

# FOR SALE OR LEASE

8601 FAWN TRAIL, BUILDING 1, CONROE, TX 77385  
+/- 10,462 SF BLDG AVAILABLE



**MATT ROGERS, SIOR**  
Executive Vice President  
(713) 858-3764  
mrogers@oxfordcres.com



VIDEO TOUR



GOOGLE MAP

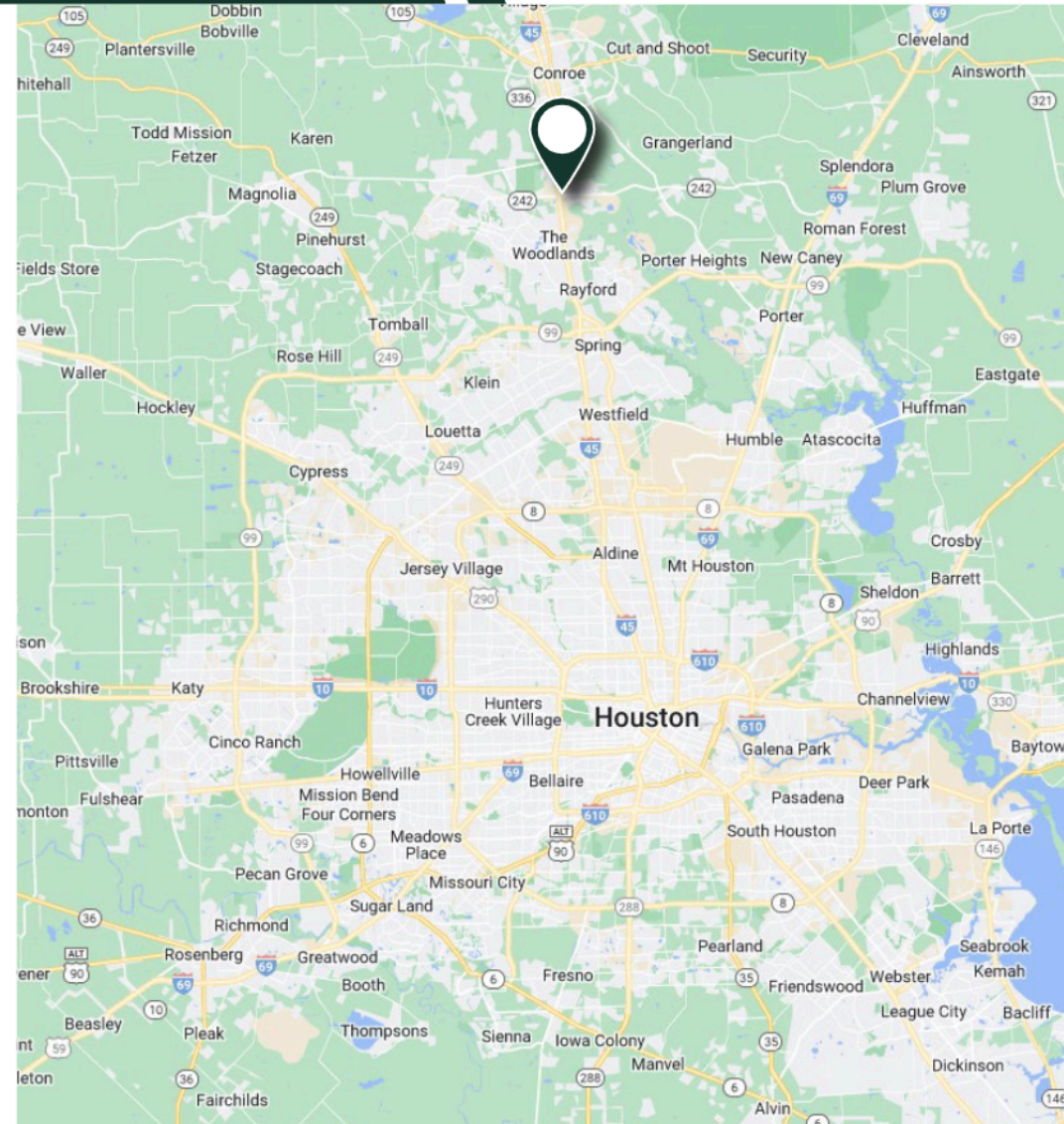
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## PROPERTY FEATURES

- Warehouse SF: +/- 10,462 SF bldg
- Office SF: 850 SF
- Occupancy: Single
- Clear Height: 20'
- Power: 3 Phase
- Sprinkler System: Being Added
- Docks and Type: Grade Level Loading
- Land Area: 0.6329 acres
- Additional Features: Warehouse Office that is not Shown in Plan
- Sale price: \$1,800,000
- Lease rate: \$1.10 per SF



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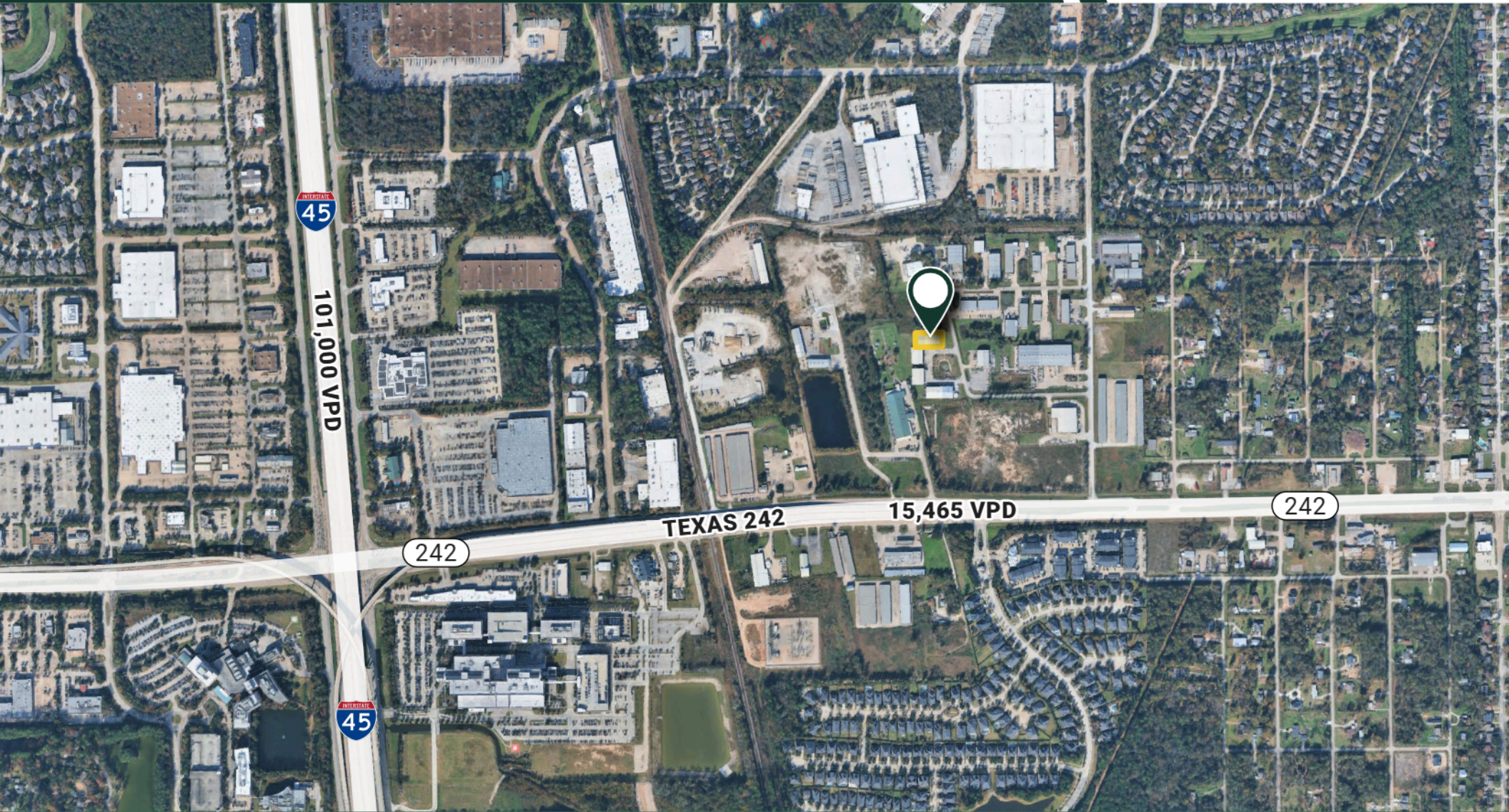


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**Oxford**  
partners



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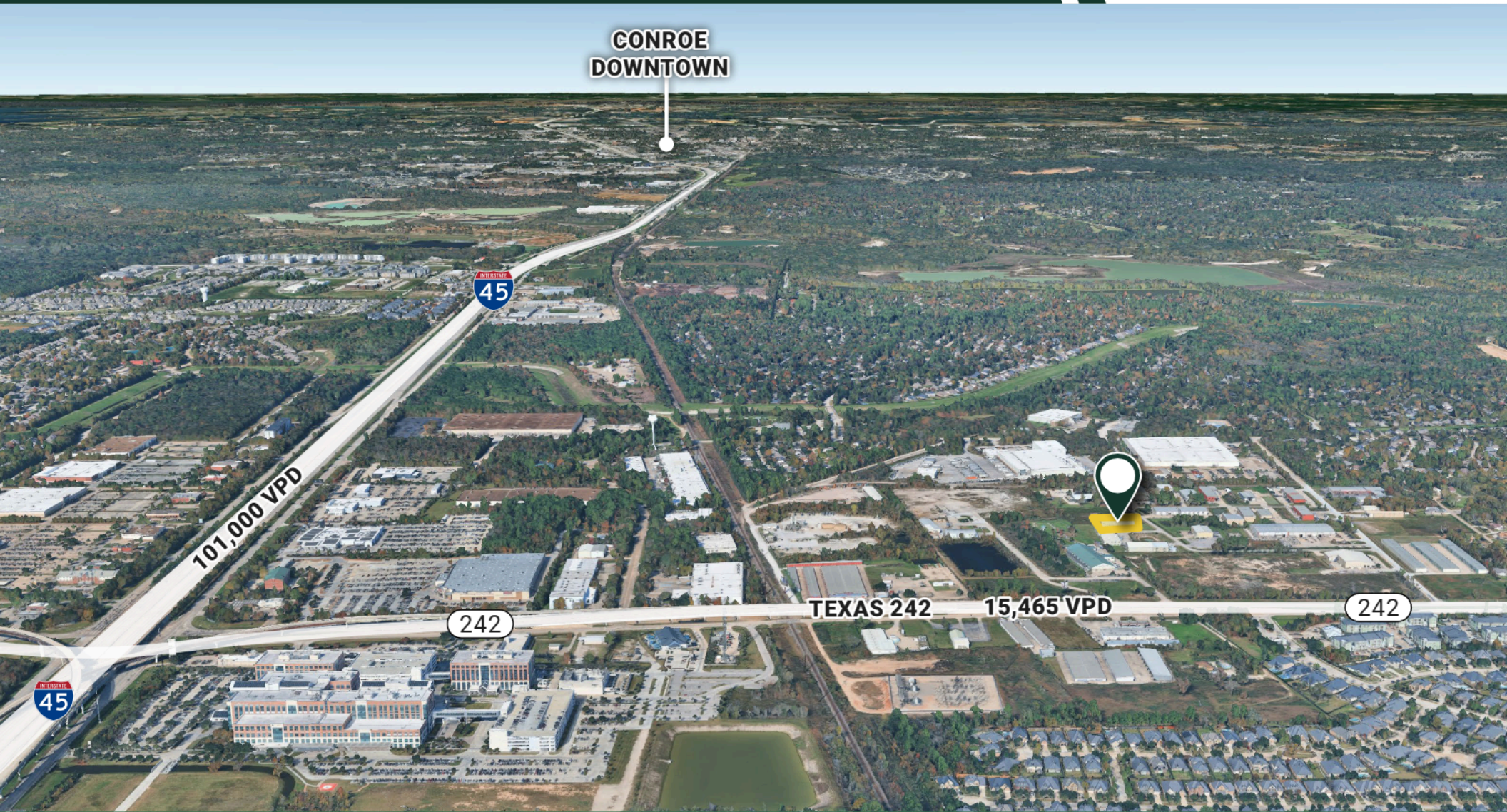
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## PROPERTY PHOTOS



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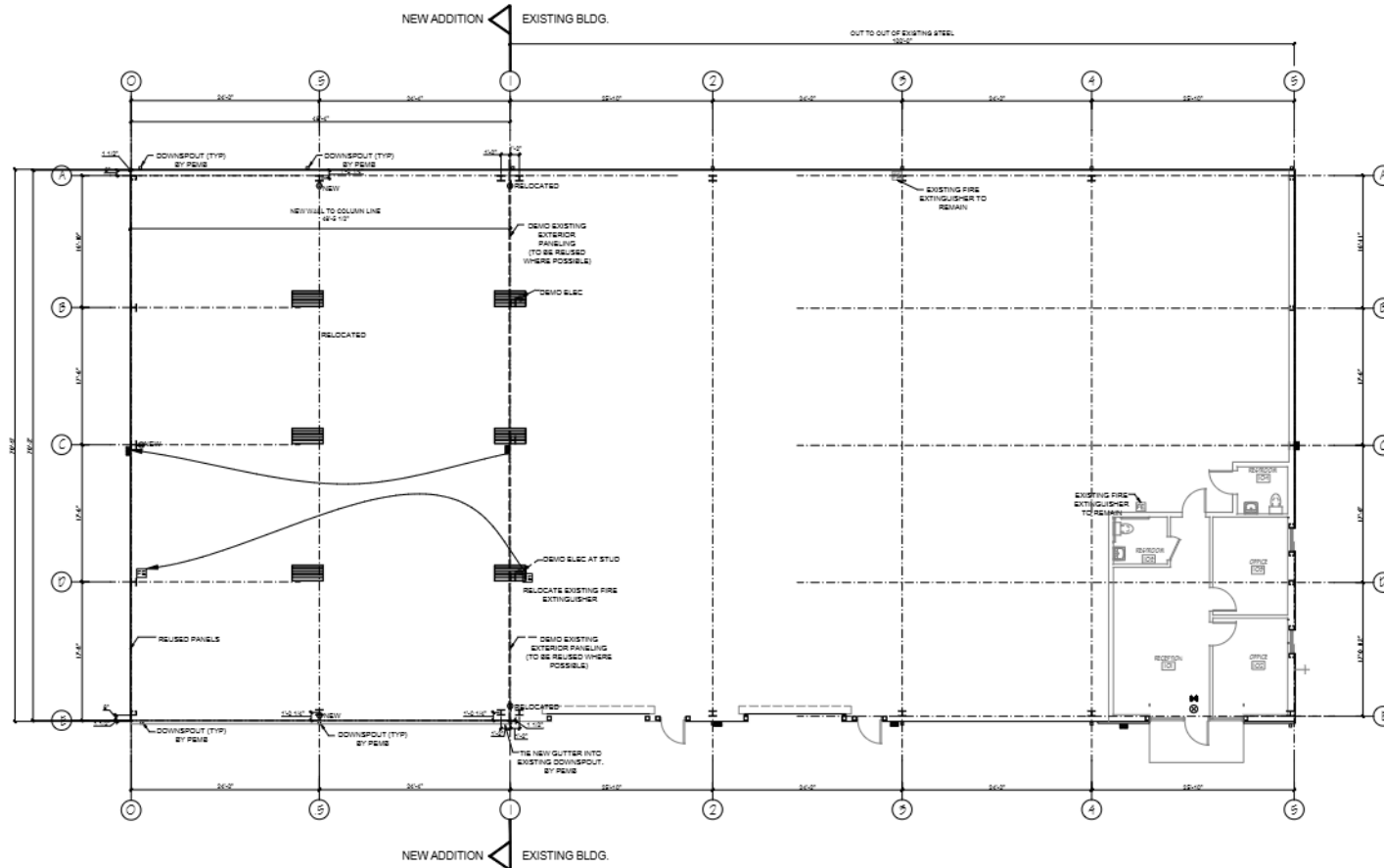
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## SPACE PLAN



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GERALD D. IRONS,  
SR. JUNIOR HIGH  
SCHOOL

THE WOODLANDS  
CHRISTIAN ACADEMY

LONE STAR  
COLLEGE  
MONTGOMERY

TEXAS 242 15,465 VPD 242

SUCHMA  
ELEMENTARY  
SCHOOL

TSC TRACTOR  
SUPPLY CO

St. Luke's Health

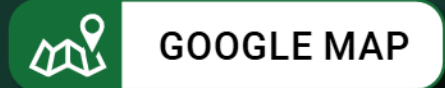
Texas Children's  
Hospital  
The Woodlands

HOUSTON  
Methodist  
LEADING MEDICINE

CVS/pharmacy  
DUTCH BROS



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## DEMOGRAPHICS

2025 SUMMARY	1 MILE	3 MILE	5 MILE
Population	9,395	42,634	116,865
Households	3,257	16,840	46,047
Families	2,495	11,005	31,497
Average Household Size	2.88	2.52	2.52
Owner Occupied Housing Units	2,599	10,941	31,448
Renter Occupied Housing Units	658	5,899	14,599
Median Age	34.9	37.7	40.8
Median Household Income	\$109,580	\$101,566	\$108,079
Average Household Income	\$135,032	\$132,618	\$149,045

### BUSINESSES - 5 MILES

**6,397**  
TOTAL  
BUSINESSES

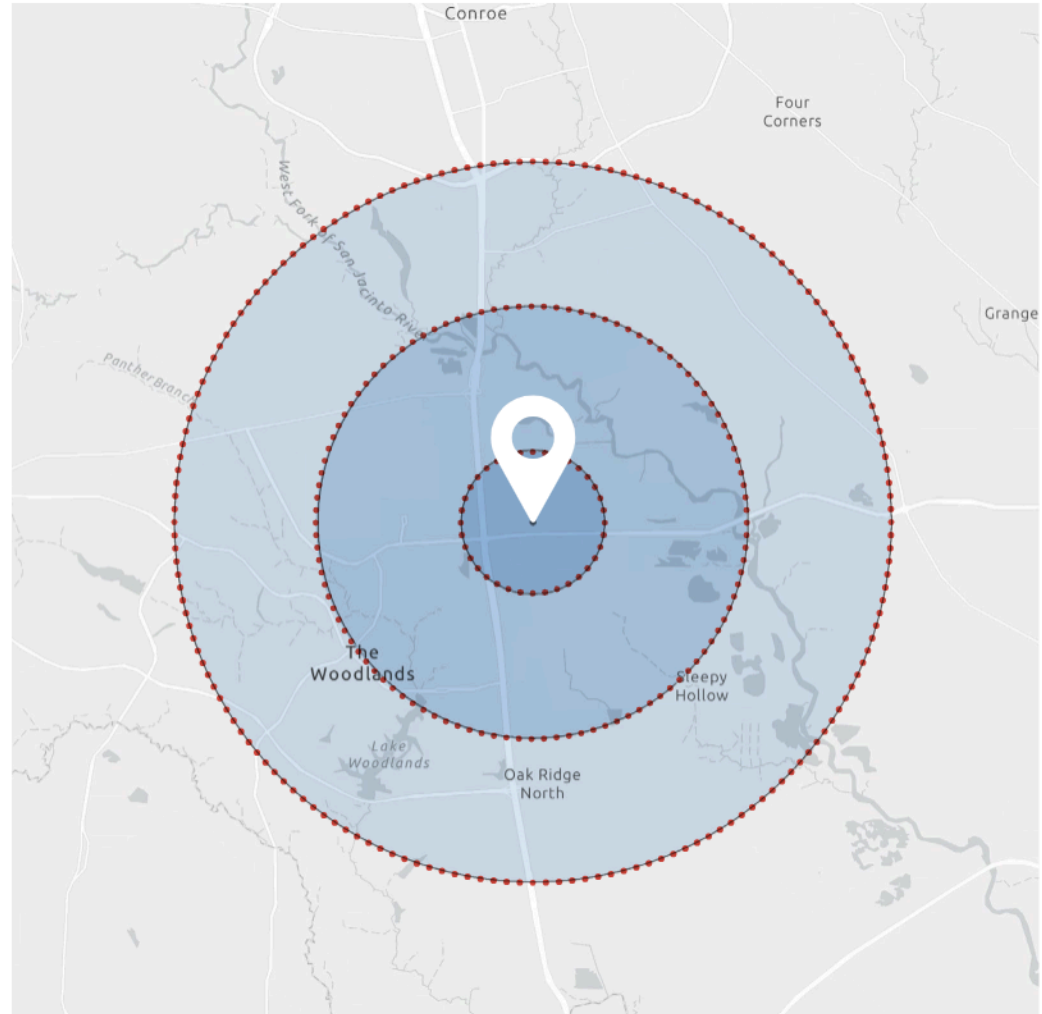
**71,343**  
TOTAL  
EMPLOYEES

### INCOME - 5 MILES

**\$149,045**  
AVERAGE HH  
INCOME

**\$58,570**  
PER CAPITA  
INCOME

**\$408,476**  
MEDIAN  
NET WORTH



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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 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.

Oxford Partners - Houston, LLC	9002954	info@oxfordcres.com	713-647-6400
_____ Licensed Broker/Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
Ryan Hartsell	594636	rhartsell@oxfordcres.com	281-923-5660
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
_____ Buyer/Tenant/Seller/Landlord Initial	_____ Date		

