



GABE RODARTE
(936) 218-2723
2800 POST OAK BLVD SUITE
4100 HOUSTON, TX 77056

ADAM OLSEN
(713) 614-2670
2800 POST OAK BLVD SUITE
4100 HOUSTON, TX 77056

OFFICE/WAREHOUSE FOR SALE

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



OFFERING SUMMARY

SALE PRICE

\$3,677,500

YEAR BUILT

2020

PROPERTY TYPE

OFFICE

BUILDING SIZE

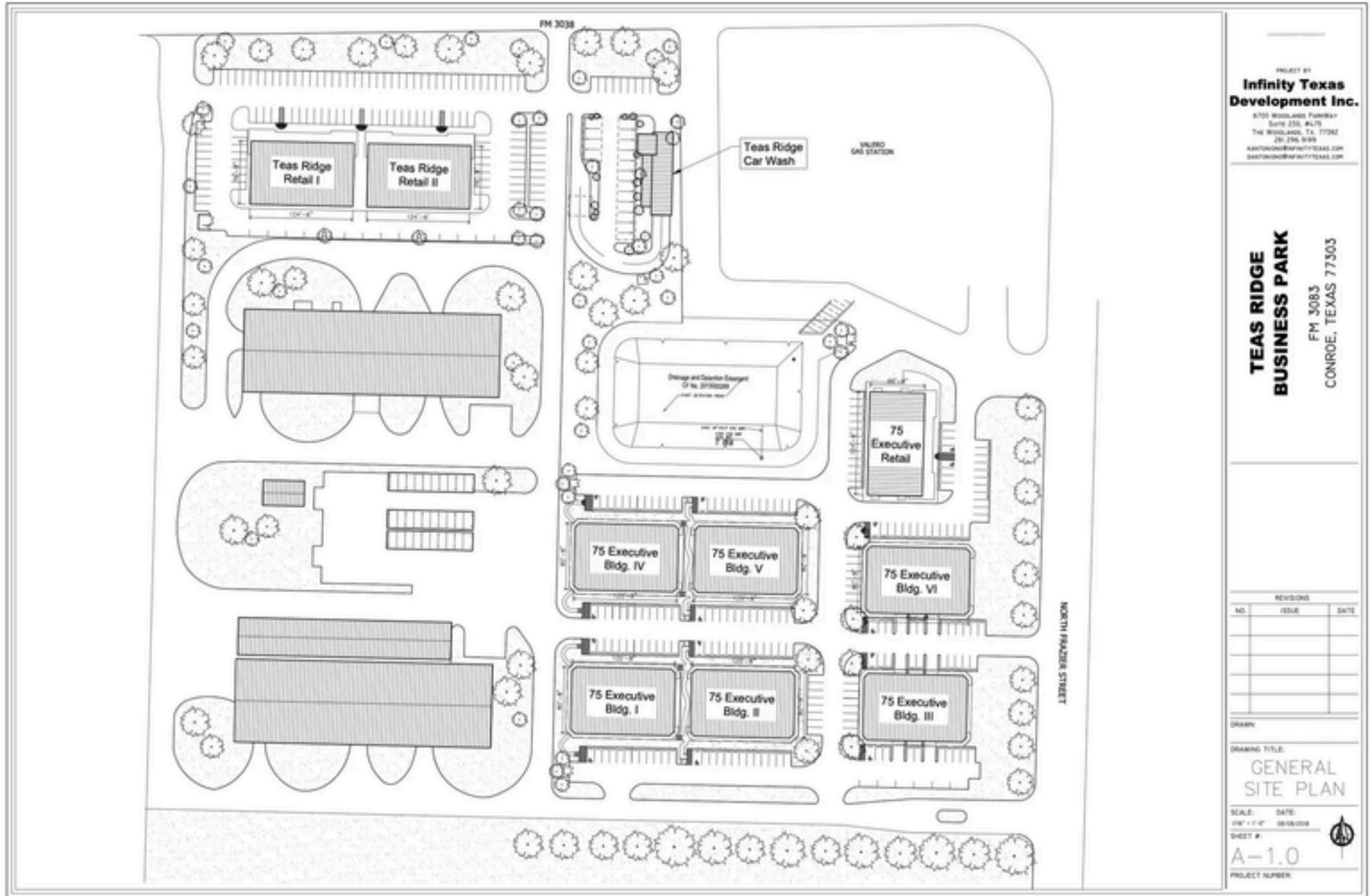
10,083 SF

PROPERTY HIGHLIGHTS

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.

Site Plan



PROJECT BY
Infinity Texas Development Inc.
8700 WOODLAND PARKWAY
SUITE 220, #479
THE WOODLAND, TX, 77382
281.296.9199
KATHY@INFINITYTEXAS.COM
DAN@INFINITYTEXAS.COM

**TEAS RIDGE
BUSINESS PARK**
FM 3083
CONROE, TEXAS 77303

REVISIONS		
NO.	ISSUE	DATE

DRAWING TITLE:
GENERAL SITE PLAN

SCALE: DATE:
1/8" = 1'-0" 08/08/08

SHEET #:
A-1.0

PROJECT NUMBER:

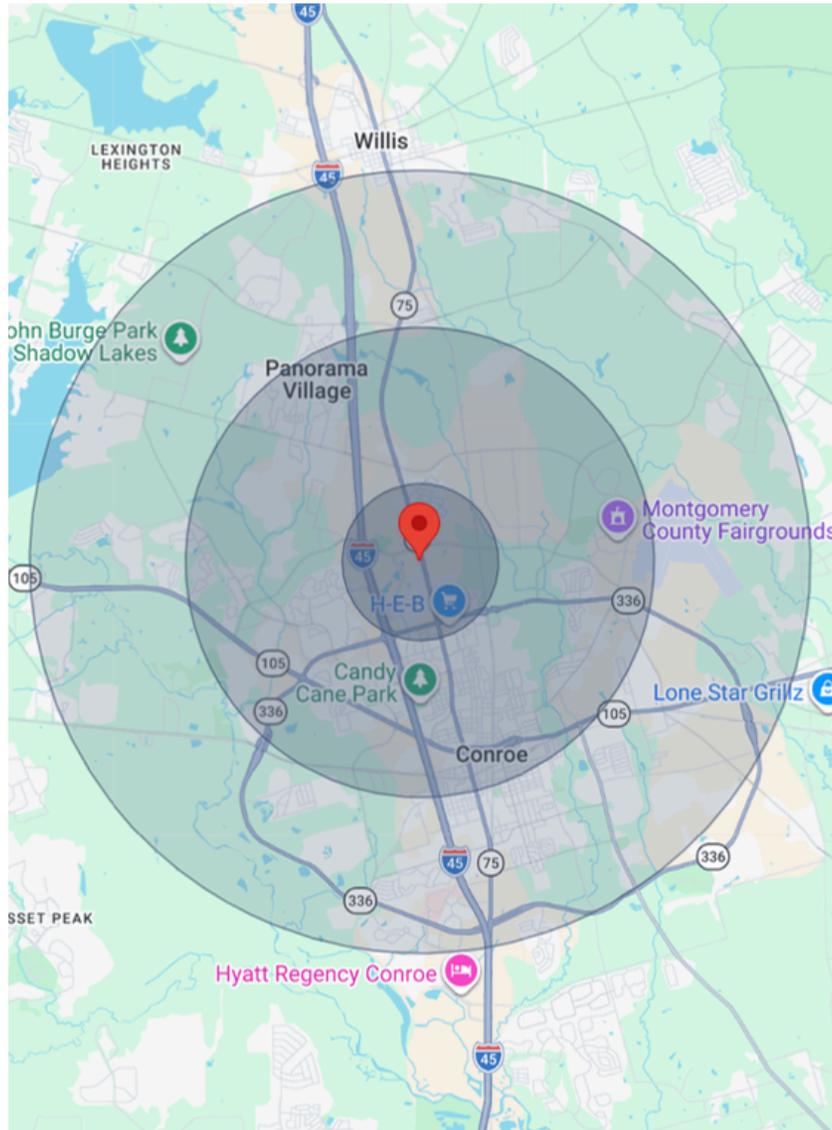
Aerial Map



Property Photos



Demographics



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.

	1 Mile	3 Miles	5 Miles
Total population	4,844	40,684	86,805
Workday Population	2,195	20,198	42,735
Total household	1,885	15,816	32,656
Average household income	\$78,288	\$84,205	\$92,863
Average age	33.8	33.6	34.7
Male Population	2,108	20,106	42,897
Female Population	2,740	20,587	43,917

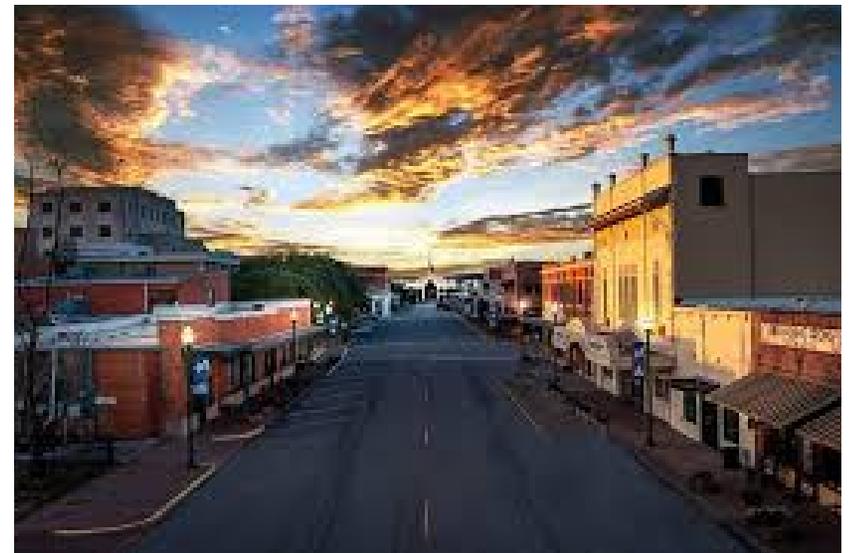
Demographics data derived from AlphaMap

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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