

OFFERING MEMORANDUM

2517 N FRAZIER ST :
BUILDING II, CONROE,
TX 77303

A rare opportunity to acquire a fully stabilized, income-producing office/warehouse building within a highly established Conroe business park.



ADAM OLSEN, CCIM

713-614-2670

ADAM@THECOMMERCIALPROFESSIONALS.COM

GABE RODARTE

713-614-2670

GABE@THECOMMERCIALPROFESSIONALS.COM

PROPERTY SUMMARY

2517 N Frazier St : Building II, Conroe, TX 77303

SALE PRICE: \$3,742,500

YEAR BUILT: 2022

PROPERTY TYPE: Office

LOT SIZE: 43,604 SF

BUILDING SIZE: 10,083 SF

A rare opportunity to acquire a fully stabilized, income-producing office/warehouse building within a highly established Conroe business park. This 10,000± SF asset offers a professionally designed layout including a welcoming entry lobby, multiple private offices, conference room, break/kitchen area, and restrooms—functional for professional services, medical, or light flex users.

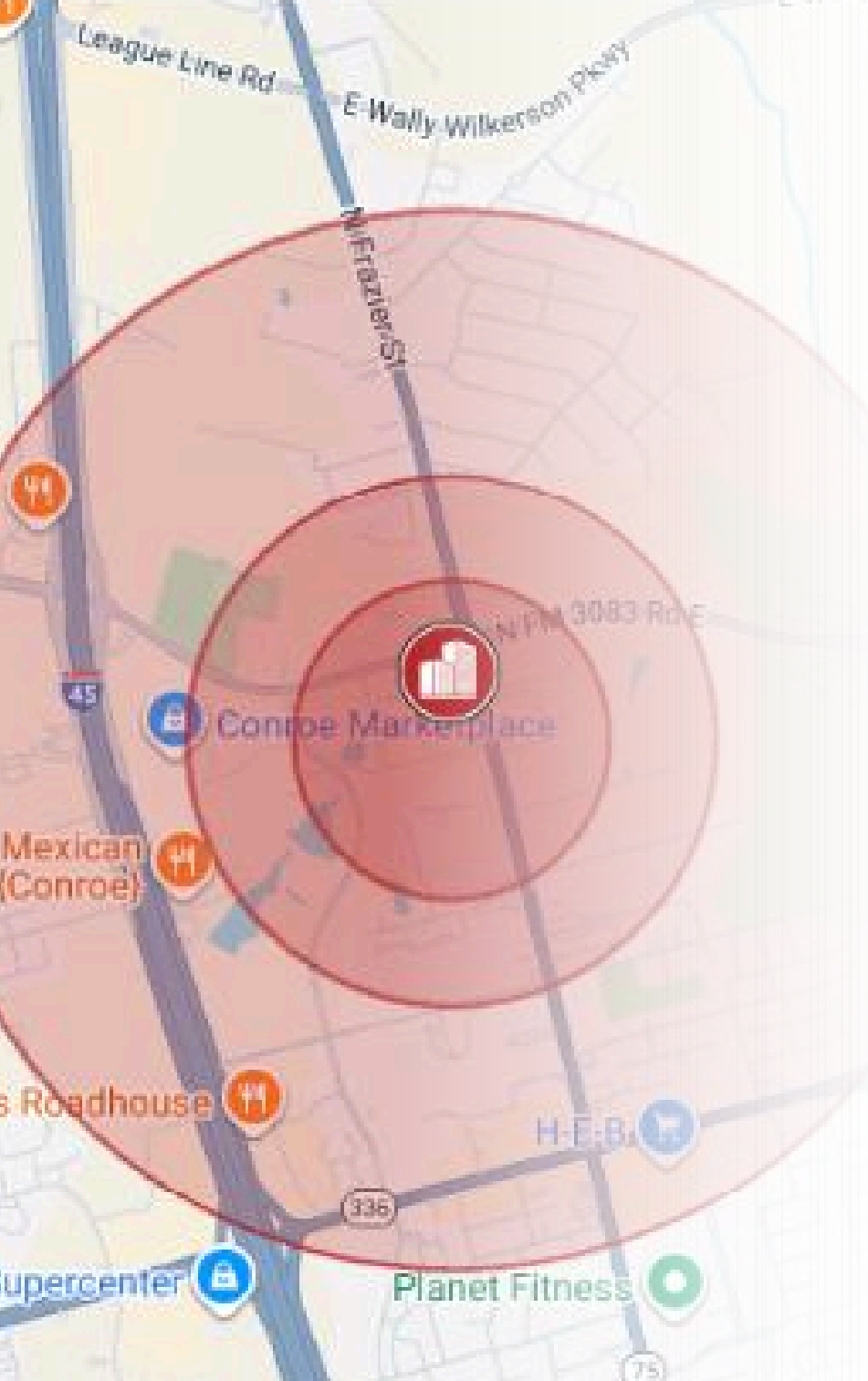


PROPERTY HIGHLIGHTS

Premier Office/Warehouse Building for Sale | 2517 N. Frazier St., Conroe – High-Visibility Corner in Business Corridor

- Fully stabilized office/warehouse building – 100% occupied
- Diverse tenant mix with staggered lease expirations
- Individually metered suites – ideal for multi-tenant income or future owner-user flexibility
- Prime location in Conroe's high-growth commercial corridor
- Professional layout: lobby, private offices, conference room, kitchen, restrooms
- Ample on-site parking with easy ingress/egress
- Minutes to I-45, Downtown Conroe, The Woodlands, and major business hubs
- Located within an established business park surrounded by professional services & light industrial users





AREA OVERVIEW

Strategically situated just off Highway 75 / N. Frazier Street, this property benefits from excellent visibility, access, and connectivity within one of Conroe's most active commercial corridors. Surrounded by professional offices, medical users, light industrial services, and established business parks, the site is ideally positioned to serve a wide range of business operations.

	0.3 Miles	0.5 Miles	1 Miles
Total households	186	432	2,134
Total population	463	1,100	5,558
Persons per household	2.5	2.5	2.6
Average household income	\$59,698	\$60,835	\$71,088
Average house value	\$315,705	\$298,813	\$291,498
Average age	31	32	35
Average age male	30	31	33
Average age female	33	33	36

RETAILER MAP





THE COMMERCIAL **PROFESSIONALS**

ADAM OLSEN, CCIM

713-614-2670

ADAM@THECOMMERCIALPROFESSIONALS.COM

GABE RODARTE

713-614-2670

GABE@THECOMMERCIALPROFESSIONALS.COM

ACCESS SECURE DOCUMENTS HERE

VIEW ADDITIONAL PROPERTY DETAILS HERE

WWW.THECOMMERCIALPROFESSIONALS.COM