

# Investment Memorandum



## THE THOMPSON

702 - 704 N. Thompson St., Conroe, Texas



PROMED REALTY  
MANAGEMENT | BROKERAGE



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# DISCLAIMER

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. ProMed Realty Services, or ProMed Management Services Inc. has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, ProMed Realty Services, or ProMed Management Services Inc. has not verified, nor has ProMed Realty Services, or ProMed Management Services Inc. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

# OFFERING

The opportunity to acquire a multi tenant professional office building located in the center of one of the fastest growing communities in the U.S. The property sits two blocks from the Montgomery County Courthouse and city administrative offices, placing it at the center of the legal, government, and professional business activity.

The approx, 17,000 SF property, was extensively renovated in 2024, provides new modern touch, while still hinting to the original aesthetics of the building, along with efficient layouts and convenient location appealing to a variety of tenants.

The current rent roll consist of diversified mix of office users with flexible lease terms, creating both stable in place income and near term upside through renewals, and increased occupancy, or owner occupancy. This is a strong value add or owner user opportunity in a supply constrained downtown location with parking that is difficult to replicate.



# HIGHLIGHTS:

- Price \$2,700,000
- RBA: 16,784 SQFT
- 1.57 Acres
- Fully Renovated in 2024
- Prime Location In Downtown District
- Value Add or Owner User Opportunity
- Well Diversified Tenant Mix

# CONTACT

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# PROPERTY OVERVIEW

SQUARE FOOT	PROPERTY LAND AREA	LEASE TYPE
16,784 SF	1.57 Acre	Full Service/ Gross

YEAR BUILT	PARKING
1964 2024 (Renovated)	68 Spaces 5 per 1,000

Located in the downtown district of Conroe, two blocks from the Montgomery County Courthouse, the Property comprised of two building and totaling approximately approximately 17,000 square foot of multi tenant professional office space, and situated on approximately 1.5 acres easily accessible and high visibility prime real estate with street frontage on 3 sides.

Originally constructed in 1964, the brick and steel frame buildings has served a variety of governmental and professional users over time and is well known within the community. The property has gone through multiple expansions and renovations, and most recently completing a 2024 renovation that including exterior refinishing and updated interior common areas, blending modern trends while keeping with the building's original mid-century design. In addition to the unique aesthetics of the property, hard to find, highly desirable available parking, consisting of large on-site surface parking on the east side of the property, along with an additional .5 acre paved lot located directly across from the main entrance.

The interior spaces are configured with flexible floor plans and suite configurations that support a diverse mix of tenants and allow for both multi tenant leasing or owner occupancy. With existing tenants in place providing stable income combined with available space offering prospective tenants a variety of suites ready to occupy, gives the buyer the opportunity to increase revenue over time, or allows a buyer to quickly accommodate owner occupancy if desired.

The combination of solid construction with flexible interior layout, and a prime location with extensive parking, creates a durable office asset with both income stability and upside potential.

## THE THOMPSON

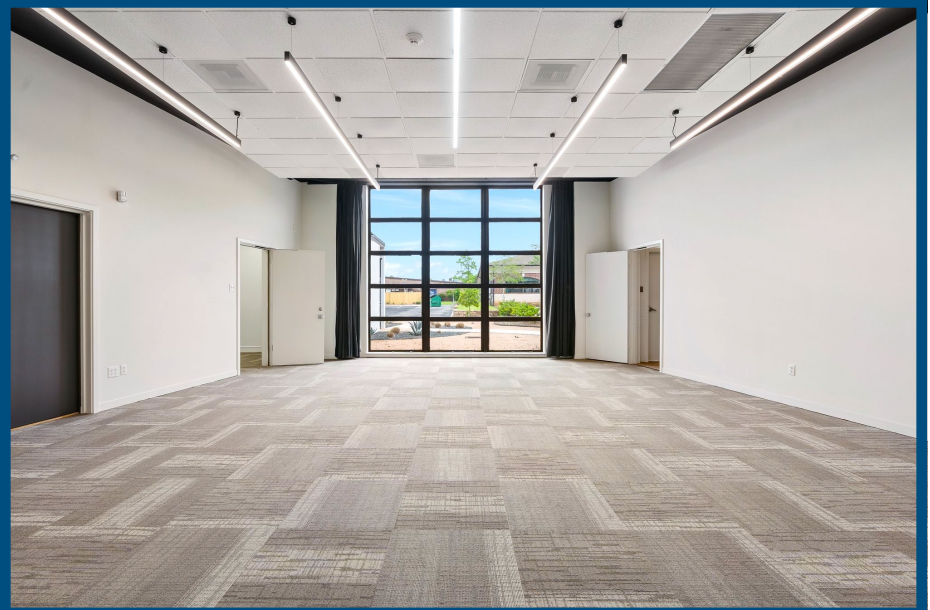
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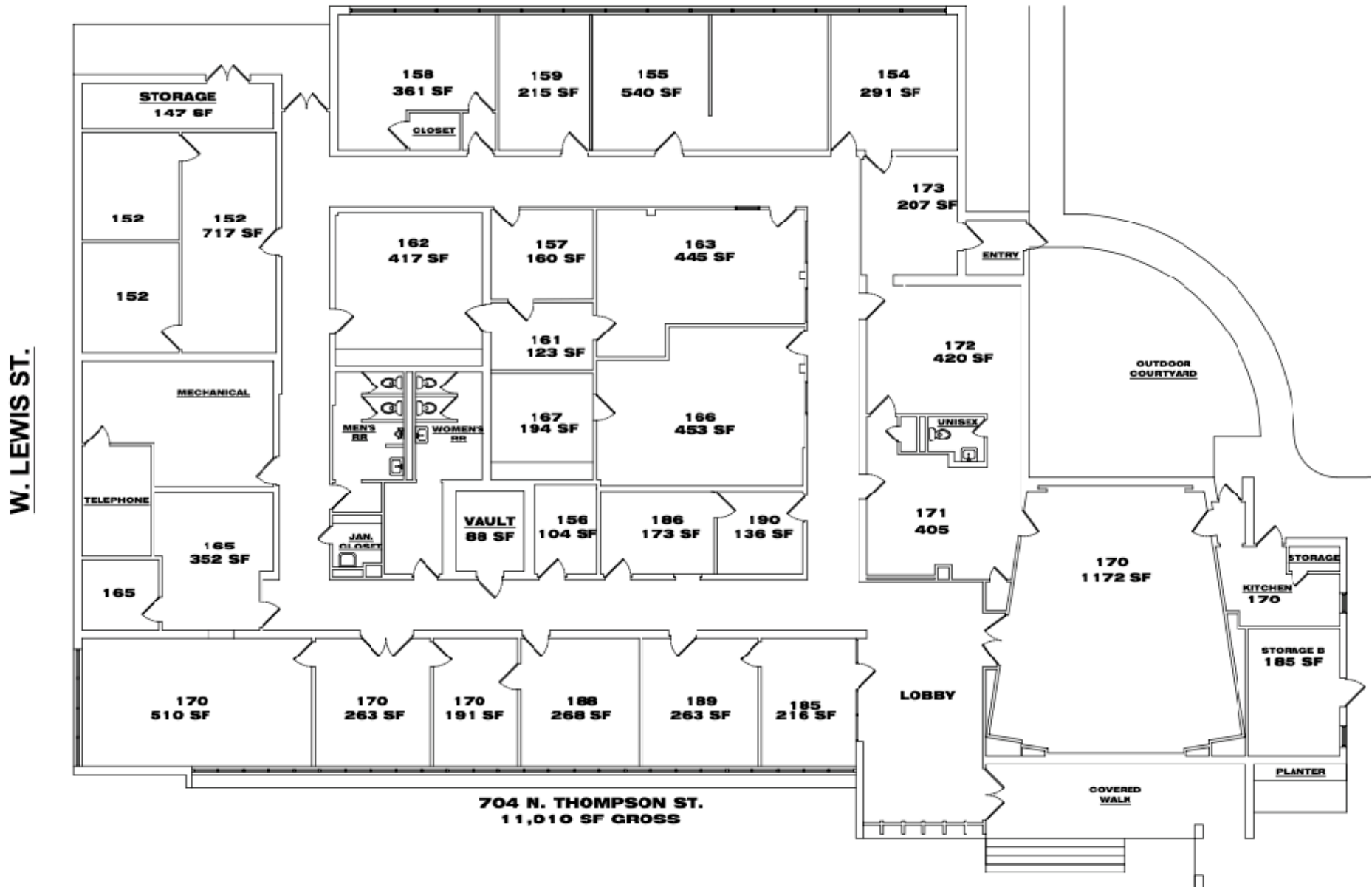
# BUILDING EXTERIOR PHOTOS



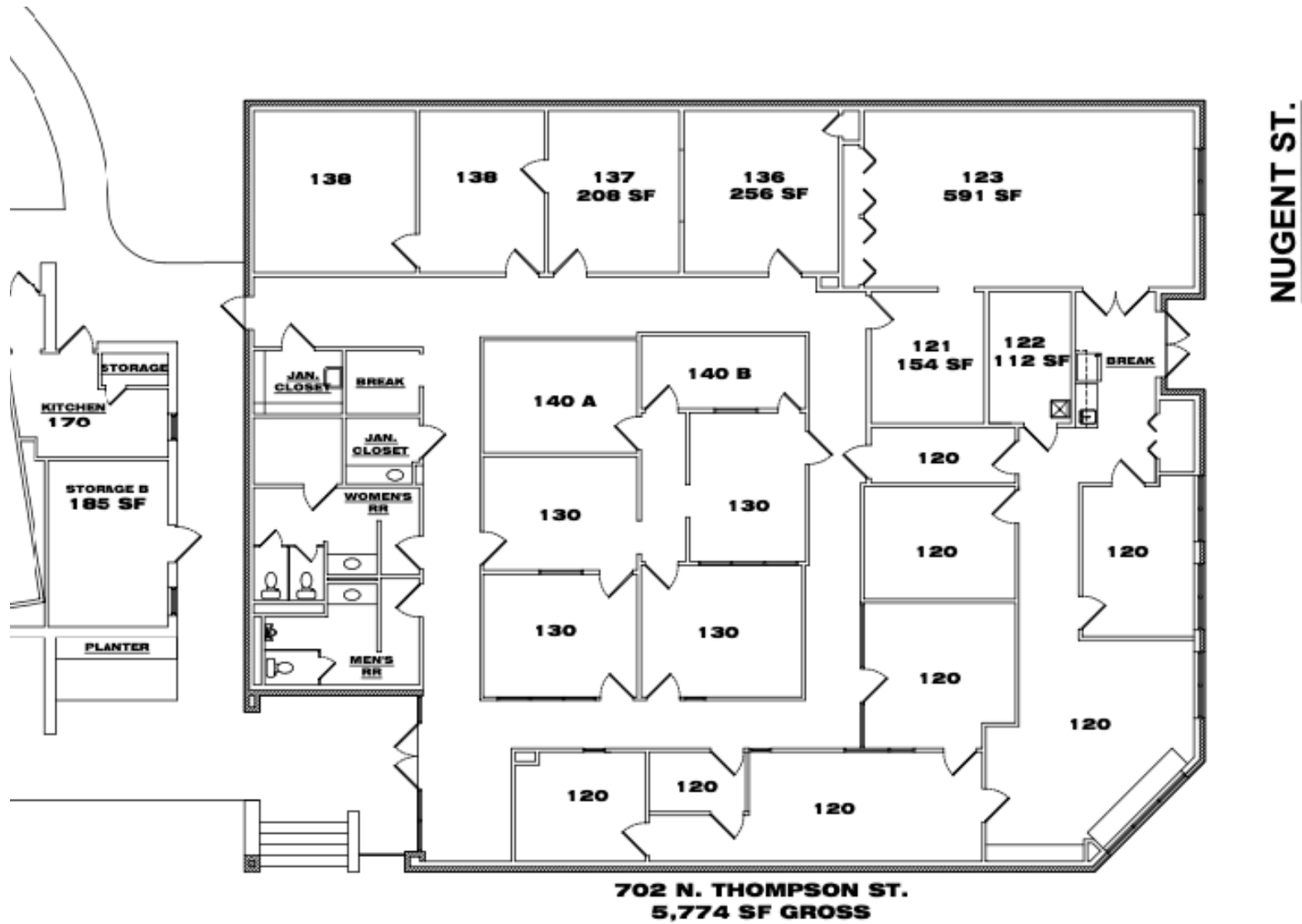
# BUILDING INTERIOR PHOTOS



# BUILDING FLOOR PLAN



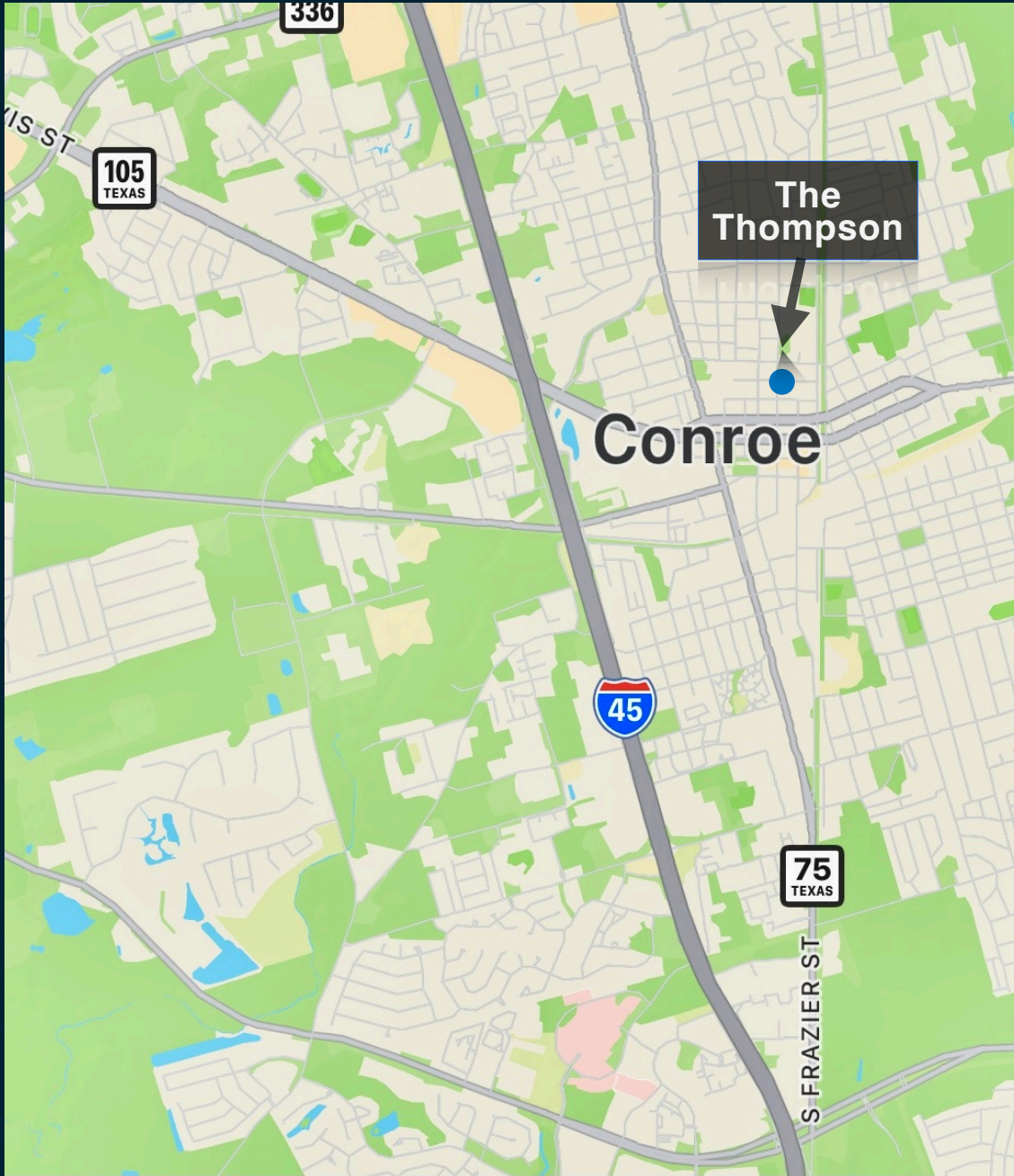
# BUILDING FLOOR PLAN



# AERIAL VIEW



# LOCAL MAP



## REGIONAL HIGHLIGHTS

### Location

- 30 minutes north of Houston via I 45
- 5 minutes from The Woodlands
- County seat and primary business center for Montgomery County

### Population

- Population (2026 est.): ~126,000
- Growth since 2020: approximately 35% to 40%
- Recent annual growth rate: ~5%
- Consistently ranked among the fastest growing U.S. cities under 500,000

### Demographics

- Median age: ~33 years
- Median household income: ~\$75,000 to \$80,000
- ~33% of residents age 25+ hold a bachelor's degree or higher
- Large, working age, professional population base

### Economic Drivers

- Corporate concentration and job growth in The Woodlands
- Residential expansion around Lake Conroe

# COMMUNITY OVERVIEW

## Conroe, Texas

**CONROE**, has emerged as one of the fastest growing cities in the country and the broader Houston metro, driven by strong population gains, expanding employment, and continued residential development. Located approximately 30 minutes north of Houston along Interstate 45 and just minutes from The Woodlands, the area benefits from immediate access to one of the nation's most established master planned communities, home to major employers, corporate headquarters, and a deep base of retail, dining, and lifestyle amenities.

As the county seat of Montgomery County, Conroe serves as the governmental, legal, and professional services hub for one of the fastest growing counties in the Houston market. Continued expansion throughout The Woodlands, Lake Conroe, Willis, and Montgomery has created sustained demand for office, medical, and service oriented commercial space. With a young workforce, rising household incomes, and consistent in migration from across Texas and other states, Conroe offers a stable and expanding environment that supports long term real estate investment.



# INFORMATION ABOUT BROKERAGE SERVICES

## 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.

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