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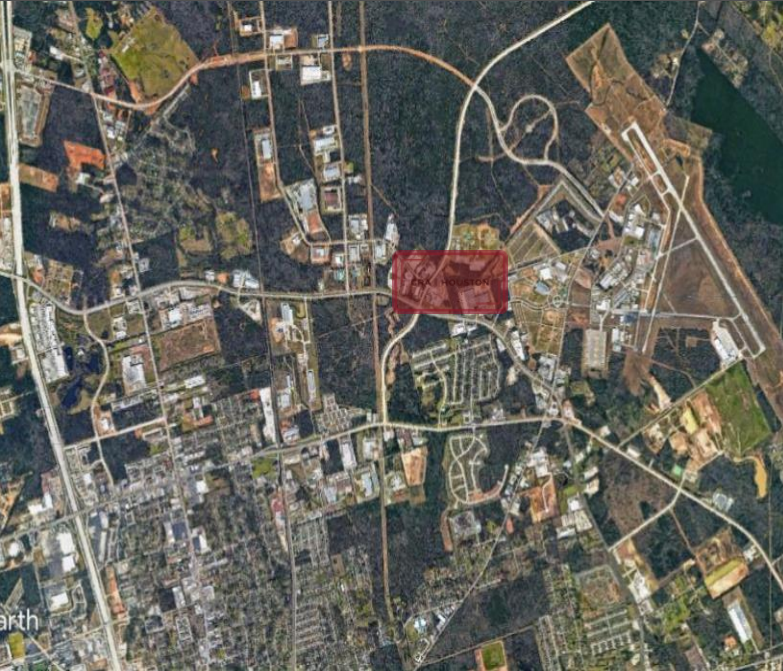
FOR SALE / LEASE

*7,500 sq. ft. Industrial Bldg
Meador Road in Conroe Industrial Park
Conroe, TX 77301*



OVERVIEW

Meador Road Conroe, Texas



- **7,500 sq. ft.** Industrial Building
For Sale or For Lease
- Approximately .50 acres
- Full utilities by City of Conroe
- Great visibility and access
- Growing East side of Conroe
near Regional Airport in the
Conroe Industrial Park
- Additional land available
- Office space will be build to
suit

**Call for Pricing
and Terms**

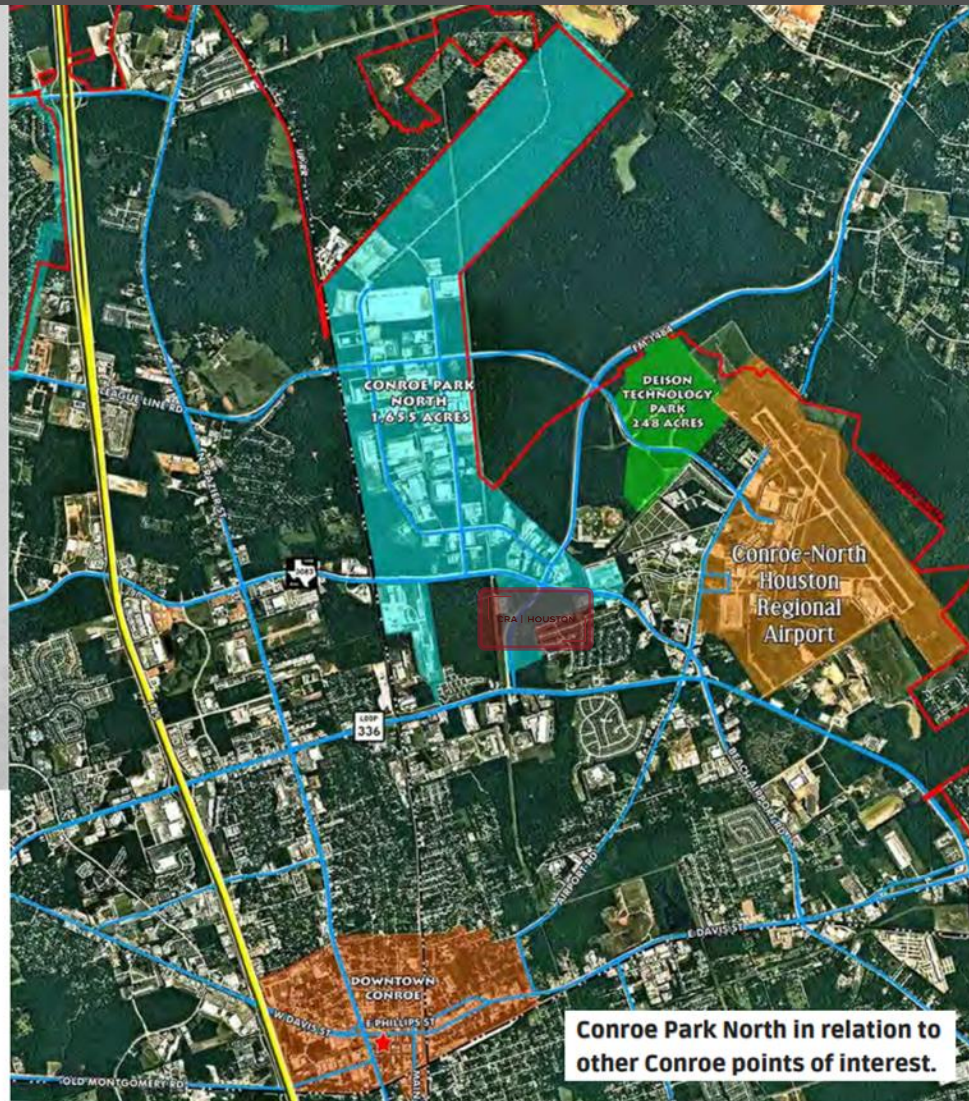
Visit us online at
WWW.CRAHOU.COM

SITE MAP

Conroe Industrial Park- Meador Road

Conroe Park North and the City of Conroe have a world of benefits to offer:

- Unparalleled infrastructure in serene setting
- Easy access to Interstate 45
- Less than 50 miles to George Bush Intercontinental Airport, downtown Houston and the Port of Houston
- Inexpensive energy costs
- Skilled labor force
- Robust relocation and expansion incentives
- Great recreational and cultural amenities
- World-class medical services
- Quality of life that is second to none



Conroe Park North in relation to other Conroe points of interest.



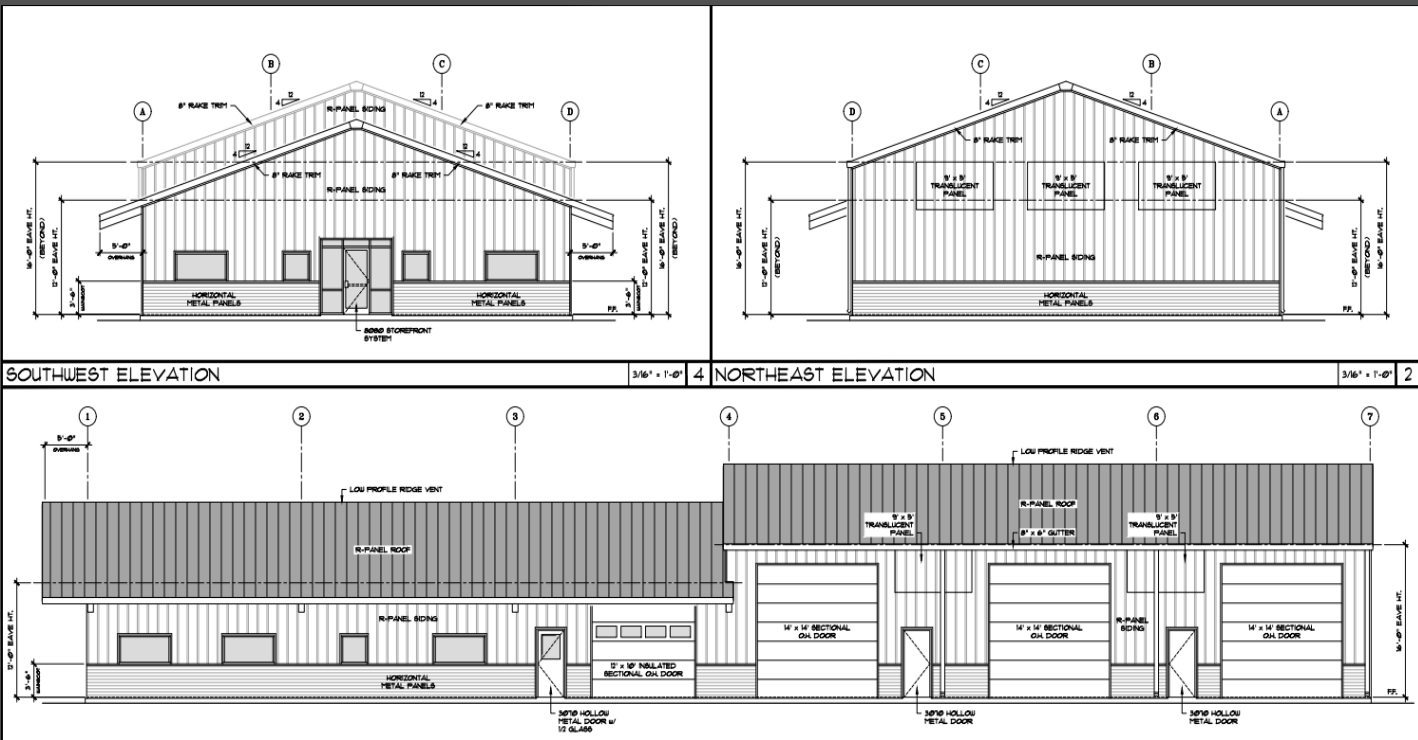
505 W Davis St
Conroe, TX 77301
936.538.7118
conroeedc.org

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Building Elevation

Conroe Industrial Park- Meador Road

PROPOSED BUILDING ELEVATIONS



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Building Under Construction



For further information please contact:



COREY KING
Managing Member/Broker
c. 281.451.3930
coreyaking@crahou.com

WWW.CRAHOU.COM

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 interest 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 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 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 associate with the broker to each party (owner and buyer) to communicate with, provided 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.

Commercial Realty Advisors Houston, LLC	9005894	coreyaking@crahou.com	281.451.3930
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Corey King	462936	coreyaking@crahou.com	281.451.3930
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Devin Baker	656289	dpbaker@crahou.com	830.237.0098
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/ Tenant/Seller/Landlord Initials	Date		