



The Robert Graham
TEAM



Prime Location Just Off Loop 336 in Conroe!
+ 1,704 SF OFFICE ON 0.39 OF AN ACRE FOR SALE \$369,000
2204 SUNPARK DRIVE
CONROE, TX 77303



Prime Location Just Off Loop 336 in Conroe! This 1,704 SF remodeled office sits on a 14,767 SF lot (0.39 acres) and offers ample on-site parking. Ideally positioned near established businesses and residential communities, the property provides excellent accessibility and visibility. The versatile layout currently includes three private offices, a reception area, a waiting room (easily convertible to a conference room or additional office), and two storage rooms—making it well-suited for a variety of uses such as medical, professional office, coworking, or retail. Located just a couple of minutes from I-45, this property is in a rapidly growing area and presents a strong opportunity for both owner-users and investors alike!

Floor Plan on page 3, Survey on page 5

FOR ADDITIONAL INFORMATION, CONTACT ROBERT GRAHAM AT 936-672-2087!

Arrowstar Realty
Robert Graham
(936) 672-2087
Robert@rgteamtx.com

This information contained herein, while based upon data supplied by sources deemed reliable, is subject to errors and omissions and is not, in any way, warranted by Arrowstar Realty, its affiliates, or by any agent, independent associate, parent, or subsidiary of Arrowstar Realty. This information is subject to change at any time and without notice. This presentation is to be used solely for information, and under no circumstances is it to be deemed any form of a binding commitment.



The Robert Graham
TEAM



OVERVIEW

**2204 SUNPARK DRIVE
CONROE, TX 77303**

- REMODELED 1,704 SF OFFICE!
- VERSATILE FLOOR PLAN!
- TWO BATHROOMS – ONE WITH A SHOWER!
- LARGE LOT – 14,767 SF LOT (0.39 OF AN ACRE)!
- ONLY HALF A MILE FROM I-45!
- PLENTY OF PARKING!
- PUBLIC WATER & SEWER!
- ELECTRIC AND GAS AVAILABLE!
- HEAVY TRAFFIC LOCATION!

**CALL ROBERT GRAHAM
936-672-2087**

Arrowstar Realty
Robert Graham
(936) 672-2087
Robert@rgteamtx.com

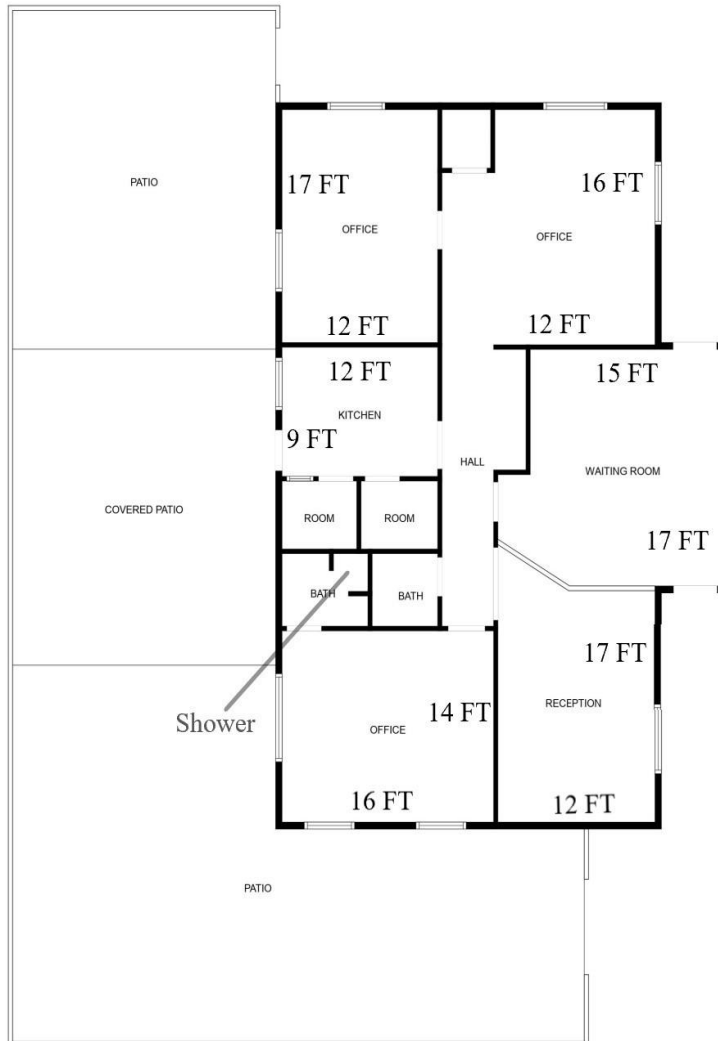
This information contained herein, while based upon data supplied by sources deemed reliable, is subject to errors and omissions and is not, in any way, warranted by Arrowstar Realty, its affiliates, or by any agent, independent associate, parent, or subsidiary of Arrowstar Realty. This information is subject to change at any time and without notice. This presentation is to be used solely for information, and under no circumstances is it to be deemed any form of a binding commitment.



The Robert Graham
TEAM



2204 Sunpark Drive Floor Plan



Arrowstar Realty
Robert Graham
(936) 672-2087
Robert@rgteamtx.com

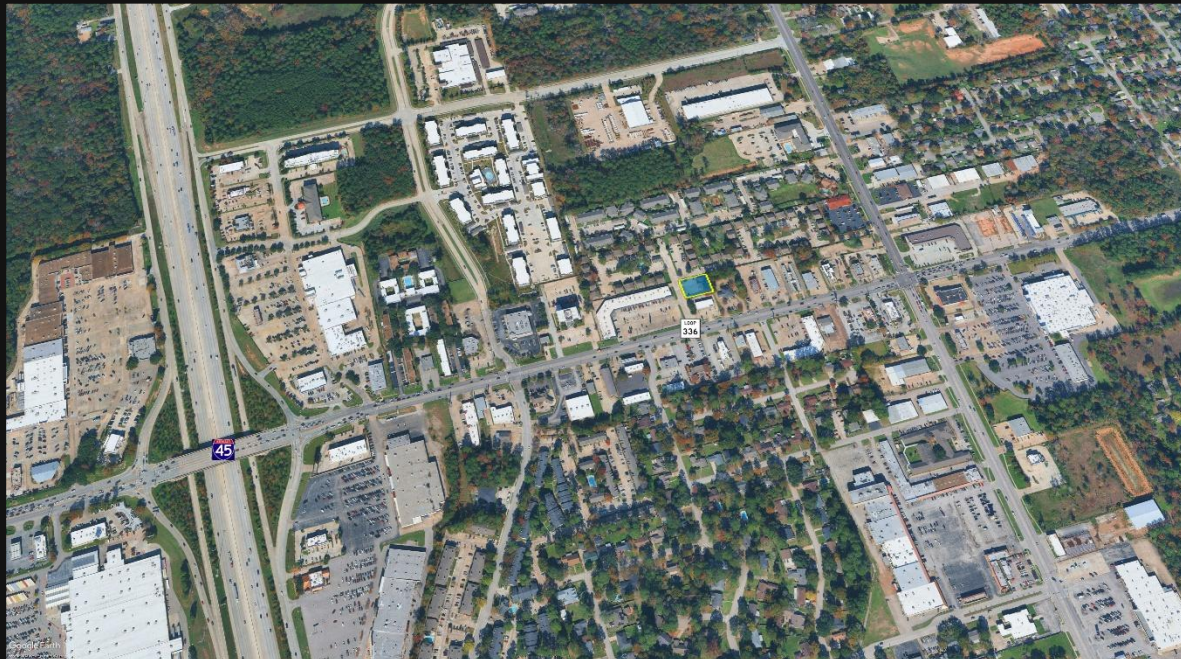
This information contained herein, while based upon data supplied by sources deemed reliable, is subject to errors and omissions and is not, in any way, warranted by Arrowstar Realty, its affiliates, or by any agent, independent associate, parent, or subsidiary of Arrowstar Realty. This information is subject to change at any time and without notice. This presentation is to be used solely for information, and under no circumstances is it to be deemed any form of a binding commitment.



The Robert Graham
TEAM



AERIALS



Arrowstar Realty
Robert Graham
(936) 672-2087
Robert@rgteamtx.com

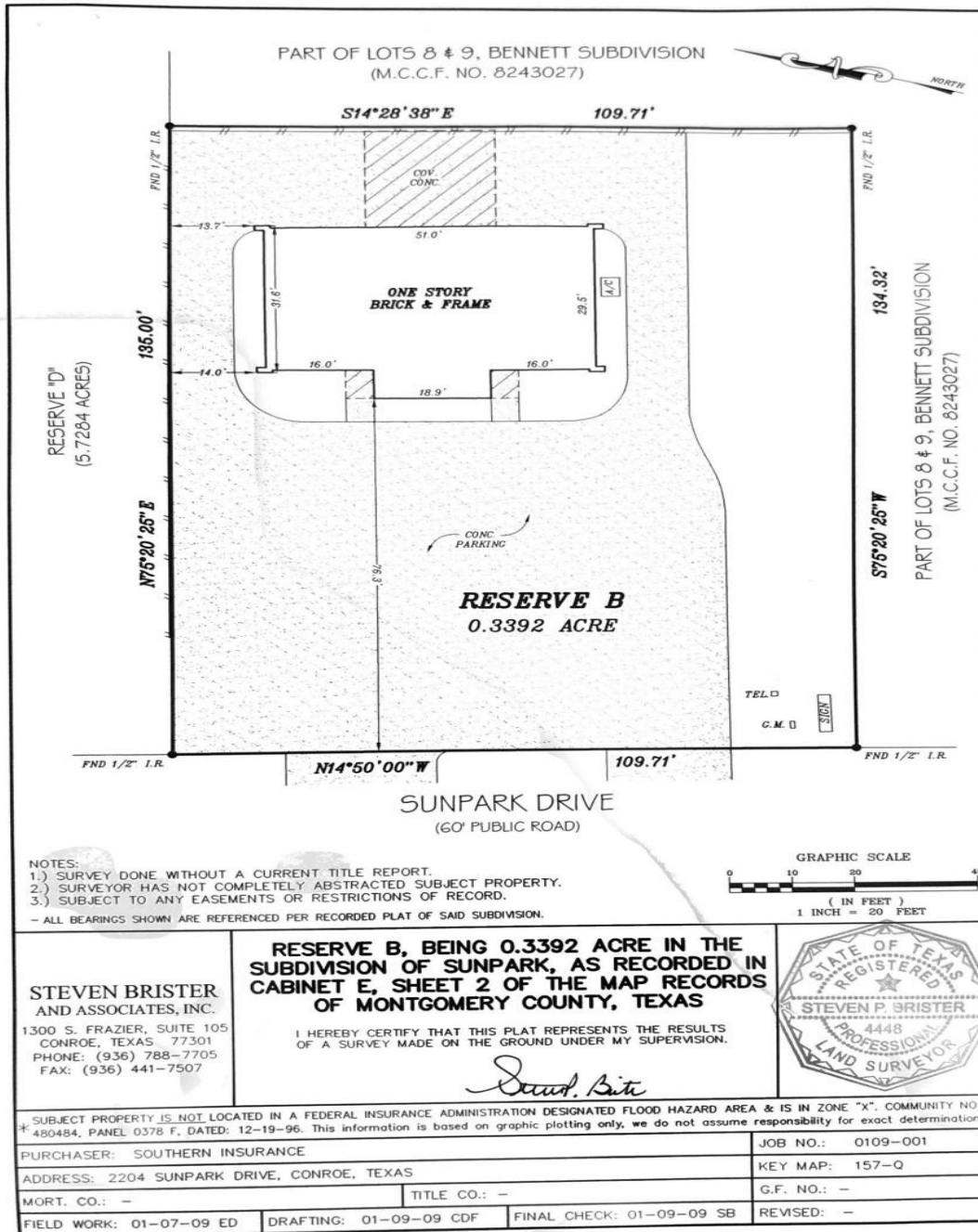
This information contained herein, while based upon data supplied by sources deemed reliable, is subject to errors and omissions and is not, in any way, warranted by Arrowstar Realty, its affiliates, or by any agent, independent associate, parent, or subsidiary of Arrowstar Realty. This information is subject to change at any time and without notice. This presentation is to be used solely for information, and under no circumstances is it to be deemed any form of a binding commitment.



The Robert Graham TEAM



SURVEY



Arrowstar Realty
Robert Graham
(936) 672-2087
Robert@rgteamtx.com

This information contained herein, while based upon data supplied by sources deemed reliable, is subject to errors and omissions and is not, in any way, warranted by Arrowstar Realty, its affiliates, or by any agent, independent associate, parent, or subsidiary of Arrowstar Realty. This information is subject to change at any time and without notice. This presentation is to be used solely for information, and under no circumstances is it to be deemed any form of a binding commitment.



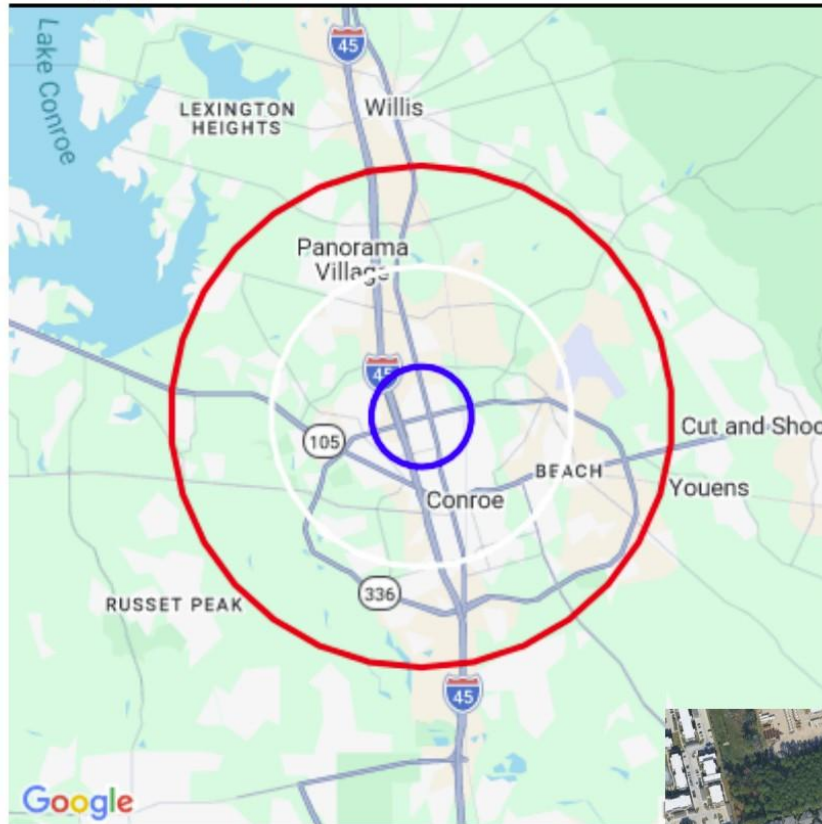
2204 Sunpark Dr.



Arrowstar Realty

14500 Hasara Lane Willis, TX 77378 | 936-672-2472

Demographic Report



2204 Sunpark Dr.

Population

Distance	Male	Female	Total
1- Mile	2,949	3,164	6,113
3- Mile	19,508	19,008	38,516
5- Mile	35,541	34,681	70,222



Robert Graham
robert@rgteamtx.com
936-672-2087

Moody's
ANALYTICS

Catylist

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other prof. advisor.

Arrowstar Realty

Robert Graham

(936) 672-2087

Robert@rgteamtx.com

This information contained herein, while based upon data supplied by sources deemed reliable, is subject to errors and omissions and is not, in any way, warranted by Arrowstar Realty, its affiliates, or by any agent, independent associate, parent, or subsidiary of Arrowstar Realty. This information is subject to change at any time and without notice. This presentation is to be used solely for information, and under no circumstances is it to be deemed any form of a binding commitment.



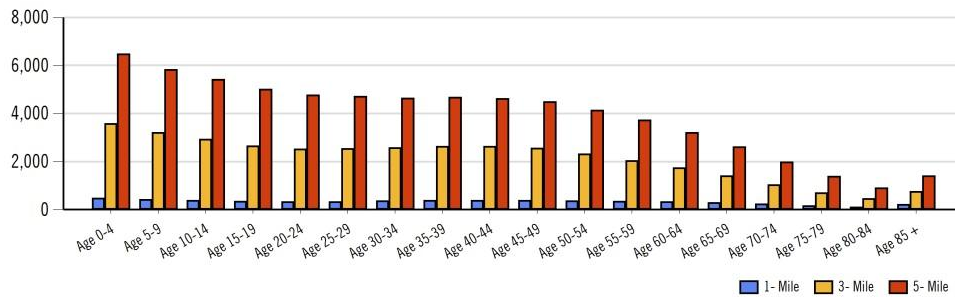
2204 Sunpark Dr.



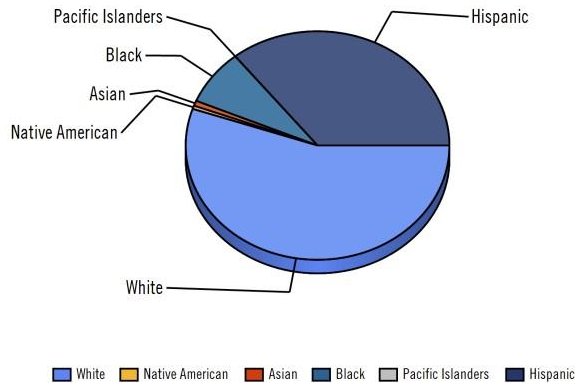
Arrowstar Realty

14500 Hasara Lane Willis, TX 77378 | 936-672-2472

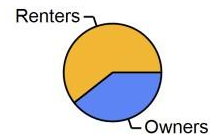
Population by Distance and Age (2020)



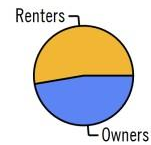
Ethnicity within 5 miles



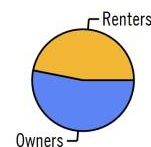
Home Ownership 1 Mile



Home Ownership 3 Mile



Home Ownership 5 Mile



Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	2,764	121	1.52 %
3-Mile	16,939	528	2.26 %
5-Mile	31,534	958	2.45 %



Robert Graham
robert@rgteamtx.com
936-672-2087



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other prof. advisor.

Arrowstar Realty
Robert Graham
(936) 672-2087
Robert@rgteamtx.com

This information contained herein, while based upon data supplied by sources deemed reliable, is subject to errors and omissions and is not, in any way, warranted by Arrowstar Realty, its affiliates, or by any agent, independent associate, parent, or subsidiary of Arrowstar Realty. This information is subject to change at any time and without notice. This presentation is to be used solely for information, and under no circumstances is it to be deemed any form of a binding commitment.



The Robert Graham TEAM



2204 Sunpark Dr.



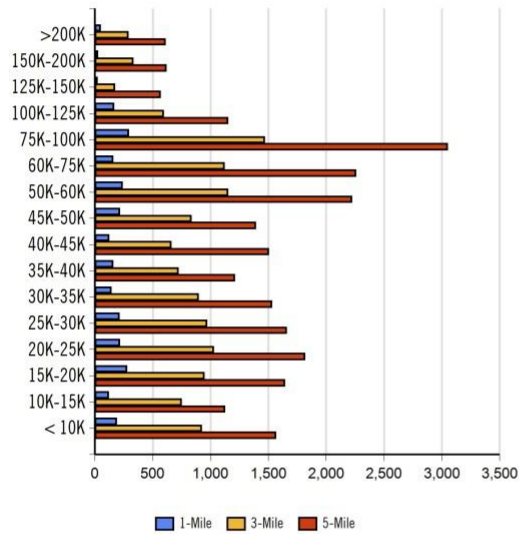
Arrowstar Realty

14500 Hasara Lane Willis, TX 77378 | 936-672-2472

Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	3	63	205	330	127	411	121	97	212	597	243	103	224
3-Mile	118	374	1,968	1,288	607	2,322	721	196	1,693	2,987	2,024	577	1,726
5-Mile	146	626	3,649	2,722	983	3,841	1,397	397	3,215	6,190	3,503	1,059	3,067

Household Income



Radius	Median Household Income
1-Mile	\$44,613.33
3-Mile	\$43,706.92
5-Mile	\$49,759.89

Radius	Average Household Income
1-Mile	\$57,815.50
3-Mile	\$52,505.46
5-Mile	\$56,266.47

Radius	Aggregate Household Income
1-Mile	\$135,410,435.39
3-Mile	\$700,221,315.63
5-Mile	\$1,382,755,360.10

Education

	1-Mile	3-mile	5-mile
Pop > 25	4,094	23,552	42,657
High School Grad	1,395	5,996	10,063
Some College	876	4,879	8,808
Associates	188	924	1,702
Bachelors	435	2,501	5,283
Masters	154	635	1,250
Prof. Degree	38	357	663
Doctorate	18	120	191

Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	22 %	37 %	33 %
Teen's	33 %	78 %	88 %
Expensive Homes	41 %	16 %	21 %
Mobile Homes	22 %	158 %	179 %
New Homes	12 %	73 %	98 %
New Households	65 %	108 %	115 %
Military Households	60 %	26 %	21 %
Households with 4+ Cars	25 %	59 %	62 %
Public Transportation Users	1 %	8 %	8 %
Young Wealthy Households	6 %	96 %	70 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



Robert Graham
robert@rgteamtx.com
936-672-2087



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other prof. advisor.

Arrowstar Realty

Robert Graham

(936) 672-2087

Robert@rgteamtx.com

This information contained herein, while based upon data supplied by sources deemed reliable, is subject to errors and omissions and is not, in any way, warranted by Arrowstar Realty, its affiliates, or by any agent, independent associate, parent, or subsidiary of Arrowstar Realty. This information is subject to change at any time and without notice. This presentation is to be used solely for information, and under no circumstances is it to be deemed any form of a binding commitment.



The Robert Graham TEAM



2204 Sunpark Dr.



Arrowstar Realty

14500 Hasara Lane Willis, TX 77378 | 936-672-2472

Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	107,995,471		548,964,232		1,050,437,233	
Average annual household	44,299		42,113		43,637	
Food	5,860	13.23 %	5,595	13.29 %	5,761	13.20 %
Food at home	3,920		3,774		3,860	
Cereals and bakery products	557		536		548	
Cereals and cereal products	200		192		196	
Bakery products	357		343		352	
Meats poultry fish and eggs	788		768		779	
Beef	183		178		181	
Pork	145		141		142	
Poultry	149		146		147	
Fish and seafood	125		121		123	
Eggs	64		63		64	
Dairy products	391		372		383	
Fruits and vegetables	789		755		774	
Fresh fruits	115		110		113	
Processed vegetables	154		149		152	
Sugar and other sweets	144		139		143	
Fats and oils	125		120		123	
Miscellaneous foods	740		710		727	
Nonalcoholic beverages	339		330		336	
Food away from home	1,939		1,820		1,900	
Alcoholic beverages	298		281		297	
Housing	16,330	36.86 %	15,735	37.36 %	16,156	37.02 %
Shelter	9,851		9,477		9,731	
Owned dwellings	5,678		5,307		5,556	
Mortgage interest and charges	2,809		2,591		2,741	
Property taxes	1,900		1,775		1,859	
Maintenance repairs	967		940		954	
Rented dwellings	3,469		3,508		3,477	
Other lodging	703		662		697	
Utilities fuels	3,949		3,850		3,922	
Natural gas	366		349		358	
Electricity	1,594		1,575		1,594	
Fuel oil	148		142		146	
Telephone services	1,227		1,190		1,216	
Water and other public services	612		591		606	
Household operations	1,063	2.40 %	1,012	2.40 %	1,053	2.41 %
Personal services	290		270		288	
Other household expenses	773		741		765	
Housekeeping supplies	548		529		542	
Laundry and cleaning supplies	153		147		151	
Other household products	315		303		311	
Postage and stationery	79		78		79	
Household furnishings	918		865		905	
Household textiles	67		64		66	
Furniture	190		175		186	
Floor coverings	22		21		21	
Major appliances	137		131		134	
Small appliances	79		79		80	
Miscellaneous	421		393		415	
Apparel and services	1,158	2.61 %	1,111	2.64 %	1,152	2.64 %
Men and boys	219		200		213	
Men 16 and over	182		163		175	
Boys 2 to 15	37		37		38	
Women and girls	430		417		426	



Robert Graham
robert@rgteamtx.com
936-672-2087

MOODY'S
ANALYTICS

Catylist

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other prof. advisor.

Arrowstar realty
Robert Graham
(936) 672-2087
Robert@rgteamtx.com

This information contained herein, while based upon data supplied by sources deemed reliable, is subject to errors and omissions and is not, in any way, warranted by Arrowstar Realty, its affiliates, or by any agent, independent associate, parent, or subsidiary of Arrowstar Realty. This information is subject to change at any time and without notice. This presentation is to be used solely for information, and under no circumstances is it to be deemed any form of a binding commitment.



The Robert Graham TEAM



2204 Sunpark Dr.



Arrowstar Realty 14500 Hasara Lane Willis, TX 77378 | 936-672-2472

Women 16 and over	358	345	353
Girls 2 to 15	72	71	73
Children under 2	88	86	87

Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	107,995,471		548,964,232		1,050,437,233	
Average annual household	44,299		42,113		43,637	
Transportation	6,117	13.81 %	5,788	13.74 %	6,006	13.76 %
Vehicle purchases	1,401		1,252		1,330	
Cars and trucks new	736		641		679	
Cars and trucks used	626		578		615	
Gasoline and motor oil	2,007		1,936		1,984	
Other vehicle expenses	2,313		2,229		2,304	
Vehicle finance charges	154		147		154	
Maintenance and repairs	807		766		792	
Vehicle insurance	1,069		1,055		1,084	
Vehicle rental leases	282		260		273	
Public transportation	395		369		386	
Health care	3,531	7.97 %	3,363	7.99 %	3,464	7.94 %
Health insurance	2,345		2,250		2,306	
Medical services	716		666		699	
Drugs	357		338		348	
Medical supplies	112		107		110	
Entertainment	2,606	5.88 %	2,465	5.85 %	2,569	5.89 %
Fees and admissions	455		413		442	
Television radios	977		951		972	
Pets toys	947		899		935	
Personal care products	567		534		556	
Reading	49		47		48	
Education	1,021		976		1,022	
Tobacco products	406		406		405	
Miscellaneous	721	1.63 %	693	1.65 %	712	1.63 %
Cash contributions	1,235		1,174		1,215	
Personal insurance	4,396		3,938		4,268	
Life and other personal insurance	141		136		143	
Pensions and Social Security	4,255		3,802		4,125	

Estimated Households					Housing Occupied By		Housing Occupancy		
Distance	Year	Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	7,215	5,489	31.46 %	2,318	4,343	3,063	4,152	742
3-Mile	2020	21,247	15,964	34.02 %	5,478	14,373	11,353	9,894	1,873
5-Mile	2020	34,096	25,439	34.77 %	7,857	24,202	20,366	13,730	2,536
1-Mile	2023	7,687	5,489	40.34 %	2,462	4,635	3,242	4,445	961
3-Mile	2023	22,900	15,964	45.74 %	5,884	15,509	12,217	10,683	2,350
5-Mile	2023	36,709	25,439	46.16 %	8,440	26,070	21,879	14,830	3,175



Robert Graham
robert@rgteamtx.com
936-672-2087



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other prof. advisor.

Arrowstar Realty
Robert Graham
(936) 672-2087
Robert@rgteamtx.com

This information contained herein, while based upon data supplied by sources deemed reliable, is subject to errors and omissions and is not, in any way, warranted by Arrowstar Realty, its affiliates, or by any agent, independent associate, parent, or subsidiary of Arrowstar Realty. This information is subject to change at any time and without notice. This presentation is to be used solely for information, and under no circumstances is it to be deemed any form of a binding commitment.



Information About Brokerage Services

Texas law requires all real estate licensees 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 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.

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.

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.

Arrowstar Realty	9005193		
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Robert Graham	466722	robert@rgteamtx.com	(936)672-2087
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0 Date

Arrowstar Realty
Robert Graham
(936) 672-2087
Robert@rgteamtx.com

This information contained herein, while based upon data supplied by sources deemed reliable, is subject to errors and omissions and is not, in any way, warranted by Arrowstar Realty, its affiliates, or by any agent, independent associate, parent, or subsidiary of Arrowstar Realty. This information is subject to change at any time and without notice. This presentation is to be used solely for information, and under no circumstances is it to be deemed any form of a binding commitment.