

OFFERING MEMORANDUM

2525 N FRAZIER ST:
BUILDING VI,
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

2525 N Frazier St: Building VI, Conroe,
TX 77303

SALE PRICE: \$3,677,500

YEAR BUILT: 2020

PROPERTY TYPE: Office

LOT SIZE: 61,797 SF

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.

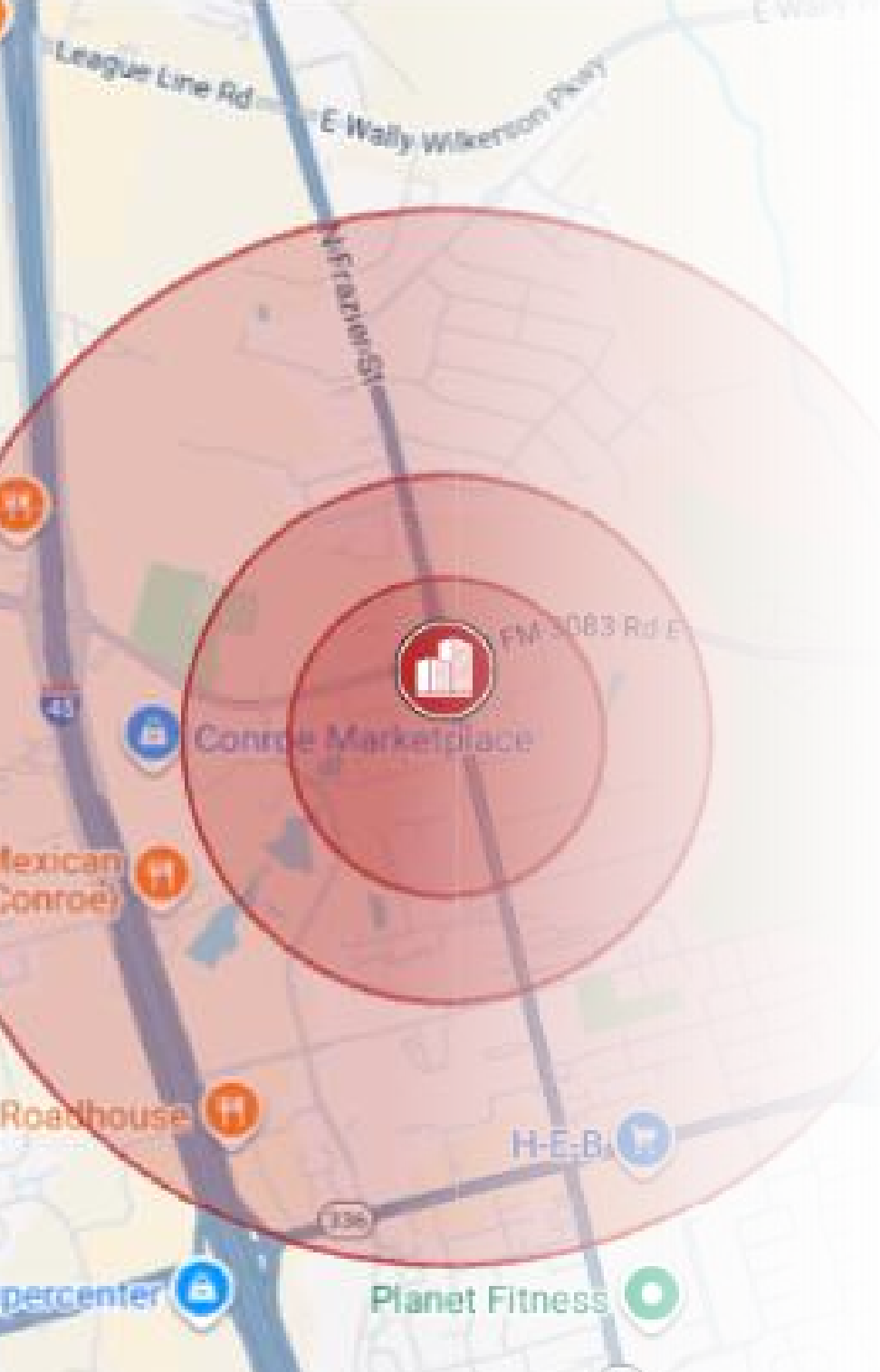


PROPERTY HIGHLIGHTS

Premier Modern Office/Warehouse Building for Sale | High-Visibility Corner in North Conroe's Fastest-Growing Commercial Corridor

- Fully stabilized office/warehouse building – 100% occupied: Building VI (10,083 SF) – 100% occupied with tenants including Velocity Tax Group (ET Capital), Gina Figueroa, HailCat LLC, Data Link, and TechServ.
- 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



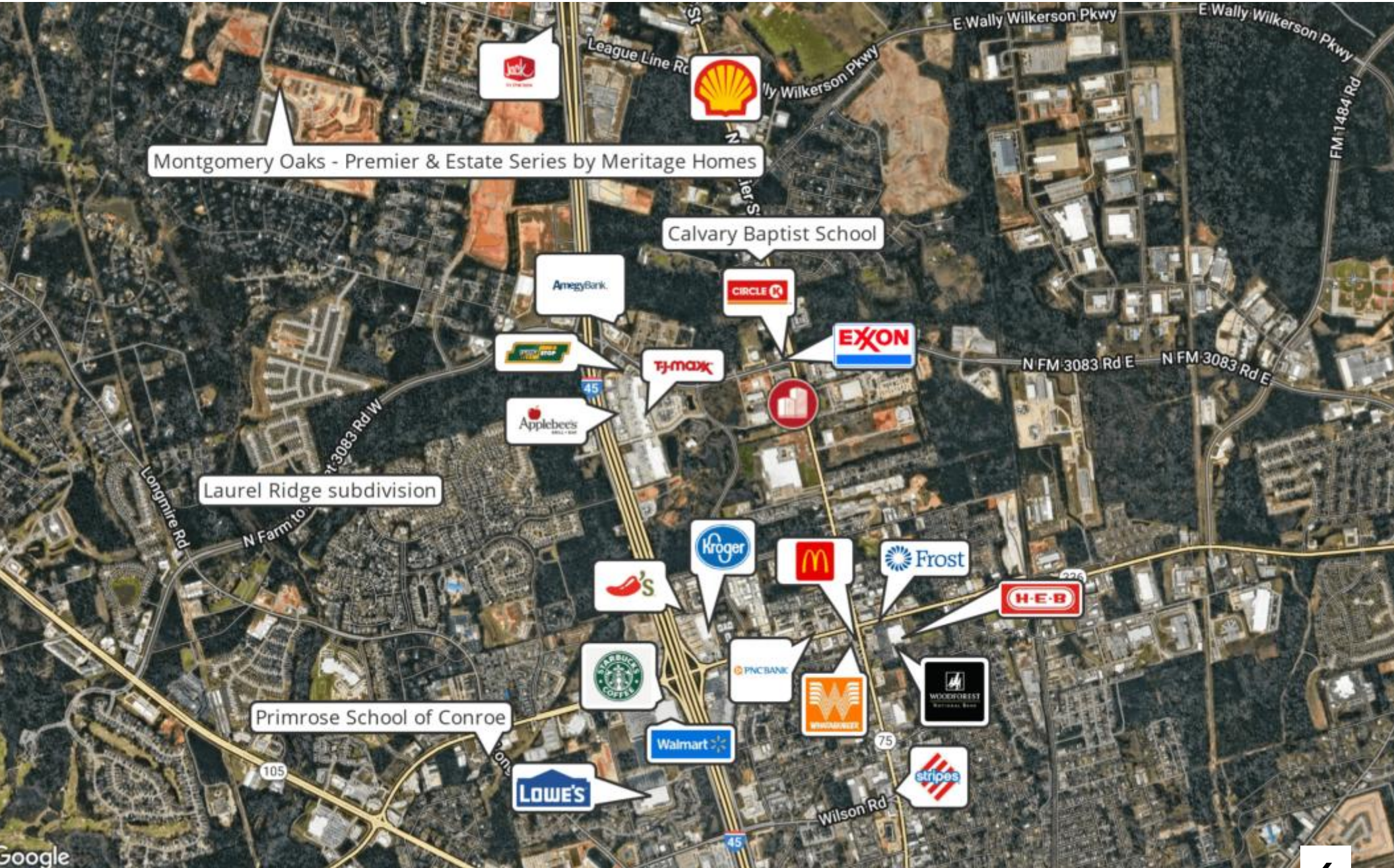


AREA OVERVIEW

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	356	2,140
Total population	463	920	5,587
Persons per household	2.5	2.6	2.6
Average household income	\$59,698	\$45,001	\$44,632
Average house value	\$315,705	\$288,073	\$283,009
Average age	31	33	35
Average age male	30	31	33
Average age female	33	34	36

RETAILER MAP





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