



FOR SALE

## Office / Mixed-Use

3989 I-45 North, Conroe, TX 77304

±4,484 Square Feet on ±0.724 Acres

**Tom Condon, Jr.**

Principal

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+1 281 382 8097

[tom.condon.jr@colliers.com](mailto:tom.condon.jr@colliers.com)

# Property Overview

Description	1 ½ story Model Log Cabin & Office
Building Size	First Floor: ±4,012 SF Second Floor: ± 472 SF TOTAL: ±4,484 SF
Year Built	2006
Site	±0.724 Acre platted reserve
Frontage	±185' on I-45N Southbound Feeder
Utilities	City of Conroe
Roof	New August 2024
HVAC	New June 2025, including duct work
Signage	Pylon Sign

Price: ±\$997,500

Quick  
Links



Visit Website



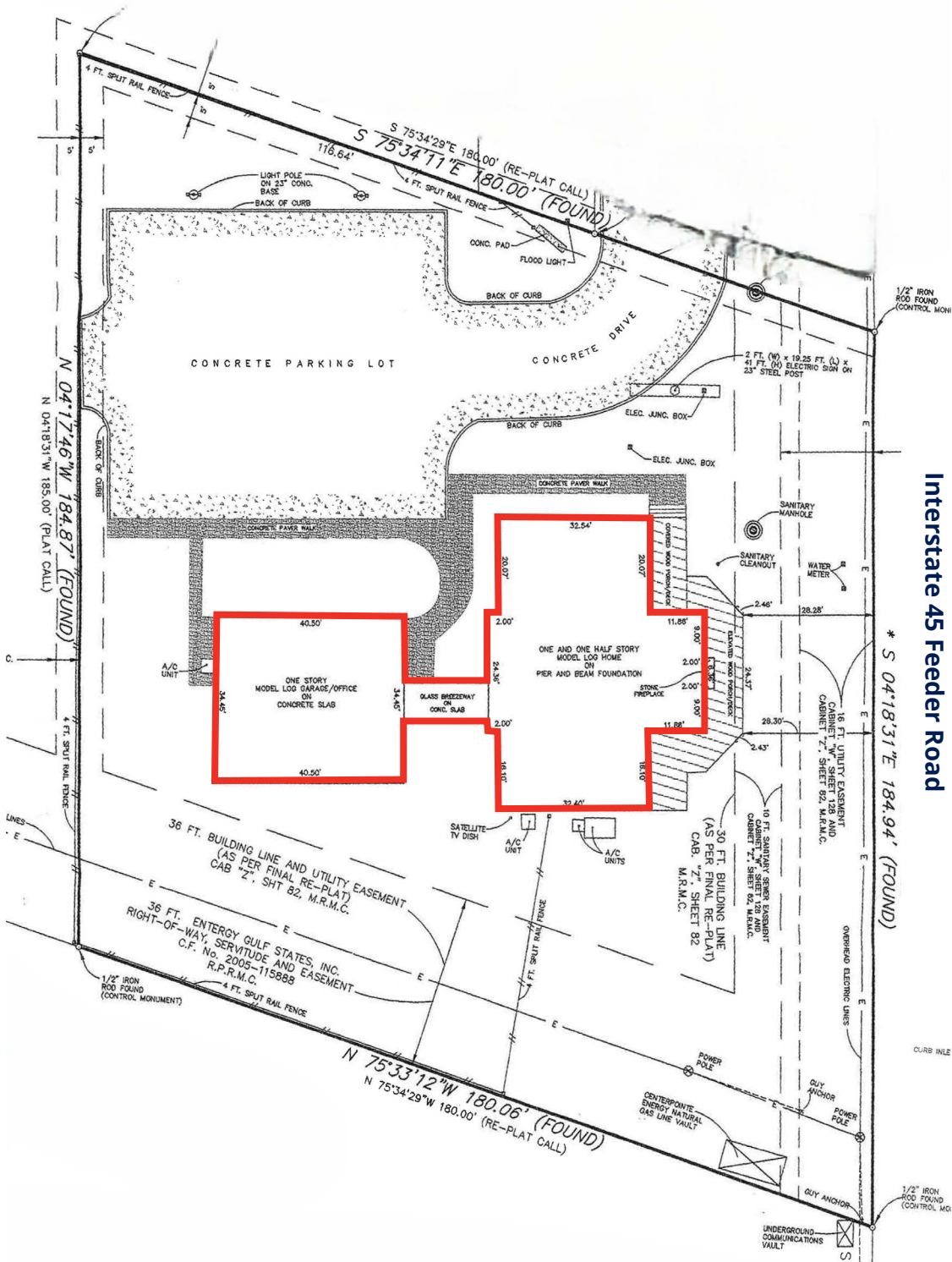
View Map



Survey



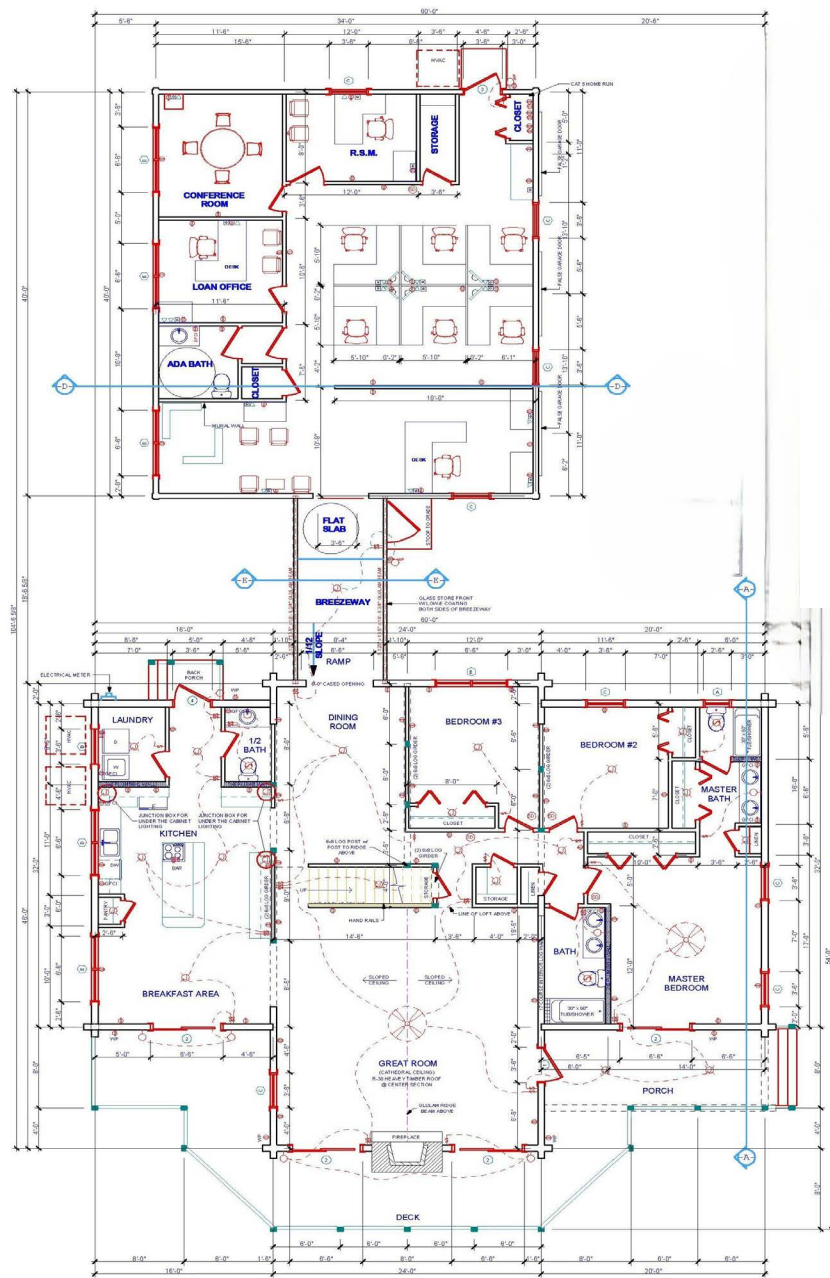
Floor Plans



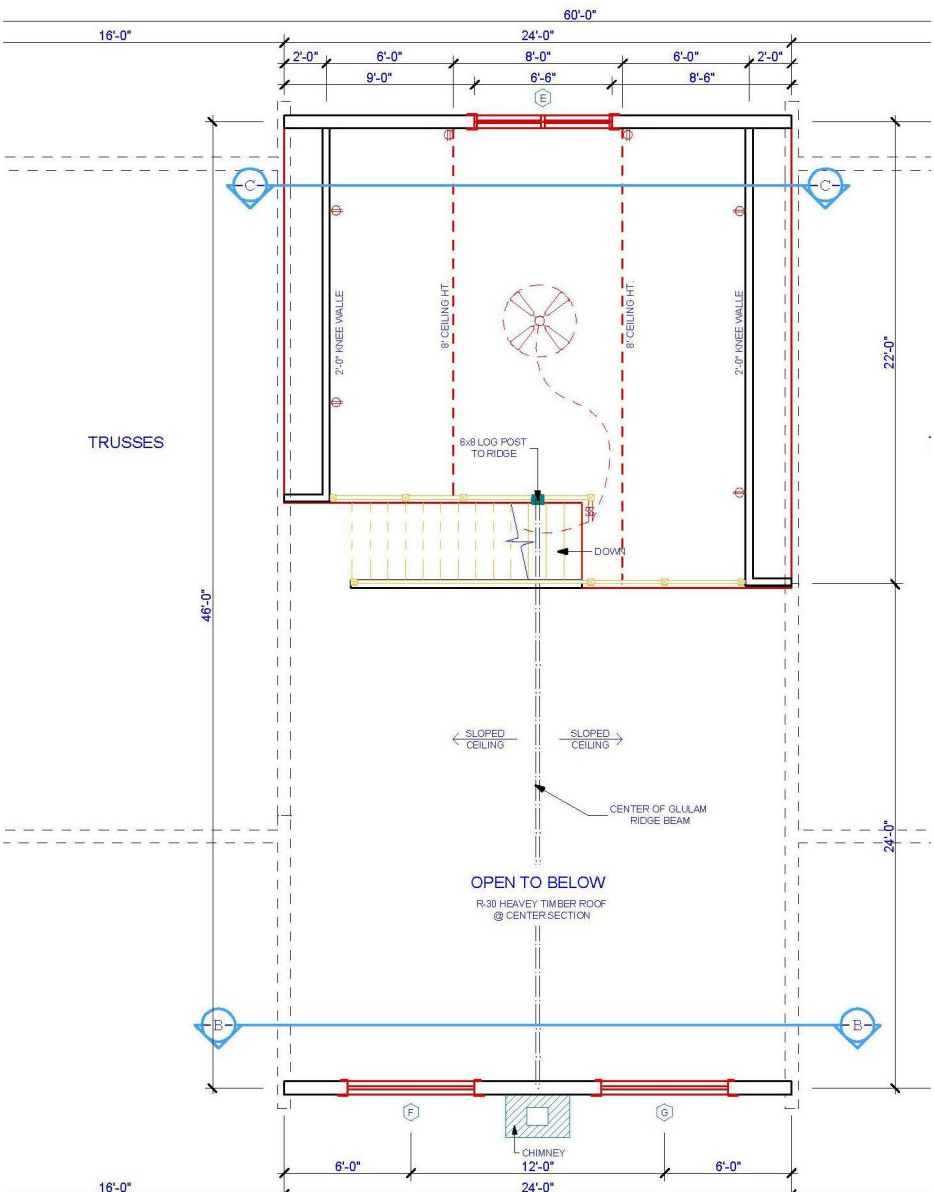


# Floor Plans

1st Floor



2nd Floor



# Property Overview

## Property Tax Rates (2025)

Montgomery County et al	\$0.5363
Willis ISD	\$1.0349
City of Conroe	\$0.4272
<b>Total</b>	<b>\$1.9984</b>

## Distances to Major Destinations

DESTINATION	DISTANCE
LAKE CONROE	12.5 MILES
WOODLANDS MALL	14.1 MILES
BUSH IAH	33.3 MILES
DOWNTOWN HOUSTON	44.9 MILES

## Demographics



2025  
Population

3 Miles	36,866
5 Miles	88,683
10 Miles	248,086



2025  
Households

3 Miles	14,589
5 Miles	32,576
10 Miles	92,863



2025 Average  
Household Income

3 Miles	\$104,350
5 Miles	\$101,856
10 Miles	\$122,140



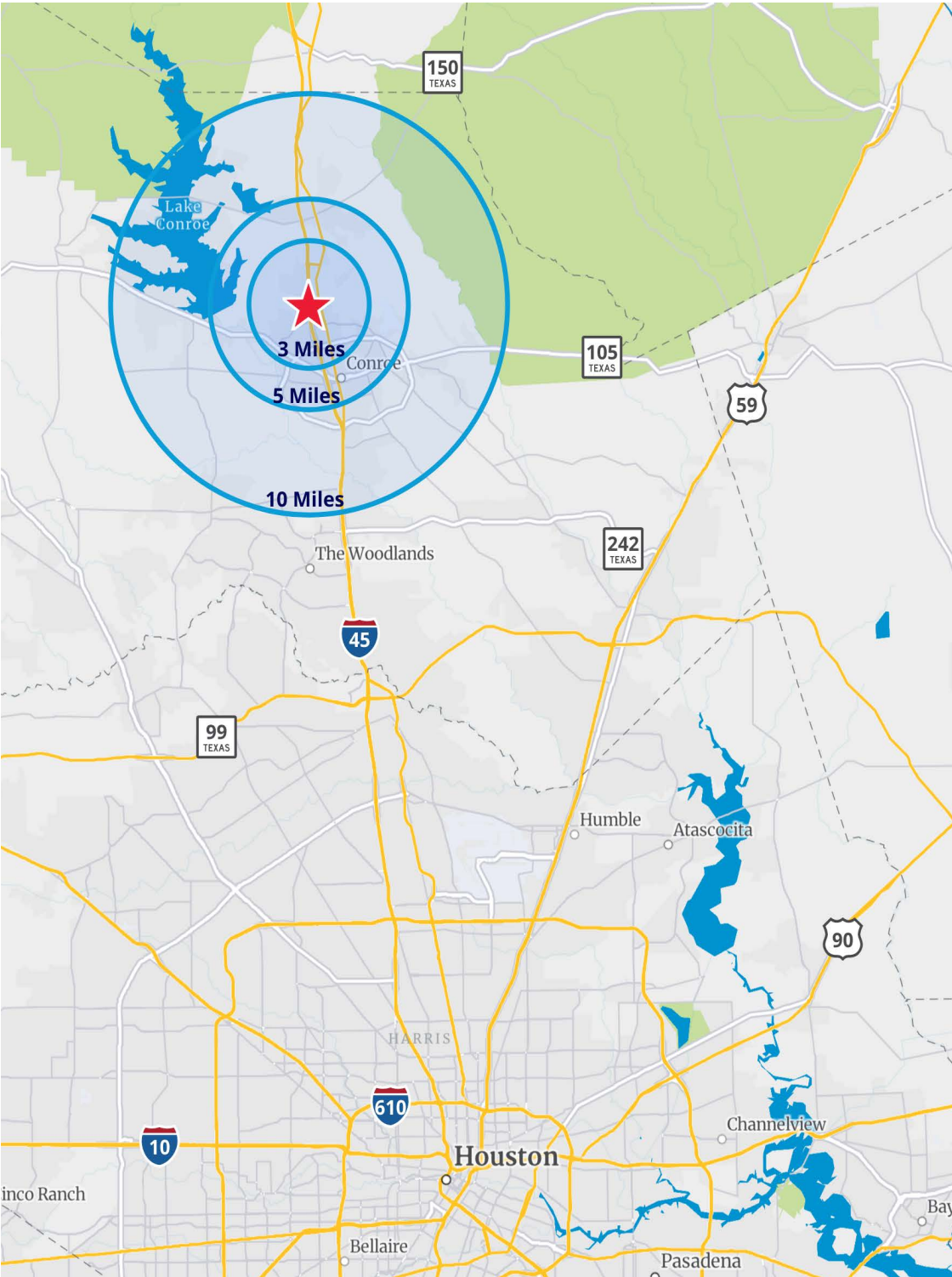
2025  
Total Businesses

3 Miles	1,529
5 Miles	4,286
10 Miles	7,765



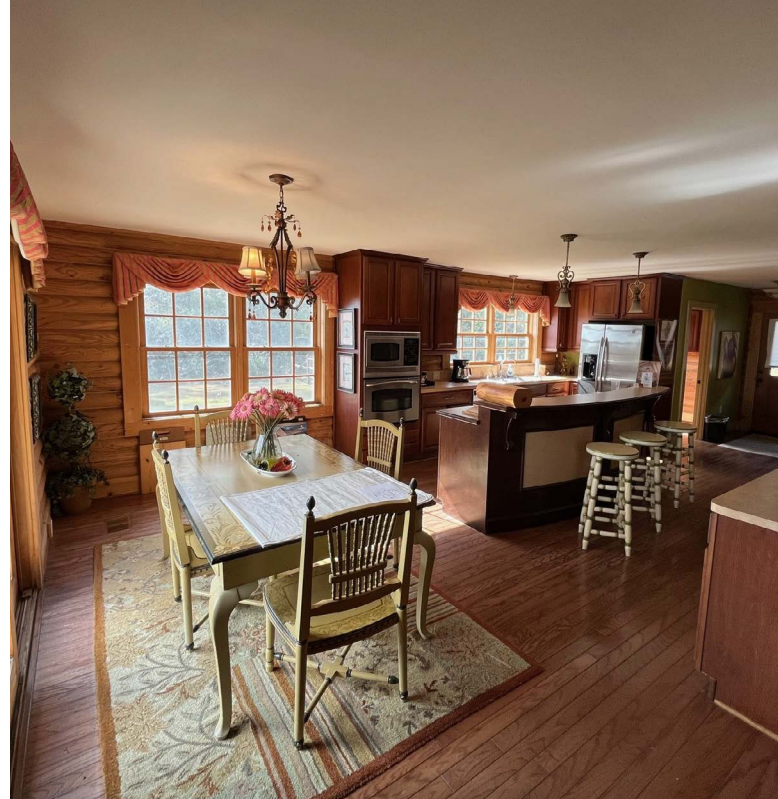
2025  
Total Employees

3 Miles	17,605
5 Miles	47,392
10 Miles	74,608



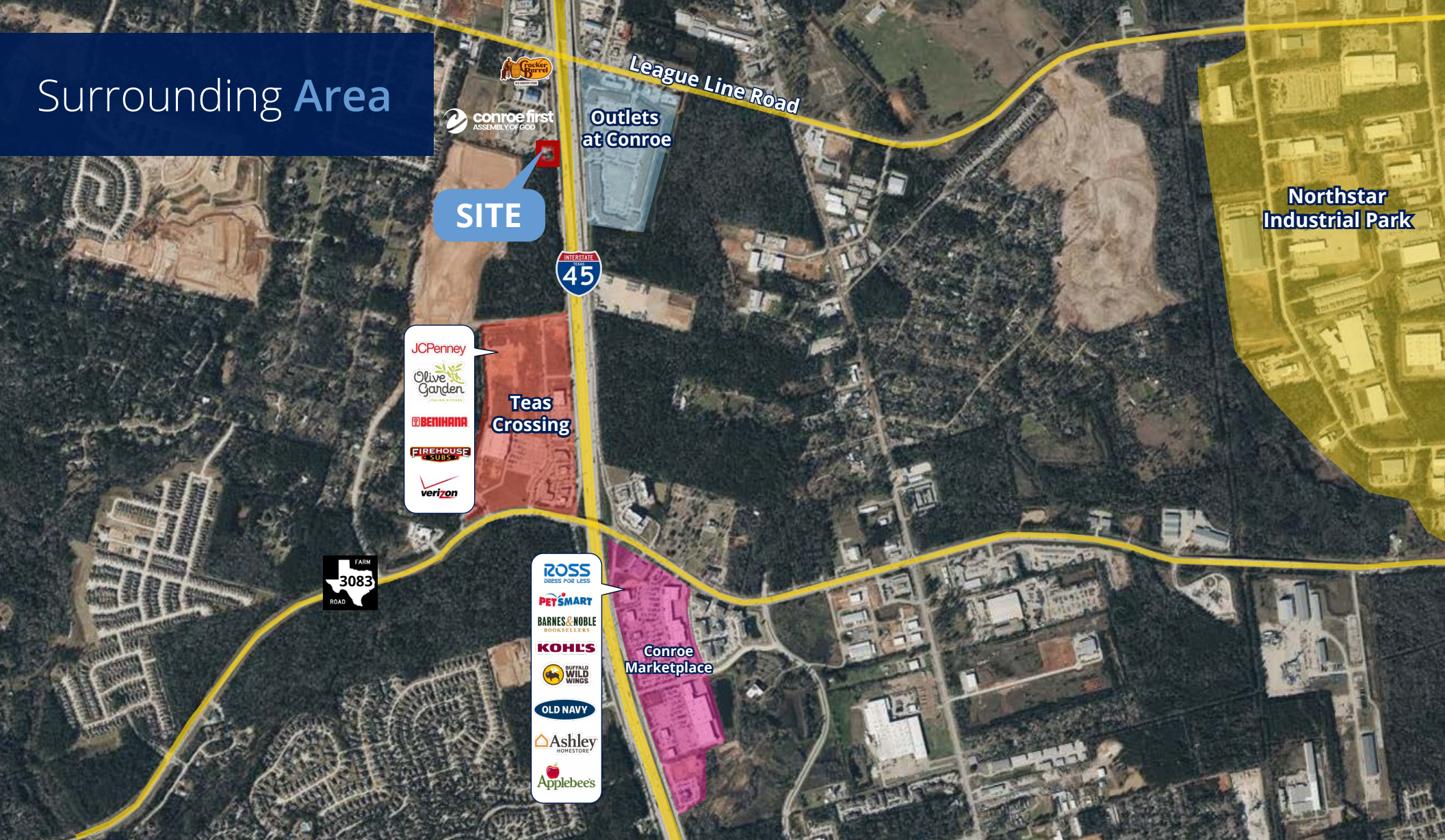


Building Interior





# Surrounding Area



## CONTACT US

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## 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.*

2-10-2025



### 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

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Tom Condon, Jr.	419324
Sales Agent/Associate's Name	License No.

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Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date