



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

PREMIER MODERN OFFICE/WAREHOUSE BUILDING FOR SALE

2525 N FRAZIER ST: BUILDING VI | CONROE, TX 77303



OFFERING SUMMARY

SALE PRICE

\$3,677,500

YEAR BUILT

2020

PROPERTY TYPE

OFFICE

LOT SIZE

61,797 SF

BUILDING SIZE

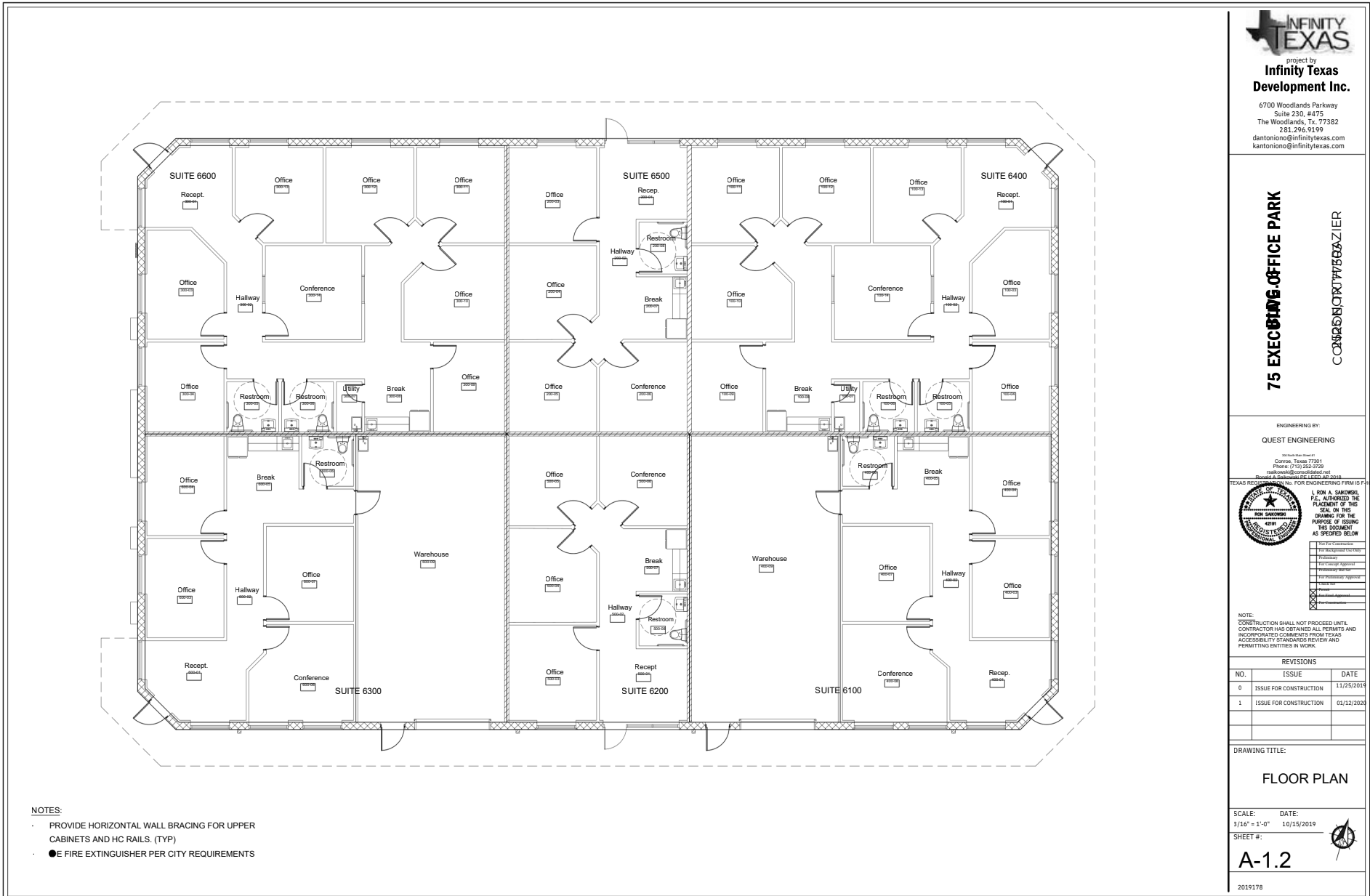
10,083 SF

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



- NOTES:**
- PROVIDE HORIZONTAL WALL BRACING FOR UPPER CABINETS AND HC RAILS. (TYP)
 - ● E FIRE EXTINGUISHER PER CITY REQUIREMENTS

INFINITY TEXAS
 project by
Infinity Texas Development Inc.
 6700 Woodlands Parkway
 Suite 230 #475
 The Woodlands, Tx 77382
 281.296.9199
 dantonio@infinitytexas.com
 kantoni@infinitytexas.com

75 EXECUTIVE OFFICE PARK
 CONSULTANT #174824ZIER

ENGINEERING BY:
QUEST ENGINEERING
 1811 West Loop West
 Carroll, Texas 77301
 Phone: (713) 252-3729
 mark@questengineering.net
 Texas Registration No. FOR ENGINEERING FIRM IS F16374

I, RON A. SARKOWSKI, P.E., AUTHORIZED THE PLACEMENT OF THIS SEAL ON THE DRAWING FOR THE PURPOSE OF ISSUING THIS DOCUMENT AS SHOWN BELOW

RON SARKOWSKI
 P.E.
 42879

<input type="checkbox"/>	For Construction
<input type="checkbox"/>	For Record
<input type="checkbox"/>	For Permit
<input type="checkbox"/>	For Approval
<input type="checkbox"/>	For Review
<input type="checkbox"/>	For Approval
<input type="checkbox"/>	For Approval
<input type="checkbox"/>	For Approval

NOTE:
 CONSTRUCTION SHALL NOT PROCEED UNTIL CONTRACTOR HAS OBTAINED ALL PERMITS AND INCORPORATED COMMENTS FROM TEXAS ACCESSIBILITY STANDARDS REVIEW AND PERMITTING ENTITIES IN WORK

REVISIONS		
NO.	ISSUE	DATE
0	ISSUE FOR CONSTRUCTION	11/25/2019
1	ISSUE FOR CONSTRUCTION	01/12/2020

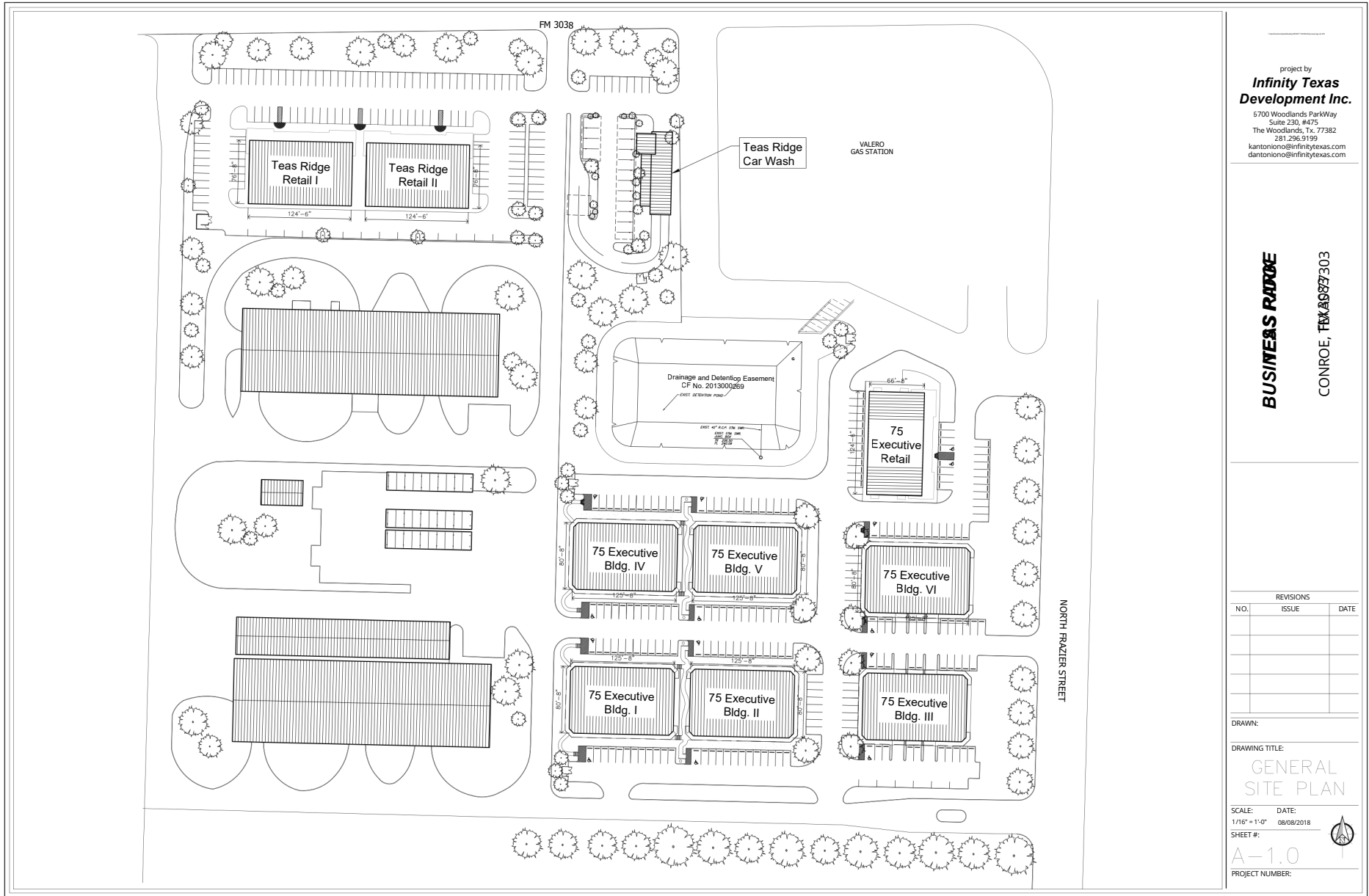
DRAWING TITLE:
FLOOR PLAN

SCALE: DATE:
 3/16" = 1'-0" 10/15/2019

SHEET #:
A-1.2

2019178

Site Plan



project by
Infinity Texas Development Inc.
6700 Woodlands ParkWay
Suite 230, #475
The Woodlands, Tx, 77382
281.296.9199
kantoniano@infinitytexas.com
dantoniano@infinitytexas.com

BUSINESS RADD
CONROE, TX 75833

REVISIONS		
NO.	ISSUE	DATE

DRAWN:
DRAWING TITLE:
GENERAL SITE PLAN
SCALE: 1/16" = 1'-0"
DATE: 08/08/2018
SHEET #: **A-1.0**
PROJECT NUMBER:

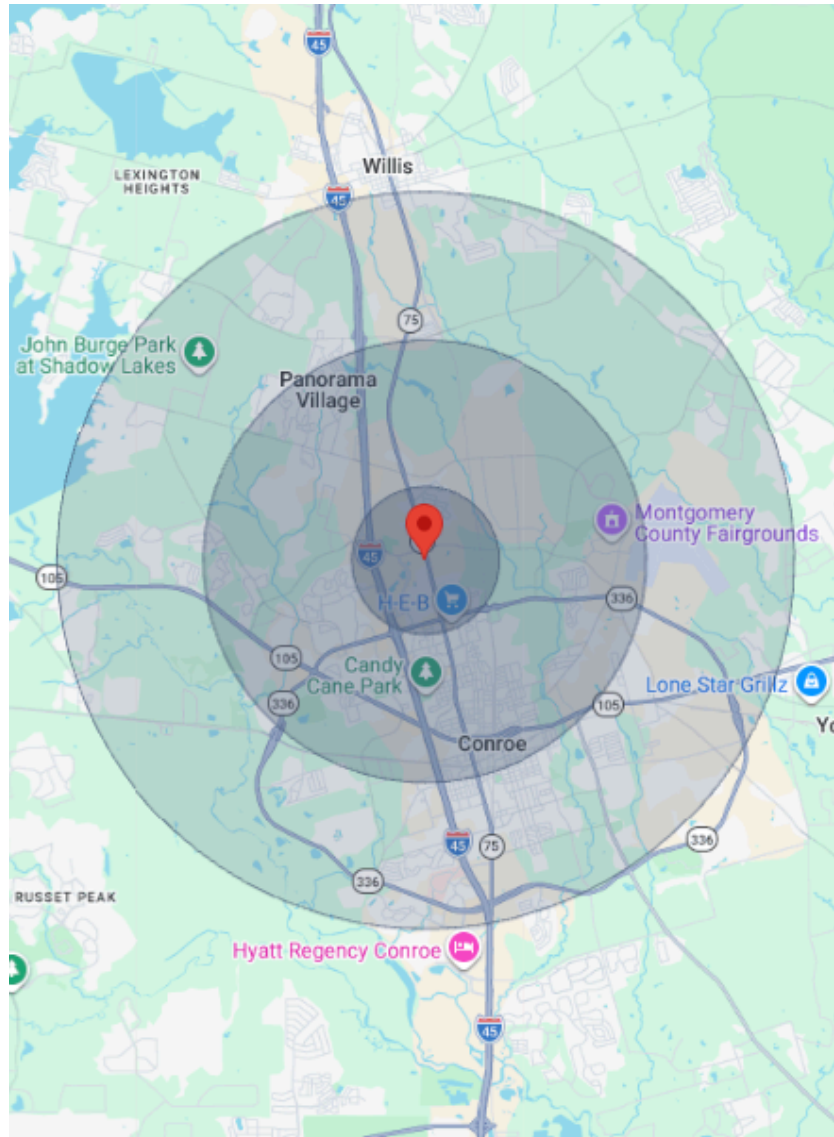
Aerial Map



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.

Located just minutes from Interstate 45, Downtown Conroe, and The Woodlands, the asset offers seamless access to major employment centers, service hubs, and retail amenities.

	1 Mile	3 Miles	5 Miles
Total population	4,758	40,539	86,697
Workday Population	2,136	20,135	42,702
Total household	1,848	15,769	32,638
Average household income	\$77,378	\$84,282	\$92,753
Average age	33.8	33.7	34.7
Male Population	2,057	20,034	42,857
Female Population	2,705	20,517	43,852

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.



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

**PREMIER MODERN OFFICE/WAREHOUSE
BUILDING FOR SALE**

2525 N FRAZIER ST: BUILDING VI | CONROE, TX 77303