

OFFERING MEMORANDUM

2519 N. FRAZIER ST.:
BUILDING III,
CONROE, TX 77303

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



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PROPERTY SUMMARY

2519 N. Frazier St.: Building III, Conroe, TX 77303

SALE PRICE: \$3,677,500

YEAR BUILT: 2020

PROPERTY TYPE: Office

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.

The property also features ample on-site parking and secure access, making it well-suited for multi-tenant investment or consolidation by an end user seeking long-term headquarters space.

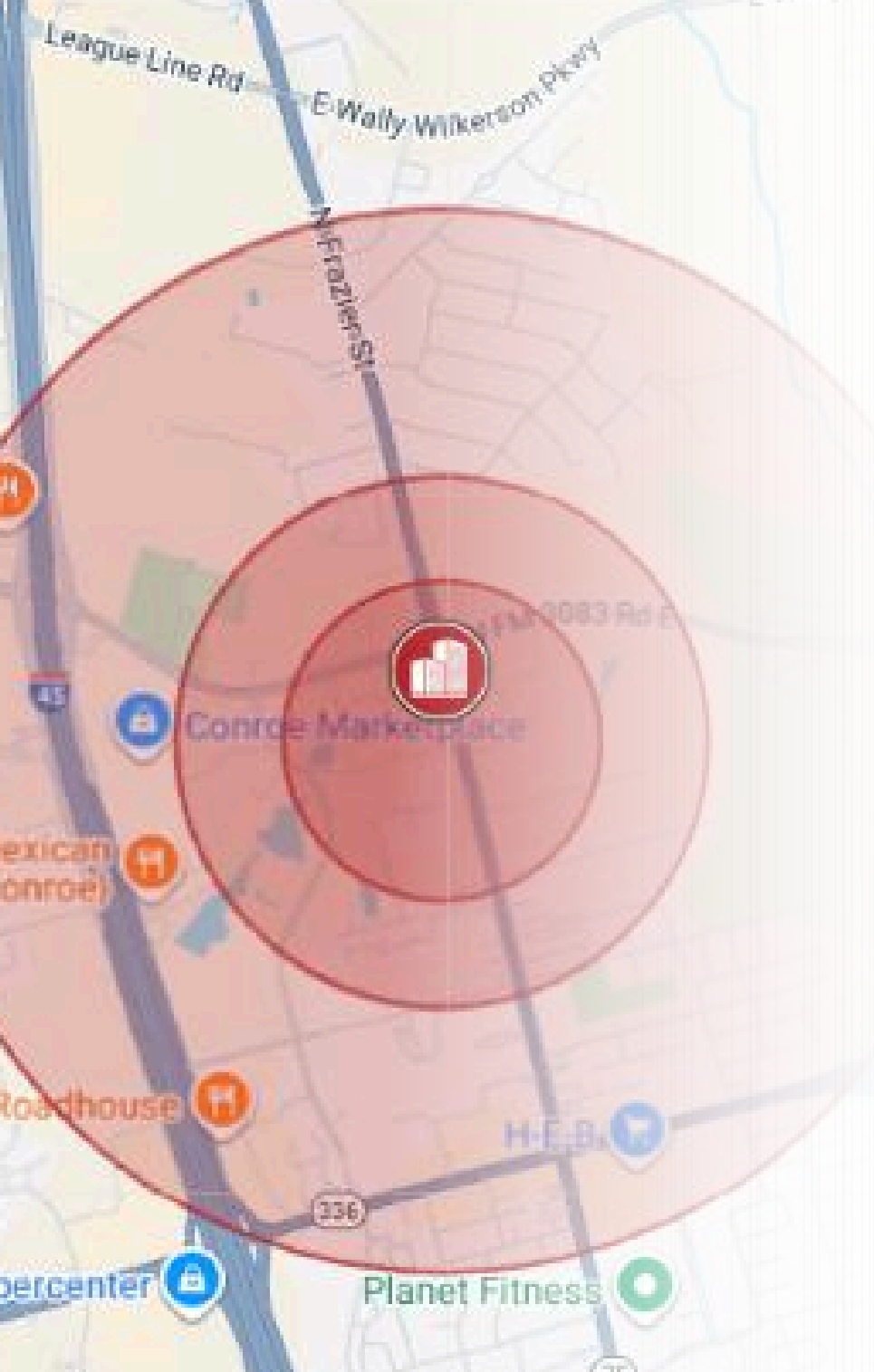


PROPERTY HIGHLIGHTS

Exceptional Office/Warehouse Investment Opportunity | Prime Conroe Location off Hwy 75/N. Frazier

- Fully stabilized office/warehouse building – 100% occupied -
- Building II (10,082 SF) – 100% occupied with tenants such as AIOS, Lifestyle Solutions Realty Group, Helping a Hero, and Assurance Risk Management Group. Lease expirations vary but extend from May 2026 through February 2028, with recent occupancy as of June 1, 2025, reflecting ongoing leasing momentum.
- 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



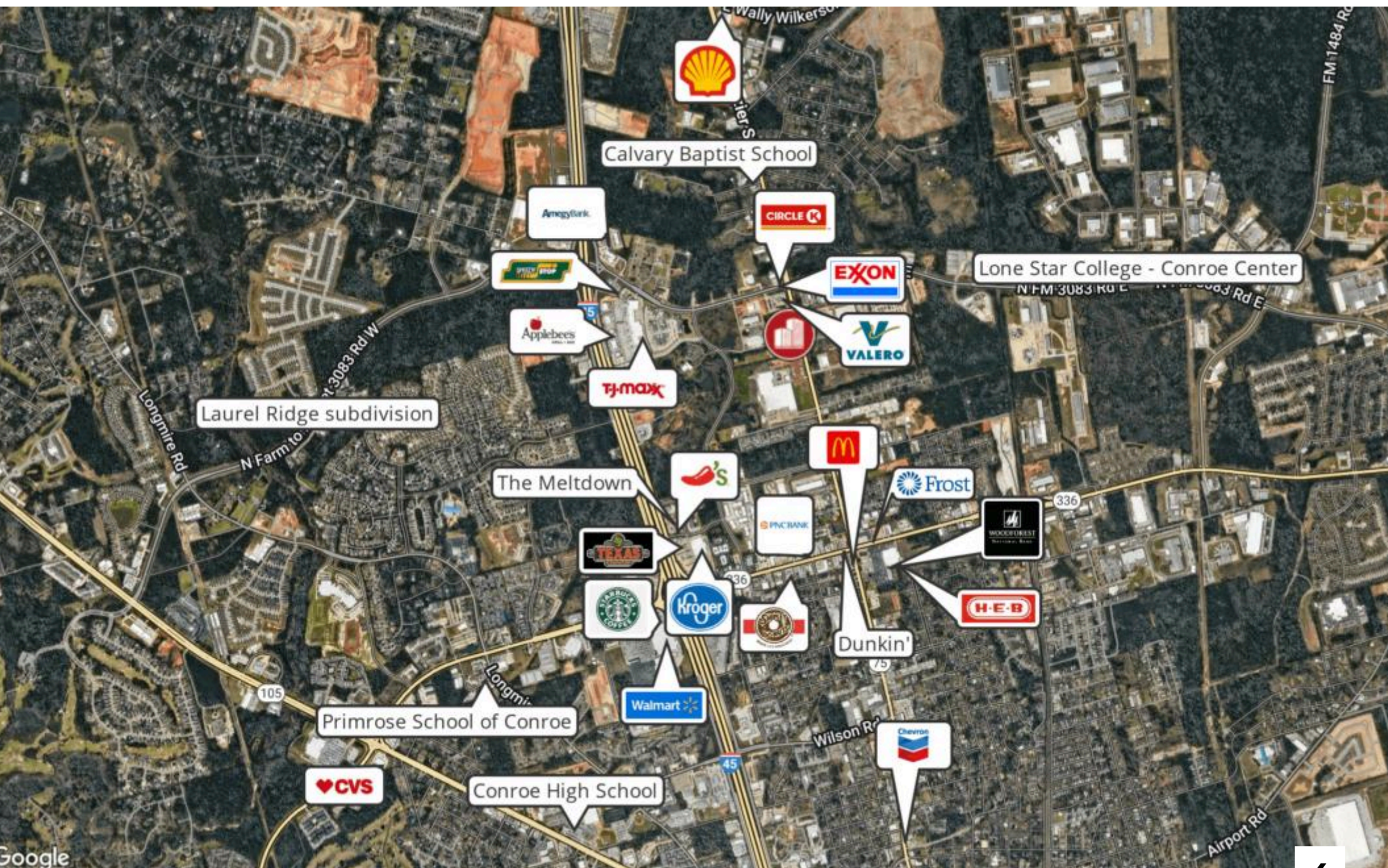


AREA OVERVIEW

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	2,101
Total population	463	1,100	5,473
Persons per household	2.5	2.5	2.6
Average household income	\$59,698	\$60,835	\$69,268
Average house value	\$315,705	\$298,813	\$284,716
Average age	31	32	34
Average age male	30	31	33
Average age female	33	33	36

RETAILER MAP





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