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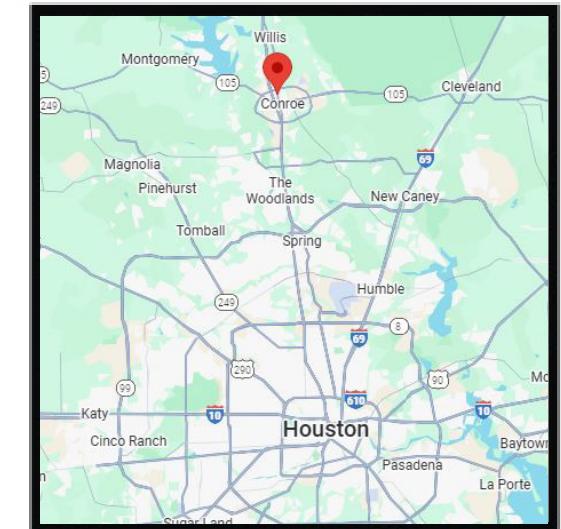


**1906 N. FRAZIER ST.
CONROE, TX 77301**

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INVESTMENT OVERVIEW

This ±59,236 SF multi-tenant shopping center sits on 4.4069 acres and maintains 100% occupancy, offering investors stable cash flow in a growing commercial corridor. Built in 1970 & renovated in 2015, it provides modern appeal and lasting value in one of Texas' most dynamic retail markets.

Investment Highlights

Conroe Plaza is a well-maintained, high-visibility retail center located along N. Frazier Street in Conroe, Texas. The property features a strong tenant lineup led by Planet Fitness & Boot Barn and benefits from heavy daily traffic and proximity to major highways.

Property Features

- NOI: \$516,971
- Cap Rate: 7.22%
- Building Size: ±59,236 SF
- Lot Size: ±4.4069 acres
- Parking Spaces: 3-4/1000
- VPD: 26,022 (FM 336) & 16,482 (FM 336 East)

888
POPULATION

1 Mile	3 Miles	5 Miles
11,286	57,395	99,197



HOUSEHOLD INCOME

1 Mile	3 Miles	5 Miles
58,708	67,728	77,773