



THE COMMERCIAL
PROFESSIONALS

GABE RODARTE

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4100 HOUSTON, TX 77056

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4100 HOUSTON, TX 77056

OFFICE-WAREHOUSE SPACE FOR LEASE

1508 S FRAZIER ST | CONROE, TX 77301



OFFERING SUMMARY

LEASE RATE

\$9.00 SQ. FT. + (NNN)

YEAR BUILT

2005

PROPERTY TYPE

OFFICE-WAREHOUSE

LOT SIZE

25,438 SF

BUILDING SIZE

10,000 SF

PROPERTY HIGHLIGHTS

This ±10,000 square foot office-warehouse facility offers a functional and flexible layout ideal for a wide range of commercial and industrial users. The space features a clear-span warehouse area with high ceilings, durable concrete flooring, and ample lighting, providing an efficient environment for storage, distribution, or light manufacturing.

The open warehouse configuration allows for adaptable use, while the existing office build-out supports immediate occupancy. This space is well-suited for contractors, service companies, logistics users, or businesses seeking a combination of warehouse functionality and office space under one roof.

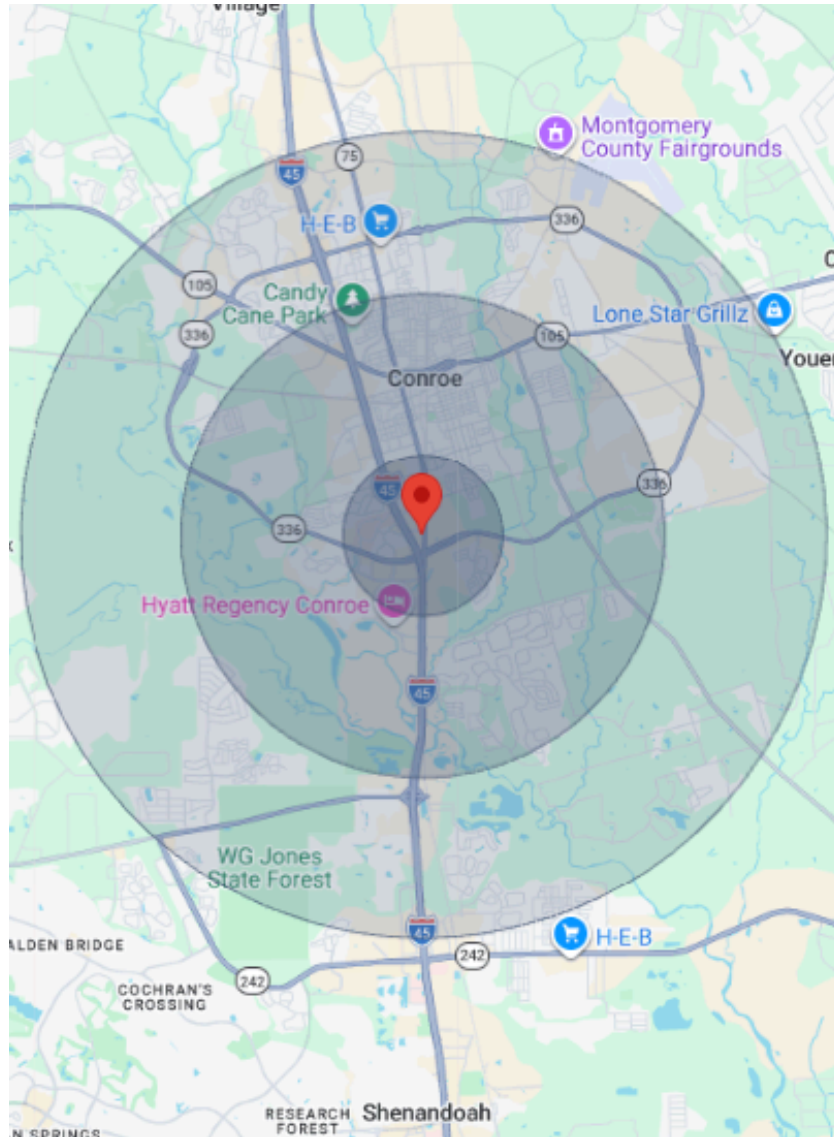
Aerial Map



Property Photos



Demographics



Experience the ideal mix of work and lifestyle in the bustling city of Conroe, TX. The property is strategically located within close reach of essential business resources, major transportation routes, and prominent professional services. Enjoy convenient access to a range of amenities that cater to a productive work environment.

Benefit from the nearby presence of leading educational institutions and medical facilities, ensuring that your office or office building at the location is well-positioned within a thriving business community. This prime location offers the perfect balance of business convenience and a dynamic urban environment.

	1 Mile	3 Miles	5 Miles
Total population	7,773	43,118	102,850
Workday Population	3,939	20,678	49,758
Total household	2,764	15,513	37,752
Average household income	\$83,175	\$98,691	\$108,678
Average age	31.5	33.7	34.3
Male Population	3,765	21,274	50,537
Female Population	4,011	21,853	52,326

Demographics data derived from AlphaMap

Market Overview

Conroe, Texas is one of the fastest-growing cities in the Greater Houston metropolitan area and serves as the county seat of Montgomery County. Located along Interstate 45 and supported by strong regional infrastructure, Conroe offers excellent connectivity to The Woodlands, North Houston, and Downtown Houston. Its strategic location, combined with strong population growth and expanding commercial development, continues to position Conroe as a major driver of economic activity in North Houston.

The Conroe area has experienced significant residential expansion, with large-scale master-planned communities and new housing developments contributing to sustained population increases. This rapid residential growth has fueled increased demand for retail, healthcare, medical office, industrial, and service-oriented commercial uses. Continued commercial development along major corridors reflects strong consumer demand and ongoing investor confidence in the market.

From a real estate perspective, Conroe benefits from strong demographics, consistent absorption, and growing demand across multiple commercial property types. Limited availability of developable commercial sites in certain corridors, combined with rapid population growth, supports healthy occupancy and long-term value appreciation. As one of the most active growth markets in North Houston, Conroe remains well-positioned for long-term value creation and stable investment performance.



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