

For Sale

# Two Buildings/15,000 SF

12062 & 12068 FM 3083  
Conroe, TX 77301



 Google Map

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# Property Features



## Site Information

- Size: ±2.282 Acres Total
  - ±1.969 Acre Site
  - ±0.313 Acre Detention Easement
- ±235' of FM 3083 frontage
- Fenced outdoor storage
- Private water service provided for \$600/year
- Aerobic septic system
- 2023 Tax Rate: \$1.7468/\$100 A.V.

## Demographics

	3 MILE	5 MILE	10 MILE
Est Population (2023)	18,318	65,168	229,551
Projected Growth (2028)	21.2%	10.9%	17.5%
Est Households (2023)	5,940	21,372	81,692
Projected Households (2028)	23.5%	12.8%	18.1%
Avg HH Income (2023)	\$78,025	\$96,864	\$120,881

## Purchase Price

±\$1,725,000 (\$115/SF)



Google Map

# Property Features



## Bldg 1 - 12062 FM 3083

- ±7,500 SF Total
- YOC: 2006
- 5 offices, reception area, 1 restroom & 1 warehouse restroom
- Mezzanine storage above offices, not included in Total SF
- 100% HVAC
- (2) 1 ton jib-cranes
- (3) ½ ton jib-cranes
- 19.6' ceiling height / 14' eave height
- 3 grade level doors; 14' x 14'
- Electric Service: 3 Phase/600 Amps/460 Volts



[View Floor Plan](#)

## Bldg 2 - 12068 FM 3083

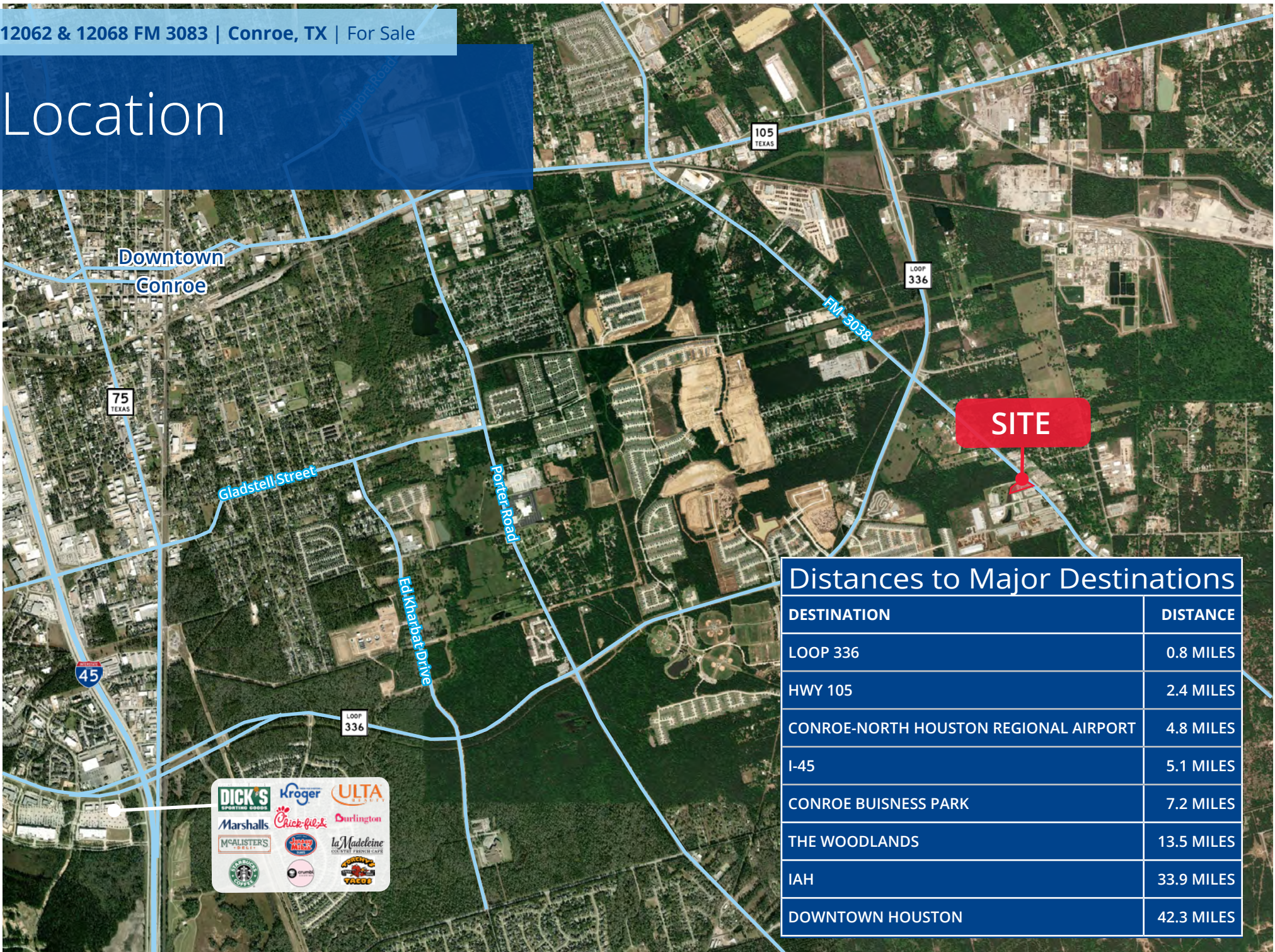
- ±7,500 SF Total
- YOC: 2002
- 7 offices & 4 restrooms
- 100% HVAC
- (2) 1 ton jib-cranes
- 19.6' ceiling height / 14' eave height
- 3 grade level doors; 14' x 14'
- Electric Service: 3 Phase/200 & 600 Amps/460 Volts



[View Floor Plan](#)

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# Location



Downtown  
Conroe

75  
TEXAS

Gladstell Street

Porter Road

Edkharbat Drive

LOOP  
336

105  
TEXAS

LOOP  
336

FM-3038

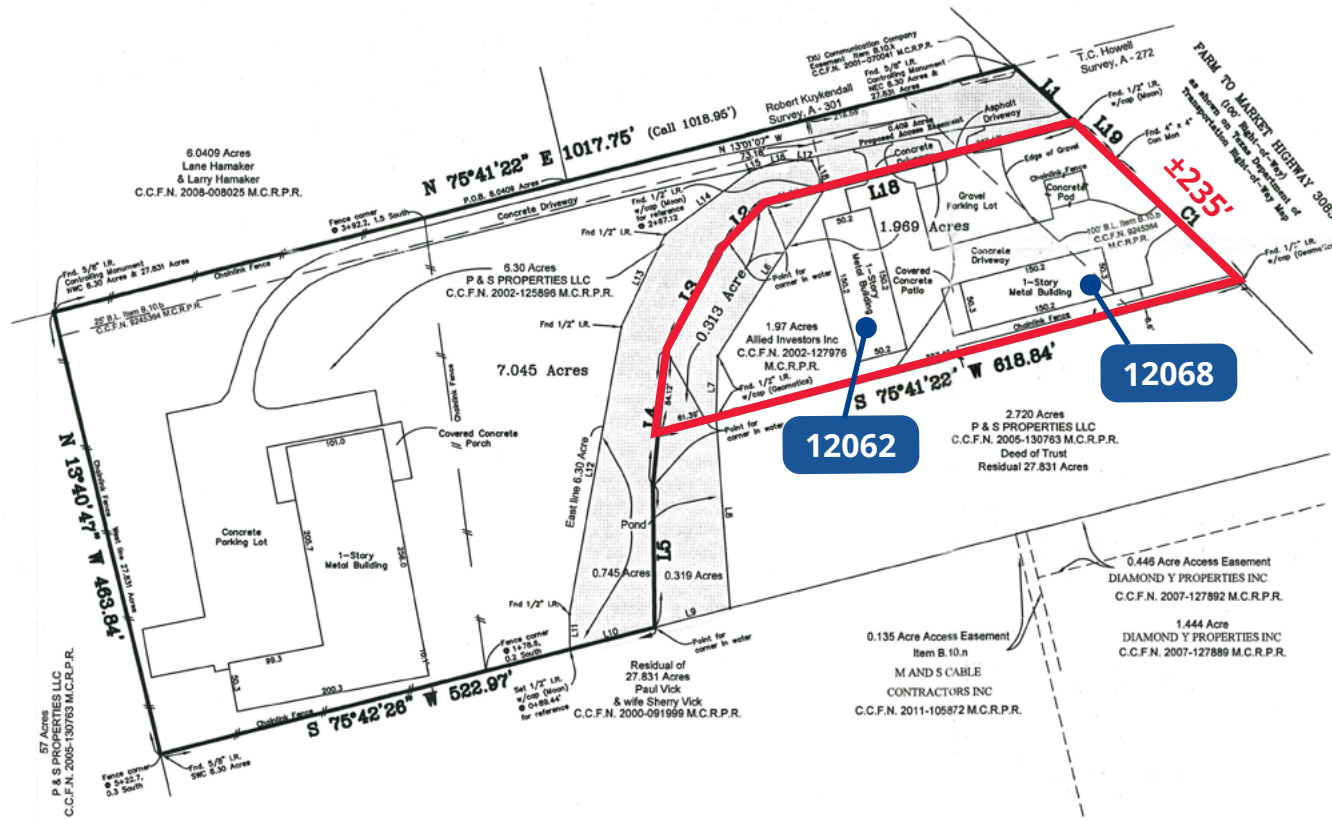
**SITE**

## Distances to Major Destinations

DESTINATION	DISTANCE
LOOP 336	0.8 MILES
HWY 105	2.4 MILES
CONROE-NORTH HOUSTON REGIONAL AIRPORT	4.8 MILES
I-45	5.1 MILES
CONROE BUISNESS PARK	7.2 MILES
THE WOODLANDS	13.5 MILES
IAH	33.9 MILES
DOWNTOWN HOUSTON	42.3 MILES



# Survey



Not to scale; for illustrative purposes

 [View Survey](#)

# Colliers

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# Information About Brokerage Services

*Texas law requires all real estate license holders 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 other, including the broker's own interest;
- 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 buyers/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 opinion 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 ESTABLISHED:

- 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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\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date