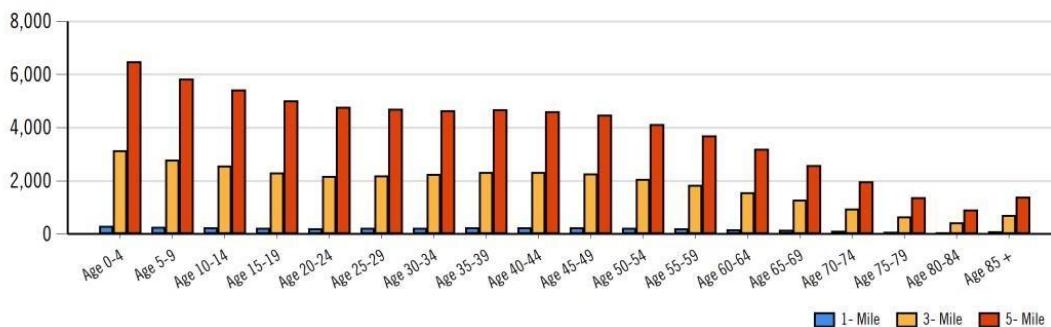
## 2418 N Frazier Street - #107



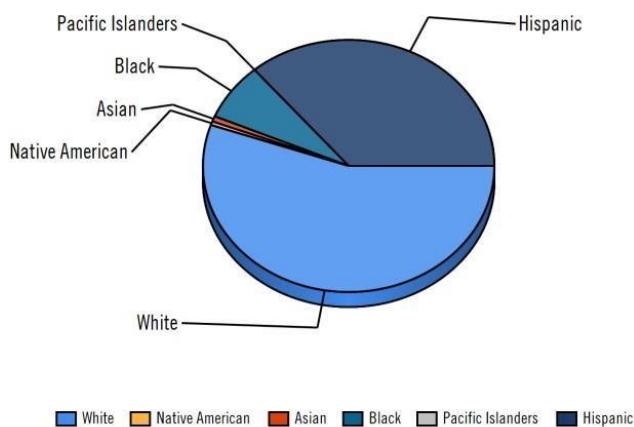
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### Population by Distance and Age (2020)



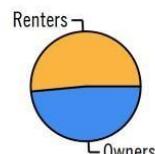
### Ethnicity within 5 miles



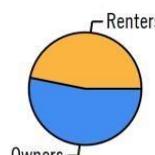
### Home Ownership 1 Mile



### Home Ownership 3 Mile



### Home Ownership 5 Mile



### Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	1,633	63	0.85 %
3-Mile	14,749	442	2.03 %
5-Mile	31,368	961	2.40 %



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Moody's  
ANALYTICS | Catylist

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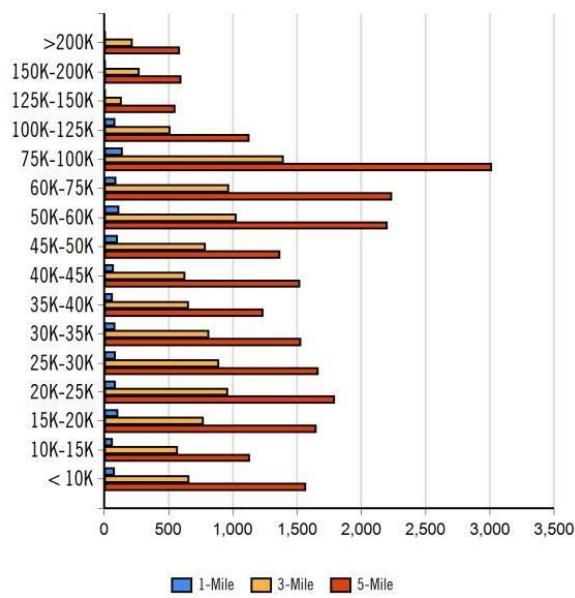
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### Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	0	43	203	162	83	238	42	38	122	281	123	62	207
3-Mile	111	372	1,691	1,108	542	2,080	581	198	1,395	2,620	1,744	535	1,497
5-Mile	147	604	3,634	2,749	998	3,822	1,374	385	3,218	6,066	3,523	1,064	3,072

### Household Income



Radius	Median Household Income
1-Mile	\$39,296.80
3-Mile	\$45,344.86
5-Mile	\$49,508.46

Radius	Average Household Income
1-Mile	\$52,188.80
3-Mile	\$54,098.91
5-Mile	\$56,264.38

Radius	Aggregate Household Income
1-Mile	\$62,306,396.63
3-Mile	\$613,475,683.23
5-Mile	\$1,363,671,028.53

### Education

	1-Mile	3-mile	5-mile
Pop > 25	2,370	20,945	42,478
High School Grad	879	5,525	10,180
Some College	439	4,503	8,747
Associates	97	838	1,686
Bachelors	167	2,237	5,194
Masters	51	519	1,225
Prof. Degree	17	280	657
Doctorate	9	81	192

### Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	8 %	36 %	32 %
Teen's	21 %	72 %	87 %
Expensive Homes	22 %	18 %	17 %
Mobile Homes	51 %	162 %	180 %
New Homes	15 %	69 %	95 %
New Households	35 %	101 %	112 %
Military Households	33 %	27 %	20 %
Households with 4+ Cars	18 %	63 %	61 %
Public Transportation Users	2 %	8 %	8 %
Young Wealthy Households	21 %	105 %	68 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



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## Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
<b>Total Expenditures</b>	50,533,912		482,667,957		1,041,287,096	
<b>Average annual household</b>	42,146		42,686		43,614	
<b>Food</b>	5,597	13.28 %	5,656	13.25 %	5,760	13.21 %
Food at home	3,798		3,806		3,859	
Cereals and bakery products	539		541		548	
Cereals and cereal products	193		194		196	
Bakery products	345		346		352	
Meats poultry fish and eggs	763		774		780	
Beef	176		179		181	
Pork	141		142		142	
Poultry	144		147		148	
Fish and seafood	119		122		123	
Eggs	63		63		64	
Dairy products	375		375		383	
Fruits and vegetables	763		762		774	
Fresh fruits	112		111		113	
Processed vegetables	151		150		152	
Sugars and other sweets	140		140		143	
Fats and oils	122		121		122	
Miscellaneous foods	720		716		727	
Nonalcoholic beverages	332		332		336	
Food away from home	1,799		1,850		1,901	
Alcoholic beverages	279		286		296	
<b>Housing</b>	15,733	37.33 %	15,904	37.26 %	16,146	37.02 %
Shelter	9,465		9,582		9,726	
Owned dwellings	5,386		5,407		5,552	
Mortgage interest and charges	2,660		2,642		2,737	
Property taxes	1,785		1,813		1,858	
Home maintenance repairs	1		5		5	
Rented dwellings	3,470		3,497		3,476	
Other lodging	608		677		698	
Utilities fuels	3,885		3,884		3,919	
Natural gas	354		353		358	
Electricity	1,578		1,585		1,593	
Fuel oil	143		144		146	
Telephone services	1,210		1,202		1,215	
Water and other public services	598		598		605	
<b>Household operations</b>	1,001	2.38 %	1,026	2.40 %	1,053	2.41 %
Personal services	266		275		287	
Entertainment expenses	724		721		765	
Housekeeping supplies	518		534		541	
Laundry and cleaning supplies	148		148		151	
Other household products	296		306		311	
Postage and stationery	73		79		79	
Household furnishings	863		876		905	
Household textiles	63		64		66	
Furniture	163		178		186	
Floor coverings	20		21		21	
Major appliances	141		133		134	
Small appliances	73		80		80	
Miscellaneous	401		396		414	
<b>Personal services</b>	1,000	2.56 %	1,117	2.62 %	1,152	2.64 %
Men and boys	199		202		213	
Men 16 and over	165		165		175	
Boys 2 to 15	34		37		38	
Women and girls	402		420		426	
Women 16 and over	329		348		353	
Girls 2 to 15	73		71		73	
Children under 2	84		87		87	

## Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
<b>Total Expenditures</b>	50,533,912		482,667,957		1,041,287,096	
<b>Average annual household</b>	42,146		42,686		43,614	
<b>Transportation</b>	5,892	13.98 %	5,867	13.74 %	6,002	13.76 %
Automobile expenses	1,316		1,216		1,330	
Cars and trucks new	181		157		168	
Cars and trucks used	596		585		615	
Gasoline and motor oil	1,976		1,955		1,981	
Other vehicle expenses	2,252		2,259		2,303	
Vehicle finance charges	151		150		153	
Maintenance and repairs	772		775		791	
Vehicle insurance	1,063		1,069		1,086	
Vehicle rental leases	165		264		273	
Public transportation	347		375		387	
<b>Health care</b>	3,435	8.15 %	3,415	8.00 %	3,461	7.94 %
Health insurance	2,287		2,283		2,305	
Medical services	692		679		697	
Drugs	348		343		347	
Medical supplies	107		108		110	
<b>Food away from home</b>	2,026	5.94 %	2,239	5.85 %	2,360	5.88 %
Fees and admissions	405		423		442	
Television radios	967		960		971	
Pets toys	905		910		934	
Personal care products	535		541		556	
Reading	45		48		48	
Education	845		989		1,026	
Alcoholic products	409		406		409	
<b>Miscellaneous</b>	680	1.61 %	706	1.65 %	711	1.63 %
<b>Cash contributions</b>	1,205		1,200		1,214	
<b>Personal insurance</b>	3,902		4,043		4,264	
Life and other personal insurance	137		138		143	
Pensions and Social Security	3,765		3,904		4,121	

Distance	Year	Estimated Households		Housing Occupied By		Housing Occupancy		
		Projection	2018	Change	1 Person	Family	Owner	Renter
1-Mile	2020	5,548	4,196	33.16 %	1,555	3,611	2,781	2,767
3-Mile	2020	19,566	14,784	33.23 %	4,885	13,430	11,037	8,529
5-Mile	2020	34,655	25,858	34.74 %	7,966	24,636	20,787	13,868
1-Mile	2023	5,980	4,196	43.62 %	1,669	3,900	2,994	2,986
3-Mile	2023	21,039	14,784	44.64 %	5,228	14,465	11,852	9,187
5-Mile	2023	37,321	25,858	46.16 %	8,559	26,546	22,339	14,982

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## Information About Brokerage Services

*Texas law requires all real estate licensees 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.

**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.

**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.

<b>Arrowstar Realty</b>	<b>9005193</b>		
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate <b>Robert Graham</b>	License No. <b>466722</b>	Email <b>robert@rgteamtx.com</b>	Phone <b>(936)672-2087</b>
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](http://www.trec.texas.gov)

IABS 1-0 Date

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