



Available Office Buildings Greater Conroe Area October 2014





Greater **Conroe** Economic
Development Council

FOR LEASE

PREPARED BY:
GREATER CONROE ECONOMIC DEVELOPMENT COUNCIL
505 W DAVIS ST
CONROE TX 77301

	Address	City	Property Type	Property Size	Space Avail	Rent/SF/Yr
1	4015 Interstate 45 N	Conroe	Class B Office/Medical	60,000 SF	53,722 SF	\$17.00
2	1906-1908 N Frazier St	Conroe	Retail/Freestanding (Neighborhood Center)	60,399 SF	48,000 SF	Withheld
3	1712 N Frazier St	Conroe	Retail/Freestanding (Neighborhood Center)	60,000 SF	30,662 SF	\$10.20
4	704 Old Montgomery Rd	Conroe	Class B Office/Medical	22,000 SF	22,000 SF	\$17.50
5	333 N Rivershire Dr	Conroe	Class C Office/Medical	37,516 SF	18,954 SF	\$18.00-\$19.00
6	162 Woolridge Dr	Conroe	Class B Office	12,000 SF	12,000 SF	\$9.00
7	701 E Davis St	Conroe	Class C Office/Medical (Neighborhood Center)	31,100 SF	11,667 SF	\$11.40-\$13.20
8	5016 Central Parkway	Conroe	Specialty/Airplane Hangar	11,500 SF	11,500 SF	\$9.96
9	1501 River Pointe Dr	Conroe	Class A Office/Medical	68,832 SF	11,012 SF	\$19.00
10	2912 W Davis St	Conroe	Class C Office/Medical	15,000 SF	10,000 SF	\$15.60
11	1110 N Loop 336 W	Conroe	Class C Office	35,535 SF	9,535 SF	\$17.50
12	4019 I 45	Conroe	Class B Office	20,000 SF	9,164 SF	\$11.50-\$22.00
13	1504 S Frazier St	Conroe	Class A Industrial/Warehouse	9,000 SF	9,000 SF	\$8.00
14	2101 S Loop 336 W	Conroe	Class C Office/Medical	8,273 SF	8,273 SF	\$19.00
15	100 Nugent St	Conroe	Class C Office/Office Live/Work Unit	7,500 SF	7,500 SF	Withheld
16	100 North Fwy	Conroe	Class B Office	80,547 SF	6,819 SF	\$16.50
17	3303 W Davis St	Conroe	Class C Office	6,000 SF	6,000 SF	\$15.00
18	704 Longmire Rd	Conroe	Class B Office/Medical	11,458 SF	5,729 SF	\$12.00
19	16610 I-45 S	Conroe	Class B Office	24,000 SF	5,557 SF	\$18.00-\$19.00
20	308-310 S 1st St	Conroe	Retail/Freestanding	9,403 SF	5,000 SF	\$13.00
21	2416 E Davis St	Conroe	Class C Industrial/Warehouse	5,000 SF	5,000 SF	\$7.20-\$9.60
22	1304 Wilson Rd	Conroe	Retail/Bank	4,850 SF	4,850 SF	\$12.00
23	108 Commercial Cir	Conroe	Class C Office/Medical	24,000 SF	4,400 SF	\$14.00
24	318 N Main St	Conroe	Class C Office	4,343 SF	4,343 SF	Withheld
25	1102 Callahan Ave	Conroe	Class B Office	4,000 SF	4,000 SF	\$9.60
26	1011 W Lewis St	Conroe	Class C Office	4,000 SF	3,750 SF	\$12.00-\$15.00
27	902-932 W Dallas St	Conroe	Retail/Freestanding	28,453 SF	3,375 SF	\$10.20
28	2251 N Loop 336 W	Conroe	Class B Office	9,900 SF	3,268 SF	\$12.00-\$15.00
29	2253 N Loop 336 W	Conroe	Class B Office	10,000 SF	3,042 SF	\$12.00-\$15.00
30	1801 W White Oak Ter	Conroe	Class B Office	9,900 SF	2,900 SF	Withheld
31	604 N LOOP 336 W	Conroe	Retail/(Strip Center)	14,000 SF	2,800 SF	\$14.00
32	406 N Thompson St	Conroe	Class C Office	10,000 SF	2,800 SF	\$24.00-\$28.80
33	2245 N Loop 336 W	Conroe	Class C Office	10,636 SF	2,668 SF	\$12.00-\$15.00
34	129 S Frazier St	Conroe	Retail/Freestanding	4,126 SF	2,500 SF	Withheld
35	600 River Pointe Dr	Conroe	Class C Office	12,045 SF	2,476 SF	\$16.00
36	2210 N Frazier St	Conroe	Class C Office/Medical	9,000 SF	2,450 SF	\$12.00-\$12.60
37	945 Sgt. Ed Holcombe Blvd S	Conroe	Class C Office	5,334 SF	2,344 SF	\$18.00

	Address	City	Property Type	Property Size	Space Avail	Rent/SF/Yr
38	2001 Frazier St	Conroe	Retail/Freestanding (Neighborhood Center)	3,321 SF	2,315 SF	\$12.00
39	1300 S Frazier	Conroe	Class C Office	30,000 SF	2,250 SF	\$8.10
40	902 Houston St	Conroe	Class C Office	2,248 SF	2,248 SF	\$13.34
41	3305 W Davis St	Conroe	Class C Office	6,000 SF	2,005 SF	\$15.00
42	3307 W Davis St	Conroe	Class C Office	6,000 SF	2,000 SF	\$15.00
43	221-223 Simonton St	Conroe	Class C Office	5,000 SF	1,760 SF	\$6.81-\$9.88
44	2960 I-45 Fwy N	Conroe	Retail/Freestanding (Lifestyle Center)	9,307 SF	1,708 SF	Withheld
45	2121 Timberlane St	Conroe	Class C Office	4,500 SF	1,610 SF	\$11.08-\$12.09
46	804 W Dallas St	Conroe	Class B Office	14,980 SF	1,500 SF	\$12.80
47	903 Hillcrest Dr	Conroe	Class C Office	5,440 SF	1,500 SF	\$12.00
48	704 N Thompson St	Conroe	Class C Office	11,000 SF	1,274 SF	\$14.00-\$16.50
49	506 W Lewis St	Conroe	Class C Office	1,200 SF	1,200 SF	\$15.00
50	303 Longmire Rd	Conroe	Class B Office	3,300 SF	1,100 SF	\$18.00
51	200 River Pointe Dr	Conroe	Class B Office/Medical	62,132 SF	1,058 SF	\$18.50
52	333 Simonton St	Conroe	Class B Office	9,496 SF	1,000 SF	\$10.20
53	900 W Davis St	Conroe	Class C Office	6,804 SF	288 SF	Withheld
54	6265 Highway 105 W	Conroe	Class C Office	2,000 SF	278 SF	\$11.29-\$16.68
55	702 N Thompson St	Conroe	Class C Office	6,000 SF	150 SF	\$14.00-\$16.50

1 4015 Interstate 45 N

Conroe, TX 77304

Montgomery County

Building Type: **Class B Office/Medical** Space Avail: **53,722 SF**
Building Status: **Built Jul 2009** Max Contig: **53,722 SF**
Building Size: **60,000 SF** Smallest Space: **2,000 SF**
Typical Floor Size: **20,000 SF** Rent/SF/Yr: **\$17.00/nnn**
Stories: **3** % Leased: **100%**
Expenses: **2013 Tax @ \$4.09/sf; 2014 Combined Est Tax/Ops @ \$11.80/sf**
Parking: **300 free Surface Spaces are available; Ratio of 5.00/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **Transwestern / Scott Carter (713) 270-3363 / Brandy Bellow (713) 272-1245 -- 53,722 SF (2,000-19,601 SF)**

2 1906-1908 N Frazier St

Conroe, TX 77301

Montgomery County

Building Type: **Retail/Freestanding (Neighborhood Ctr)** Space Avail: **48,000 SF**
Building Status: **Built 1970** Max Contig: **48,000 SF**
Building Size: **60,399 SF** Smallest Space: **10,000 SF**
Land Area: **8.21 AC** Rent/SF/Yr: **Withheld**
Stories: **1** % Leased: **20.5%**
Expenses: **2013 Tax @ \$0.69/sf**
Parking: **325 free Surface Spaces are available; Ratio of 5.89/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **JLL / Tim Allen (512) 368-7179 -- 48,000 SF (10,000-48,000 SF)**

3 1712 N Frazier St - Courtlyn Place

Conroe, TX 77301

Montgomery County

Building Type: **Retail/Freestanding (Neighborhood Ctr)** Space Avail: **30,662 SF**
Building Status: **Built 1985** Max Contig: **4,125 SF**
Building Size: **60,000 SF** Smallest Space: **225 SF**
Land Area: **0.07 AC** Rent/SF/Yr: **\$10.20/nnn**
Stories: **2** % Leased: **48.9%**
Expenses: **2013 Tax @ \$0.02/sf**
Parking: **200 Surface Spaces are available; Ratio of 3.33/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **Tommy Nichol Real Estate / Tommy Nichol (936) 756-6600 -- 30,662 SF (225-4,125 SF)**

4 704 Old Montgomery Rd

Conroe, TX 77301

Montgomery County

Building Type: **Class B Office/Medical** Space Avail: **22,000 SF**
 Building Status: **Built 2002** Max Contig: **22,000 SF**
 Building Size: **22,000 SF** Smallest Space: **22,000 SF**
 Typical Floor Size: **22,000 SF** Rent/SF/Yr: **\$17.50/nnn**
 Stories: **1** % Leased: **100%**
 Expenses: **2013 Tax @ \$1.51/sf, 2012 Est Tax @ \$1.38/sf; 2012 Est Ops @ \$5.12/sf**
 Parking: **125 free Surface Spaces are available; Ratio of 5.68/1,000 SF**
 For Sale: **For Sale at \$3,850,000 (\$175.00/SF) - Pending**



Sales Company: **Promed Realty Services LLP: Lisa Dominey (936) 441-5606, Barkley Dominey (936) 441-5606**

Landlord Rep: **Promed Realty Services LLP / Lisa Dominey (936) 441-5606 / Barkley Dominey (936) 441-5606 -- 22,000 SF (22,000 SF)**

5 333 N Rivershire Dr - Conroe Professional Building

Conroe, TX 77304

Montgomery County

Building Type: **Class C Office/Medical** Space Avail: **18,954 SF**
 Building Status: **Built 1980** Max Contig: **4,569 SF**
 Building Size: **37,516 SF** Smallest Space: **1,100 SF**
 Typical Floor Size: **18,758 SF** Rent/SF/Yr: **\$18.00 - \$19.00/fs**
 Stories: **2** % Leased: **66.1%**
 Expenses: **2013 Tax @ \$1.22/sf**
 Parking: **70 free Surface Spaces are available; Ratio of 4.75/1,000 SF**
 For Sale: **Not For Sale**



Seller Rep (Condo): **Company information unavailable at this time**

Building Notes:

Premier Medical Office Condominium Suites. Situated in one of the most rapidly growing area with many master planned communities in the immediate area. This 2nd floor suite was previously a dental office All the necessary electric, gas lines, and plumbing are in place. 100% Medical Building.

Alternate Apn: R148093

6 162 Woolridge Dr - Office Building

AKA 104 FM 3083

@ Intersection of FM 105 & FM 3083

Conroe, TX 77301

Montgomery County

Building Type: **Class B Office** Space Avail: **12,000 SF**
 Building Status: **Built 1975** Max Contig: **12,000 SF**
 Building Size: **12,000 SF** Smallest Space: **6,000 SF**
 Typical Floor Size: **12,000 SF** Rent/SF/Yr: **\$9.00/nnn**
 Stories: **1** % Leased: **0%**
 Expenses: **2013 Tax @ \$0.60/sf**
 Parking: **22 free Surface Spaces are available; Ratio of 1.83/1,000 SF**
 For Sale: **Not For Sale**



Landlord Rep: **RE/MAX The Woodlands / Lewis Walker (281) 747-6334 -- 12,000 SF (6,000-12,000 SF)**

Building Notes:

At Intersection of FM 105 & FM 3083.

7 701 E Davis St - East Davis Shopping Center

Conroe, TX 77301

Montgomery County

Building Type: **Class C Office/Medical (Neighborhood Ctr)** Space Avail: **11,667 SF**
 Building Status: **Built 1984** Max Contig: **11,667 SF**
 Building Size: **31,100 SF** Smallest Space: **2,000 SF**
 Typical Floor Size: **31,100 SF** Rent/SF/Yr: **\$11.40 - \$13.20/+util**
 Stories: **1** % Leased: **62.5%**
 Expenses: **2013 Tax @ \$0.34/sf, 2012 Est Tax @ \$0.34/sf; 2011 Ops @ \$1.80/sf, 2012 Est Ops @ \$1.81/sf**
 Parking: **100 free Surface Spaces are available; Ratio of 3.22/1,000 SF**
 For Sale: **Not For Sale**



Landlord Rep: **WSL Corporation / Richard Lampton (281) 486-0669 -- 11,667 SF (2,000-11,667 SF)**

8 5016 Central Parkway - Unit 17D - Lone Star Exec. Airport

Conroe, TX 77303

Montgomery County

Building Type: **Specialty/Airplane Hangar** Space Avail: **11,500 SF**
 Building Status: **Built Dec 2010** Max Contig: **9,000 SF**
 Building Size: **11,500 SF** Smallest Space: **2,500 SF**
 Land Area: **258.26 AC** Rent/SF/Yr: **\$9.96**
 Stories: **1** % Leased: **0%**
 Expenses: **2013 Tax @ \$5.63/sf; 2011 Ops @ \$0.33/sf**
 For Sale: **Not For Sale**



Landlord Rep: **Coleman Realty Services / Debbie Coleman (832) 381-6666 -- 11,500 SF (2,500-9,000 SF)**

Building Notes:

Great Location on Field
 Ample Ramp & Parking Space
 Located just 25 miles from Downtown Houston and 10 Miles N of The Woodlands
 Accommodate both Large and Small Aircraft

New Hangar is part of a 4-Hangar Complex as pictured.
 From IH45 N take Exit 90, FM3083/Teas Nursery Rd. Go East on FM 3083, approx. 3.5 miles, to FM 1484/Airport Rd., turn left (north) Continue north and turn right onto Airport Parkway.

The Lone Star Executive Airport is located just north east of Conroe off of FM 3083 and FM 1484. The Airport has front door access to the City of Conroe and the amenities of Lake Conroe. Also, the Airport is just minutes from The Woodlands Town Center business areas and only 25 miles from downtown Houston.

10 Miles North of The Woodlands

10 Miles East of Lake Conroe

3 Miles East of Interstate 45 (Exit 90)

9 1501 River Pointe Dr - Conroe Medical Office Building

Conroe, TX 77304

Montgomery County

Building Type: **Class A Office/Medical** Space Avail: **11,012 SF**
Building Status: **Built 2004** Max Contig: **5,693 SF**
Building Size: **68,832 SF** Smallest Space: **1,928 SF**
Typical Floor Size: **34,416 SF** Rent/SF/Yr: **\$19.00/nnn**
Stories: **2** % Leased: **84.0%**
Expenses: **2014 Combined Tax/Ops @ \$10.36/sf**
Parking: **200 free Surface Spaces are available; Ratio of 4.20/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **PM Realty Group / Marci Phillips (281) 444-6434 -- 11,012 SF (1,928-3,765 SF)**

Building Notes:

- Covered reserved parking available
- On-site Building Engineer
- Covered porte-cochère at the front and rear entrances
- Located two blocks from Conroe Regional Medical Hospital
- Less than a mile from Interstate 45
- The building offers an exceptional mixture of general and specialty medical services, as well as a state-of-the-art surgery center

10 2912 W Davis St

Conroe, TX 77304

Montgomery County

Building Type: **Class C Office/Medical** Space Avail: **10,000 SF**
Building Status: **Built 1980** Max Contig: **5,000 SF**
Building Size: **15,000 SF** Smallest Space: **2,000 SF**
Typical Floor Size: **15,000 SF** Rent/SF/Yr: **\$15.60/mg**
Stories: **1** % Leased: **33.3%**
Expenses: **2013 Tax @ \$1.48/sf**
Parking: **85 free Surface Spaces are available; Ratio of 4.04/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **Cypressbrook Company / Kimberly Devos (281) 364-1777 X200 -- 10,000 SF (2,000-5,000 SF)**

11 1110 N Loop 336 W - Texas Tower

GPS 30.33n x 95.47W
Conroe, TX 77301
Montgomery County

Building Type: **Class C Office**
 Building Status: **Built 1982**
 Building Size: **35,535 SF**
 Typical Floor Size: **7,107 SF**
 Stories: **5**
 Expenses: **2013 Tax @ \$0.81/sf**
 Parking: **50 free Surface Spaces are available; Ratio of 6.00/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **9,535 SF**
 Max Contig: **9,535 SF**
 Smallest Space: **1,165 SF**
 Rent/SF/Yr: **\$17.50/fs**
 % Leased: **100%**



Landlord Rep: **J. Beard Real Estate Company / Jeff Beard, CCIM (281) 367-2220 X102 -- 9,535 SF (1,165-3,376 SF)**

Building Notes:

Property sits less than 1/2 mile from the intersection of Interstate 45 North and Loop 336, a major thoroughfare of Conroe. Available, an entire first floor with a fully built-out bank space. Building is equipped w/safe, security & drive-thru for full service banking use. 7,500 S.F. with lobby & first-floor exposure. Property offers competitive rates, quality location & on-site management. Co-tenancy with financial & legal professionals such as Wachovia securities, AG Edwards & several attorneys.

12 4019 I 45 - Mercan City Place III

Conroe, TX 77304
Montgomery County

Building Type: **Class B Office**
 Building Status: **Built May 2012**
 Building Size: **20,000 SF**
 Typical Floor Size: **20,000 SF**
 Stories: **1**
 Expenses: **2012 Tax @ \$0.46/sf**
 Parking: **65 free Surface Spaces are available; Ratio of 3.25/1,000 SF**
 For Sale: **For Sale at \$5,900,000 (\$295.00/SF) - Active**

Space Avail: **9,164 SF**
 Max Contig: **6,664 SF**
 Smallest Space: **2,500 SF**
 Rent/SF/Yr: **\$11.50 - \$22.00/nnn**
 % Leased: **87.5%**



Sales Company: **J. Beard Real Estate Company: Jeff Beard, CCIM (281) 367-2220 X102**
 Landlord Rep: **J. Beard Real Estate Company / Jeff Beard, CCIM (281) 367-2220 X102 -- 2,500 SF (2,500 SF)**
 Sublet Contact: **Promed Realty Services LLP / Lisa Dominey (936) 441-5606 Barkley Dominey (936) 441-5606 -- 6,664 SF (2,500-6,664 SF)**

13 1504 S Frazier St - The Oaks Business Park

Conroe, TX 77301
Montgomery County

Building Type: **Class A Warehouse**
 Building Status: **Built 2005**
 Building Size: **9,000 SF**
 Land Area: **0.66 AC**
 Stories: **1**
 Expenses: **2013 Tax @ \$0.56/sf**
 Parking: **20 free Surface Spaces are available; Ratio of 2.22/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **9,000 SF**
 Max Contig: **9,000 SF**
 Smallest Space: **9,000 SF**
 Rent/SF/Yr: **\$8.00/+util**
 % Leased: **0%**



Landlord Rep: **Calvin Phelps / Calvin Phelps (936) 588-0360 -- 9,000 SF (9,000 SF)**

Building Notes:

Industrial building: build-out with office space.

14 2101 S Loop 336 W**Conroe, TX 77304**
Montgomery County

Building Type: Class C Office/Medical	Space Avail: 8,273 SF
Building Status: Built 1999	Max Contig: 9,402 SF
Building Size: 8,273 SF	Smallest Space: 4,701 SF
Typical Floor Size: 4,701 SF	Rent/SF/Yr: \$19.00/nnn
Stories: 2	% Leased: 100%
Expenses: 2012 Tax @ \$2.38/sf	
Parking: 40 free Surface Spaces are available; Ratio of 4.84/1,000 SF	
For Sale: For Sale at \$3,000,000 (\$362.63/SF) - Active	



Sales Company: **Promed Realty Services LLP: Barkley Dominey (936) 441-5606**
 Landlord Rep: **Promed Realty Services LLP / Barkley Dominey (936) 441-5606 / Lisa Dominey (936) 441-5606 -- 9,402 SF (4,701 SF)**

15 100 Nugent St - Building 1 - Town Center Professional Plaza**Conroe, TX 77301**
Montgomery County

Building Type: Class C Office/Office Live/Work Unit	Space Avail: 7,500 SF
Building Status: Built 2008	Max Contig: 7,500 SF
Building Size: 7,500 SF	Smallest Space: 7,500 SF
Typical Floor Size: 7,500 SF	Rent/SF/Yr: Withheld
Stories: 1	% Leased: 0%
Expenses: 2012 Tax @ \$2.43/sf	
Parking: 30 free Surface Spaces are available; Ratio of 4.00/1,000 SF	
For Sale: Not For Sale	



Landlord Rep: **J. Beard Real Estate Company / Jeff Beard, CCIM (281) 367-2220 X102 -- 7,500 SF (7,500 SF)**

Building Notes:

Town Center Professional Plaza is a suburban style office complex with three buildings consisting of 25,140 square feet. Being developed to meet the need and demand for high end professional office space downtown, at the core expansion of Montgomery County, the 36th fastest growing county in the USA and the 8th fastest in Texas. These new offices will attract Class A professional tenants. Town Center is easily accessible from I-45, in walking distance to Conroe Tower and Montgomery County Courthouse, and offers on site parking, unusual to downtown.

16 100 North Fwy - 100 I-45 North Building

AKA 100 North Fwy
Conroe, TX 77301
Montgomery County

Building Type: **Class B Office**
Building Status: **Built 1978, Renov Jan 2005**
Building Size: **80,547 SF**
Typical Floor Size: **11,700 SF**
Stories: **6**
Expenses: **2012 Est Tax @ \$0.79/sf; 2008 Ops @ \$9.56/sf, 2012 Est Ops @ \$5.76/sf**
Parking: **50 free Surface Spaces are available; Ratio of 4.00/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **6,819 SF**
Max Contig: **2,827 SF**
Smallest Space: **1,177 SF**
Rent/SF/Yr: **\$16.50/fs**
% Leased: **91.5%**



Landlord Rep: **West Hill Group, LP / Debbie Tsussig (936) 788-2200 -- 6,819 SF (1,177-2,827 SF)**

Building Notes:

Transportation Information

- Minutes from the Woodlands
- Located on 5.7 acres at the corner of I-45 and FM 2854.

Amenities

- Generous Build-Out Allowance
- FREE Space Planning
- Building Identity Available
- Competitive Rates & Terms

Parking

- Ample Surface Parking

17 3303 W Davis St - West Davis Office Park

Conroe, TX 77304
Montgomery County

Building Type: **Class C Office**
Building Status: **Built 1980**
Building Size: **6,000 SF**
Typical Floor Size: **6,000 SF**
Stories: **1**
Expenses: **2012 Tax @ \$1.23/sf**
Parking: **20 free Surface Spaces are available; Ratio of 5.00/1,000 SF**
For Sale: **For Sale at \$545,000 (\$90.83/SF) - Active**

Space Avail: **6,000 SF**
Max Contig: **6,000 SF**
Smallest Space: **6,000 SF**
Rent/SF/Yr: **\$15.00/mg**
% Leased: **100%**



Sales Company: **Foldetta Commercial: Ross Foldetta (281) 466-2880 X1**

Landlord Rep: **Foldetta Commercial / Ross Foldetta (281) 466-2880 X1 -- 6,000 SF (6,000 SF)**

18 704 Longmire Rd - Longmire Professional Village**Conroe, TX 77304****Montgomery County**

Building Type: **Class B Office/Medical** Space Avail: **5,729 SF**
 Building Status: **Built 1980** Max Contig: **5,729 SF**
 Building Size: **11,458 SF** Smallest Space: **5,729 SF**
 Typical Floor Size: **5,729 SF** Rent/SF/Yr: **\$12.00/fs**
 Stories: **2** % Leased: **50.0%**
 Expenses: **2012 Tax @ \$1.91/sf**
 Parking: **40 Surface Spaces are available; Ratio of 3.49/1,000 SF**
 For Sale: **For Sale at \$950,000 (\$82.91/SF) - Active**



Sales Company: **Cypressbrook Company: Denise Ksiazek (281) 364-1777 X230**
 Landlord Rep: **Cypressbrook Company / Denise Ksiazek (281) 364-1777 X230 -- 5,729 SF (5,729 SF)**

Building Notes:

Two story, 11,270 Square Foot Medical/Office Building located in the heart of Conroe, Texas. The first floor features approximately nineteen exam rooms, 3 restrooms, a record room, waiting area, and various storage areas. The second floor has approximately 4 offices, six restrooms, twelve exam rooms, and record, waiting and storage areas. 1500 Square Foot asphalt parking lot with approximately 40 spaces. Building has been recently updated including roof, exterior resurfacing, interior & exterior paint, and landscaping.

19 16610 I-45 S - Spirit Of Texas Bank Building**Conroe, TX 77384****Montgomery County**

Building Type: **Class B Office** Space Avail: **5,557 SF**
 Building Status: **Built 2002** Max Contig: **1,779 SF**
 Building Size: **24,000 SF** Smallest Space: **233 SF**
 Typical Floor Size: **12,000 SF** Rent/SF/Yr: **\$18.00 - \$19.00**
 Stories: **2** % Leased: **76.9%**
 Expenses: **2013 Tax @ \$2.49/sf**
 Parking: **75 free Surface Spaces are available; Ratio of 3.12/1,000 SF**
 For Sale: **Not For Sale**



Landlord Rep: **RE/MAX The Woodlands / Lewis Walker (281) 747-6334 -- 5,557 SF (233-1,779 SF)**

20 308-310 S 1st St**Conroe, TX 77301****Montgomery County**

Building Type: **Retail/Freestanding** Space Avail: **5,000 SF**
 Building Status: **Built 1956** Max Contig: **5,000 SF**
 Building Size: **9,403 SF** Smallest Space: **1,200 SF**
 Land Area: **0.14 AC** Rent/SF/Yr: **\$13.00/nnn**
 Stories: **1** % Leased: **100%**
 Expenses: **2013 Tax @ \$0.40/sf**
 For Sale: **Not For Sale**



Landlord Rep: **Anabel Alvarez / Anabel Alvarez (936) 524-7740 -- 5,000 SF (1,200-5,000 SF)**

21 2416 E Davis St

Conroe, TX 77301
Montgomery County

Building Type: **Class C Warehouse** Space Avail: **5,000 SF**
Building Status: **Built 1970** Max Contig: **2,500 SF**
Building Size: **5,000 SF** Smallest Space: **2,500 SF**
Land Area: **1 AC** Rent/SF/Yr: **\$7.20 - \$9.60/nnn**
Stories: **1** % Leased: **0%**

Expenses: **2013 Tax @ \$0.72/sf**
Parking: **Ratio of 6.66/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **Allstar Commercial Properties / Bryan Anthony (936) 537-5460 / Tully Dunlap (936) 756-8598 -- 5,000 SF (2,500 SF)**

22 1304 Wilson Rd

Conroe, TX 77304
Montgomery County

Building Type: **Retail/Bank** Space Avail: **4,850 SF**
Building Status: **Built 1983** Max Contig: **4,850 SF**
Building Size: **4,850 SF** Smallest Space: **4,850 SF**
Land Area: **0.91 AC** Rent/SF/Yr: **\$12.00/nnn**
Stories: **1** % Leased: **0%**

Expenses: **2013 Tax @ \$1.22/sf**
Parking: **18 free Surface Spaces are available; Ratio of 3.27/1,000 SF**
For Sale: **For Sale at \$675,000 (\$139.18/SF) - Under Contract**



Sales Company: **1st Group: Mario Arriaga (281) 353-1479**
Landlord Rep: **1st Group / John Eckstrum (281) 353-1479 X13 / Mario Arriaga (281) 353-1479 -- 4,850 SF (4,850 SF)**

Building Notes:

Land which includes 5000 sf office building currently occupied by Teachers Credit Union. Company is waiting for a new office to be build currently under lease.

23 108 Commercial Cir - Commercial Circle Offices

Conroe, TX 77304
Montgomery County

Building Type: **Class C Office/Medical** Space Avail: **4,400 SF**
Building Status: **Built 1988** Max Contig: **4,400 SF**
Building Size: **24,000 SF** Smallest Space: **2,000 SF**
Typical Floor Size: **24,000 SF** Rent/SF/Yr: **\$14.00/mg**
Stories: **1** % Leased: **81.7%**
Expenses: **2013 Tax @ \$1.14/sf, 2011 Est Tax @ \$1.07/sf; 2011 Est Ops @ \$0.89/sf**
Parking: **150 free Surface Spaces are available; Ratio of 6.25/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **Promed Realty Services LLP / Barkley Dominey (936) 441-5606 / Lisa Dominey (936) 441-5606 -- 4,400 SF (2,000-4,400 SF)**

Building Notes:

BACK UPGENERATOR for secure/uninterrupted power
Dense office space with large bullpen support areas
Control your own utilities and hours of operation
New entrance / building orientation to be created for new occupant(s)
Excellent parking
Quiet setting; 1 mile west of I-45

24 318 N Main St

Conroe, TX 77301
Montgomery County

Building Type: **Class C Office** Space Avail: **4,343 SF**
Building Status: **Built 1940** Max Contig: **4,343 SF**
Building Size: **4,343 SF** Smallest Space: **400 SF**
Typical Floor Size: **4,343 SF** Rent/SF/Yr: **Withheld**
Stories: **1** % Leased: **0%**
Expenses: **2013 Tax @ \$0.78/sf**
For Sale: **Not For Sale**



Landlord Rep: **MHW Real Estate, Inc. / Jody Czajkoski (713) 560-6069 -- 4,343 SF (400-4,343 SF)**

25 1102 Callahan Ave

Conroe, TX 77301
Montgomery County

Building Type: **Class B Office** Space Avail: **4,000 SF**
Building Status: **Built 1972** Max Contig: **4,000 SF**
Building Size: **4,000 SF** Smallest Space: **4,000 SF**
Typical Floor Size: **4,000 SF** Rent/SF/Yr: **\$9.60/nnn**
Stories: **1** % Leased: **0%**
Expenses: **2013 Tax @ \$0.54/sf**
For Sale: **For Sale at \$239,000 (\$59.75/SF) - Active**



Sales Company: **The Marion Franke Team: Robert Graham (936) 647-4373**
Landlord Rep: **The Marion Franke Team / Robert Graham (936) 647-4373 -- 4,000 SF (4,000 SF)**

26 1011 W Lewis St

Conroe, TX 77301

Montgomery County

Building Type: **Class C Office**
 Building Status: **Built 1976**
 Building Size: **4,000 SF**
 Typical Floor Size: **4,000 SF**
 Stories: **1**

Space Avail: **3,750 SF**
 Max Contig: **3,750 SF**
 Smallest Space: **1,250 SF**
 Rent/SF/Yr: **\$12.00 - \$15.00/mg**
 % Leased: **6.3%**

Expenses: **2013 Tax @ \$0.67/sf**
 Parking: **20 free Surface Spaces are available; Ratio of 4.57/1,000 SF**
 For Sale: **For Sale at \$379,000 (\$94.75/SF) - Active**



Sales Company: **J. Beard Real Estate Company**; Jeff Beard, CCIM (281) 367-2220 X102
 Landlord Rep: **J. Beard Real Estate Company / Jeff Beard, CCIM (281) 367-2220 X102 -- 3,750 SF (1,250-3,750 SF)**

27 902-932 W Dallas St - Crossroads II Shopping Center

Conroe, TX 77301

Montgomery County

Building Type: **Retail/Freestanding**
 Building Status: **Built 1984**
 Building Size: **28,453 SF**
 Land Area: **2.01 AC**
 Stories: **2**

Space Avail: **3,375 SF**
 Max Contig: **1,875 SF**
 Smallest Space: **1,500 SF**
 Rent/SF/Yr: **\$10.20/nnn**
 % Leased: **88.1%**

Expenses: **2011 Tax @ \$1.16/sf, 2013 Est Tax @ \$1.01/sf; 2013 Ops @ \$2.56/sf, 2012 Est Ops @ \$2.08/sf**
 Parking: **65 free Surface Spaces are available; Ratio of 2.28/1,000 SF**
 For Sale: **Not For Sale**



Landlord Rep: **Investar Real Estate Services, Inc. / Gary Warner (713) 464-1001 -- 3,375 SF (1,500-1,875 SF)**

Building Notes:

Shopping Center is located approximately 2 blocks east of Interstate 45 North on West Dallas Street in Conroe.

28 2251 N Loop 336 W - Bldg 1 - The Highlands Office Park

Conroe, TX 77304

Montgomery County

Building Type: **Class B Office**
 Building Status: **Built Oct 2003**
 Building Size: **9,900 SF**
 Typical Floor Size: **9,900 SF**
 Stories: **1**

Space Avail: **3,268 SF**
 Max Contig: **3,268 SF**
 Smallest Space: **3,268 SF**
 Rent/SF/Yr: **\$12.00 - \$15.00/nnn**
 % Leased: **67.0%**

Expenses: **2013 Tax @ \$1.82/sf**
 Parking: **100 free Surface Spaces are available; Ratio of 7.00/1,000 SF**
 For Sale: **Not For Sale**



Landlord Rep: **J. Beard Real Estate Company / Jeff Beard, CCIM (281) 367-2220 X102 -- 3,268 SF (3,268 SF)**

29 2253 N Loop 336 W - Bldg 2 - The Highlands Office Park**Conroe, TX 77304****Montgomery County**

Building Type: **Class B Office**
 Building Status: **Built 2003**
 Building Size: **10,000 SF**
 Typical Floor Size: **10,000 SF**
 Stories: **1**

Space Avail: **3,042 SF**
 Max Contig: **3,042 SF**
 Smallest Space: **3,042 SF**
 Rent/SF/Yr: **\$12.00 - \$15.00/nnn**
 % Leased: **69.6%**

Expenses: **2013 Tax @ \$1.78/sf**
 Parking: **85 free Surface Spaces are available; Ratio of 8.50/1,000 SF**
 For Sale: **Not For Sale**



Landlord Rep: **J. Beard Real Estate Company / Jeff Beard, CCIM (281) 367-2220 X102 -- 3,042 SF (3,042 SF)**

Building Notes:

The Highlands Office Park is located on North Loop 336 West in Conroe, Texas. It has excellent access to I-45 (1 mile) and Highway 105 West (.01 Mile). Current clients include dentists, doctors, attorneys, and other professional clients. The property is well landscaped and managed and is the premier office development in Conroe, Texas.

30 1801 W White Oak Ter - Gateway Office Plaza**Conroe, TX 77304****Montgomery County**

Building Type: **Class B Office**
 Building Status: **Built Dec 2007**
 Building Size: **9,900 SF**
 Typical Floor Size: **9,900 SF**
 Stories: **1**

Space Avail: **2,900 SF**
 Max Contig: **2,900 SF**
 Smallest Space: **2,900 SF**
 Rent/SF/Yr: **Withheld**
 % Leased: **70.7%**

Expenses: **2012 Tax @ \$0.58/sf**
 Parking: **Ratio of 4.00/1,000 SF**
 For Sale: **Not For Sale**



Landlord Rep: **J. Beard Real Estate Company / Jeff Beard, CCIM (281) 367-2220 X102 -- 2,900 SF (2,900 SF)**

Building Notes:

This is a Build-to-Suit.

31 604 N LOOP 336 W - Creekside Plaza**Conroe, TX 77301****Montgomery County**

Building Type: **Retail/(Strip Ctr)**
 Building Status: **Built 2007**
 Building Size: **14,000 SF**
 Land Area: **1.90 AC**
 Stories: **1**

Space Avail: **2,800 SF**
 Max Contig: **1,400 SF**
 Smallest Space: **1,400 SF**
 Rent/SF/Yr: **\$14.00/nnn**
 % Leased: **80.0%**

Expenses: **2013 Tax @ \$1.48/sf, 2011 Est Tax @ \$1.31/sf; 2013 Est Ops @ \$2.12/sf**
 Parking: **35 free Surface Spaces are available; Ratio of 2.50/1,000 SF**
 For Sale: **Not For Sale**



Landlord Rep: **Orange Commercial LLC. / Bill Wong (713) 961-9097 -- 2,800 SF (1,400 SF)**

32 406 N Thompson St - Moreland Profesional Building

Conroe, TX 77301

Montgomery County

Building Type: **Class C Office**
Building Status: **Built 2009**
Building Size: **10,000 SF**
Typical Floor Size: **5,000 SF**
Stories: **2**

Expenses: **2013 Tax @ \$0.85/sf**
For Sale: **Not For Sale**

Space Avail: **2,800 SF**
Max Contig: **2,800 SF**
Smallest Space: **2,800 SF**
Rent/SF/Yr: **\$24.00 - \$28.80/fs**
% Leased: **72.0%**



Landlord Rep: **Moreland Family Trust / Maria Moreland (936) 441-3603 -- 2,800 SF (2,800 SF)**

33 2245 N Loop 336 W - Bldg 4 - The Highlands Office Park

Conroe, TX 77304

Montgomery County

Building Type: **Class C Office**
Building Status: **Built 2002**
Building Size: **10,636 SF**
Typical Floor Size: **10,635 SF**
Stories: **1**

Expenses: **2013 Tax @ \$1.74/sf**
For Sale: **Not For Sale**

Space Avail: **2,668 SF**
Max Contig: **2,668 SF**
Smallest Space: **2,668 SF**
Rent/SF/Yr: **\$12.00 - \$15.00/nnn**
% Leased: **74.9%**



Landlord Rep: **J. Beard Real Estate Company / Jeff Beard, CCIM (281) 367-2220 X102 -- 2,668 SF (2,668 SF)**

34 129 S Frazier St

AKA 127-129 S Frazier St

Conroe, TX

Montgomery County

Building Type: **Retail/Freestanding**
Building Status: **Built 1977**
Building Size: **4,126 SF**
Land Area: **0.21 AC**
Stories: **1**
Expenses: **2013 Tax @ \$0.57/sf**
Parking: **15 free Surface Spaces are available; Ratio of 3.63/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **2,500 SF**
Max Contig: **2,500 SF**
Smallest Space: **2,500 SF**
Rent/SF/Yr: **Withheld**
% Leased: **39.4%**



Landlord Rep: **Padilla Family Limited Partnership / O.Miguel O. Quintero (936) 539-8874 -- 2,500 SF (2,500 SF)**

35 600 River Pointe Dr

Conroe, TX 77304
Montgomery County

Building Type: **Class C Office** Space Avail: **2,476 SF**
Building Status: **Built 2003** Max Contig: **2,476 SF**
Building Size: **12,045 SF** Smallest Space: **1,700 SF**
Typical Floor Size: **6,022 SF** Rent/SF/Yr: **\$16.00/nnn**
Stories: **2** % Leased: **79.4%**
Expenses: **2013 Tax @ \$2.05/sf**
Parking: **40 free Surface Spaces are available; Ratio of 3.32/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **Promed Realty Services LLP / Lisa Dominey (936) 441-5606 / Barkley Dominey (936) 441-5606 -- 2,476 SF (1,700-2,476 SF)**

36 2210 N Frazier St

Conroe, TX 77303
Montgomery County

Building Type: **Class C Office/Medical** Space Avail: **2,450 SF**
Building Status: **Built 1972** Max Contig: **2,000 SF**
Building Size: **9,000 SF** Smallest Space: **450 SF**
Typical Floor Size: **4,500 SF** Rent/SF/Yr: **\$12.00 - \$12.60/fs**
Stories: **2** % Leased: **72.8%**
Expenses: **2013 Tax @ \$0.95/sf**
Parking: **40 free Surface Spaces are available; Ratio of 4.44/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **Timothy E. Gardner, D.D.S. / Timothy Gardner (936) 539-3636 -- 2,450 SF (450-2,000 SF)**

37 945 Sgt. Ed Holcombe Blvd S

Conroe, TX 77304
Montgomery County

Building Type: **Class C Office** Space Avail: **2,344 SF**
Building Status: **Built 2002** Max Contig: **1,700 SF**
Building Size: **5,334 SF** Smallest Space: **280 SF**
Typical Floor Size: **6,061 SF** Rent/SF/Yr: **\$18.00/mg**
Stories: **1** % Leased: **56.1%**
Expenses: **2013 Tax @ \$1.15/sf**
Parking: **30 free Surface Spaces are available; Ratio of 5.62/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **Cypressbrook Company / Kimberly Devos (281) 364-1777 X200 -- 2,344 SF (280-1,700 SF)**

38 2001 Frazier St - Building D - Woodcreek Shopping Center

Conroe, TX 77301

Montgomery County

Building Type: **Retail/Freestanding (Neighborhood Ctr)**
Building Status: **Built 1968**
Building Size: **3,321 SF**
Land Area: **11.27 AC**
Stories: **1**
Expenses: **2012 Tax @ \$31.67/sf**
Parking: **100 free Surface Spaces are available**
For Sale: **For Sale at \$9,200,000 as part of a portfolio of 4 properties - Active**

Space Avail: **2,315 SF**
Max Contig: **2,315 SF**
Smallest Space: **2,315 SF**
Rent/SF/Yr: **\$12.00/fs**
% Leased: **30.3%**



Sales Company: **Marcus & Millichap: Jerry Goldstein (713) 452-4255**
Landlord Rep: **George & Sonia Naddour / George Naddour (949) 291-4124 -- 2,315 SF (2,315 SF)**

39 1300 S Frazier - Bldg. 1 - Conroe Business Center

Conroe, TX 77301

Montgomery County

Building Type: **Class C Office**
Building Status: **Built 1980**
Building Size: **30,000 SF**
Typical Floor Size: **30,000 SF**
Stories: **1**
Expenses: **2012 Tax @ \$1.76/sf**
Parking: **50 free Surface Spaces are available; Ratio of 3.20/1,000 SF**
For Sale: **For Sale as part of a portfolio of 4 properties - Active**

Space Avail: **2,250 SF**
Max Contig: **1,250 SF**
Smallest Space: **1,000 SF**
Rent/SF/Yr: **\$8.10/mg**
% Leased: **92.5%**



Sales Company: **J. Beard Real Estate Company: Jeff Beard, CCIM (281) 367-2220 X102**
Landlord Rep: **Owen Properties / Janice Green (936) 539-5600 -- 2,250 SF (1,000-1,250 SF)**

40 902 Houston St

Conroe, TX 77301

Montgomery County

Building Type: **Class C Office**
Building Status: **Existing**
Building Size: **2,248 SF**
Typical Floor Size: **2,248 SF**
Stories: **1**
Expenses: **2013 Tax @ \$0.65/sf**
For Sale: **For Sale at \$318,888 (\$141.85/SF) - Active**

Space Avail: **2,248 SF**
Max Contig: **2,248 SF**
Smallest Space: **2,248 SF**
Rent/SF/Yr: **\$13.34/fs**
% Leased: **0%**



Sales Company: **KW Commercial: Bradley Beene (936) 900-1800**
Landlord Rep: **KW Commercial / Bradley Beene (936) 900-1800 -- 2,248 SF (2,248 SF)**

41 3305 W Davis St - West Davis Office Park**Conroe, TX 77304****Montgomery County**

Building Type: **Class C Office** Space Avail: **2,005 SF**
 Building Status: **Built 1980** Max Contig: **1,515 SF**
 Building Size: **6,000 SF** Smallest Space: **490 SF**
 Typical Floor Size: **6,000 SF** Rent/SF/Yr: **\$15.00/mg**
 Stories: **1** % Leased: **100%**
 Expenses: **2013 Tax @ \$0.00/sf**
 Parking: **30 free Surface Spaces are available; Ratio of 5.00/1,000 SF**
 For Sale: **For Sale at \$545,000 (\$90.83/SF) - Active**



Sales Company: **Foldetta Commercial: Ross Foldetta (281) 466-2880 X1**
 Landlord Rep: **Foldetta Commercial / Ross Foldetta (281) 466-2880 X1 -- 2,005 SF (490-1,515 SF)**

Building Notes:

Building has been completely updated inside with new floors, counters, and common areas.

42 3307 W Davis St - West Davis Office Park**Conroe, TX 77304****Montgomery County**

Building Type: **Class C Office** Space Avail: **2,000 SF**
 Building Status: **Built 1980** Max Contig: **1,600 SF**
 Building Size: **6,000 SF** Smallest Space: **200 SF**
 Typical Floor Size: **6,000 SF** Rent/SF/Yr: **\$15.00/mg**
 Stories: **1** % Leased: **100%**
 Expenses: **2012 Tax @ \$1.23/sf**
 Parking: **48 free Surface Spaces are available; Ratio of 2.67/1,000 SF**
 For Sale: **For Sale at \$545,000 (\$90.83/SF) - Active**



Sales Company: **Foldetta Commercial: Ross Foldetta (281) 466-2880 X1**
 Landlord Rep: **Foldetta Commercial / Ross Foldetta (281) 466-2880 X1 -- 2,000 SF (200-1,600 SF)**

Building Notes:

Three (3) buildings totaling 18,000 sf of rentable building area with easy access and close to I-45. Flexible floor plans. Move-in ready. 24/7 access. Monument signage on Highway 105. Strong commercial and residential growth area. Excellent opportunity for end user/investor. Daily traffic count of 39,000 cars. At the intersection of Hwy 105 and Wilson Road

43 221-223 Simonton St**Conroe, TX 77301****Montgomery County**

Building Type: **Class C Office** Space Avail: **1,760 SF**
 Building Status: **Built 1940** Max Contig: **1,760 SF**
 Building Size: **5,000 SF** Smallest Space: **250 SF**
 Typical Floor Size: **5,000 SF** Rent/SF/Yr: **\$6.81 - \$9.88/fs**
 Stories: **1** % Leased: **100%**
 Expenses: **2012 Tax @ \$0.94/sf**
 For Sale: **Not For Sale**



Landlord Rep: **Keller Williams Realty / Michelle Priest (936) 525-3200 -- 1,760 SF (250-1,760 SF)**

44 2960 I-45 Fwy N - The Men's Wearhouse - Conroe Marketplace

**I-45 & Teas Nursery
Conroe, TX 77304
Montgomery County**

Building Type: **Retail/Freestanding
(Lifestyle Ctr)** Space Avail: **1,708 SF**
Building Status: **Built 2006** Max Contig: **1,708 SF**
Building Size: **9,307 SF** Smallest Space: **1,708 SF**
Land Area: **21.48 AC** Rent/SF/Yr: **Withheld**
Stories: **1** % Leased: **81.7%**
Expenses: **2012 Tax @ \$50.01/sf**
Parking: **25 free Surface Spaces are available; Ratio of
2.68/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **Kimco Realty Corporation / Sarah Ellis (832) 242-6913 X4 -- 1,708 SF (1,708 SF)**

45 2121 Timberlane St - Kuenstler Professional Building

**Conroe, TX 77301
Montgomery County**

Building Type: **Class C Office** Space Avail: **1,610 SF**
Building Status: **Built 1971** Max Contig: **866 SF**
Building Size: **4,500 SF** Smallest Space: **744 SF**
Typical Floor Size: **4,500 SF** Rent/SF/Yr: **\$11.08 -
\$12.09/+elec**
Stories: **1** % Leased: **64.2%**
Expenses: **2013 Tax @ \$1.12/sf**
Parking: **35 free Surface Spaces are available; Ratio of
7.77/1,000 SF**
For Sale: **For Sale at \$369,000 (\$82.00/SF) - Active**



Sales Company: **Keller Williams Realty: Melinda Zuber (713) 254-2247**

Landlord Rep: **Keller Williams Realty / Melinda Zuber (713) 254-2247 -- 1,610 SF (744-866 SF)**

46 804 W Dallas St - London Town Center

Conroe, TX 77301

Montgomery County

Building Type: Class B Office	Space Avail: 1,500 SF
Building Status: Built 1984	Max Contig: 1,500 SF
Building Size: 14,980 SF	Smallest Space: 1,500 SF
Typical Floor Size: 14,980 SF	Rent/SF/Yr: \$12.80/fs
Stories: 2	% Leased: 90.0%
Expenses: 2013 Tax @ \$1.13/sf, 2012 Est Tax @ \$1.13/sf	
Parking: 44 free Surface Spaces are available; Ratio of 5.50/1,000 SF	
For Sale: Not For Sale	



Seller Rep (Condo): **Company information unavailable at this time**

Building Notes:

This building is located in a very busy area of Conroe, TX It has close proximity to the US Post Office, as well as easy access to Interstate 45, State Highway 105, Loop 336, Downtown Conroe, and the rapidly developing Lake Conroe corridor.

UPDATED 1500SQFT Executive OFFICE
4 OFFICES IN UNIT
FURNISHED UNIT
RECEPTION, CONFERENCE ROOM,KITCHEN ARE SHARED
PLENTY OF PARKING
CENTRAL LOCATION IN CONROE, TX/ HIGH TRAFFIC AREA

UPDATED 1500SQFT EXECUTIVE OFFICE READY FOR MOVE IN,LARGE OFFICE IN THE FRONT WITH 3 BACK OFFICES.SHARED COMMON AREAS WITH A LAW FIRM ARE,RECEPTION AREA,CONFERENCE ROOM,KITCHEN,BATHROOM,COMMUNICATION ROOM. UNIT FURNISHED,COMPLETELY UPDATED WITH WOOD FLOORS,NEW CARPET,PAINT,STONE AND GRANITE IN KITCHEN AND BATH.CENTRAL LOCATION IN CONROE. THIS WOULD BE A GREAT OFFICE FOR A CPA,INSURANCE,HEALTH CARE,MANAGEMENT COMPANY. CENTRAL LOCATION IN CONROE ON THE CONNER OF DALLAS AND HWY 75. SIGN SPACE IN THE FRONT. PARKING LOT . OFFICE/CONDO

47 903 Hillcrest Dr

Conroe, TX 77301

Montgomery County

Building Type: Class C Office	Space Avail: 1,500 SF
Building Status: Built 1983	Max Contig: 1,500 SF
Building Size: 5,440 SF	Smallest Space: 1,500 SF
Typical Floor Size: 5,440 SF	Rent/SF/Yr: \$12.00/mg
Stories: 1	% Leased: 72.4%
Expenses: 2013 Tax @ \$1.29/sf	
Parking: 30 free Surface Spaces are available; Ratio of 5.51/1,000 SF	
For Sale: Not For Sale	



Landlord Rep: **The Marion Franke Team / Marion Franke (936) 647-4400 -- 1,500 SF (1,500 SF)**

Building Notes:

Great office space in Conroe, TX. Near Frazier and Loop 336 North - less than 2 minutes from I45.

APN: 0002-02-03402

48 704 N Thompson St - North Thompson Executive Suites

Conroe, TX 77301

Montgomery County

Building Type: **Class C Office**
Building Status: **Built 1960**
Building Size: **11,000 SF**
Typical Floor Size: **11,000 SF**
Stories: **1**

Space Avail: **1,274 SF**
Max Contig: **1,274 SF**
Smallest Space: **971 SF**
Rent/SF/Yr: **\$14.00 - \$16.50/fs**
% Leased: **100%**

Expenses: **2012 Tax @ \$1.96/sf**

Parking: **20 free Surface Spaces are available; Ratio of 1.82/1,000 SF**

For Sale: **For Sale individually - Active; also for sale at \$1,250,000 (\$73.53/SF) as part of a portfolio of 2 properties - Active**



Sales Company: **Promed Realty Services LLP: Lisa Dominey (936) 441-5606, Barkley Dominey (936) 441-5606**

Landlord Rep: **Promed Realty Services LLP / Lisa Dominey (936) 441-5606 / Barkley Dominey (936) 441-5606 -- 1,274 SF (971-1,274 SF)**

Building Notes:

This office Plaza is conveniently located just 3 blocks from revitalized downtown Conroe and offers the legal professional a unique and quality office environment within walking distance of the courthouse. A large conference room with kitchen is available for rent within this facility for meetings and other functions. Ample parking is available to meet the needs of your office, staff and visitors.

49 506 W Lewis St

Conroe, TX 77301

Montgomery County

Building Type: **Class C Office**
Building Status: **Built 1940**
Building Size: **1,200 SF**
Typical Floor Size: **1,200 SF**
Stories: **1**

Space Avail: **1,200 SF**
Max Contig: **1,200 SF**
Smallest Space: **1,200 SF**
Rent/SF/Yr: **\$15.00/mg**
% Leased: **0%**

Expenses: **2013 Tax @ \$0.32/sf**

Parking: **10 free Surface Spaces are available; Ratio of 8.33/1,000 SF**

For Sale: **Not For Sale**



Landlord Rep: **The Marion Franke Team / Marion Franke (936) 647-4400 -- 1,200 SF (1,200 SF)**

50 303 Longmire Rd - Building 1 - Brownstone at Longmire

Conroe, TX 77304
Montgomery County

Building Type: **Class B Office**
Building Status: **Built Feb 2011**
Building Size: **3,300 SF**
Typical Floor Size: **1,979 SF**
Stories: **2**
Expenses: **2007 Tax @ \$2.08/sf**
For Sale: **Not For Sale**

Space Avail: **1,100 SF**
Max Contig: **1,100 SF**
Smallest Space: **1,100 SF**
Rent/SF/Yr: **\$18.00/mg**
% Leased: **66.7%**



Seller Rep (Condo): **Company information unavailable at this time**

51 200 River Pointe Dr - 200 River Pointe

Conroe, TX 77304
Montgomery County

Building Type: **Class B Office/Medical**
Building Status: **Built 1984**
Building Size: **62,132 SF**
Typical Floor Size: **20,710 SF**
Stories: **3**
Expenses: **2013 Tax @ \$1.93/sf, 2011 Est Tax @ \$1.94/sf; 2011 Ops @ \$4.80/sf**
Parking: **226 free Surface Spaces are available; Ratio of 3.90/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **1,058 SF**
Max Contig: **1,058 SF**
Smallest Space: **1,058 SF**
Rent/SF/Yr: **\$18.50/fs**
% Leased: **100%**



Landlord Rep: **West Hill Group, LP / Hayward Vickery (936) 756-5106 -- 1,058 SF (1,058 SF)**

52 333 Simonton St

Conroe, TX 77301
Montgomery County

Building Type: **Class B Office**
Building Status: **Built 2005**
Building Size: **9,496 SF**
Typical Floor Size: **4,748 SF**
Stories: **2**
Expenses: **2013 Tax @ \$1.65/sf**
Parking: **24 free Surface Spaces are available; Ratio of 2.53/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **1,000 SF**
Max Contig: **1,000 SF**
Smallest Space: **600 SF**
Rent/SF/Yr: **\$10.20/nnn**
% Leased: **89.5%**



Landlord Rep: **MHW Real Estate, Inc. / Jody Czajkoski (713) 560-6069 -- 1,000 SF (600-1,000 SF)**

53 900 W Davis St**Conroe, TX 77301****Montgomery County**

Building Type: **Class C Office**
 Building Status: **Built 1974**
 Building Size: **6,804 SF**
 Typical Floor Size: **4,850 SF**
 Stories: **2**
 Expenses: **2013 Tax @ \$0.88/sf, 2011 Est Tax @ \$0.74/sf; 2010 Ops @ \$2.00/sf, 2011 Est Ops @ \$2.00/sf**
 Parking: **35 free Surface Spaces are available; Ratio of 3.60/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **288 SF**
 Max Contig: **144 SF**
 Smallest Space: **144 SF**
 Rent/SF/Yr: **Withheld**
 % Leased: **95.8%**



Landlord Rep: **Pamela & David Steward / Pam Steward (936) 718-7632 / Cindy McGuire (903) 389-2320 -- 288 SF (144 SF)**

Building Notes:

New air conditioners-Cooler office bldg into for professional people.

54 6265 Highway 105 W**Conroe, TX 77304****Montgomery County**

Building Type: **Class C Office**
 Building Status: **Built 1984**
 Building Size: **2,000 SF**
 Typical Floor Size: **2,000 SF**
 Stories: **1**
 Expenses: **2013 Tax @ \$0.66/sf**
 Parking: **20 free Surface Spaces are available; Ratio of 10.00/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **278 SF**
 Max Contig: **170 SF**
 Smallest Space: **108 SF**
 Rent/SF/Yr: **\$11.29 - \$16.68/fs**
 % Leased: **86.1%**



Landlord Rep: **Smith Monte D / Monte Smith (808) 688-6400 -- 278 SF (108-170 SF)**

55 702 N Thompson St - North Thompson Executive Suites**Conroe, TX 77301****Montgomery County**

Building Type: **Class C Office**
 Building Status: **Built 1980**
 Building Size: **6,000 SF**
 Typical Floor Size: **6,000 SF**
 Stories: **1**
 Expenses: **2012 Tax @ \$3.59/sf**
 Parking: **20 free Surface Spaces are available; Ratio of 3.33/1,000 SF**
 For Sale: **For Sale individually - Active; also for sale at \$1,250,000 (\$73.53/SF) as part of a portfolio of 2 properties - Active**

Space Avail: **150 SF**
 Max Contig: **150 SF**
 Smallest Space: **150 SF**
 Rent/SF/Yr: **\$14.00 - \$16.50/fs**
 % Leased: **97.5%**

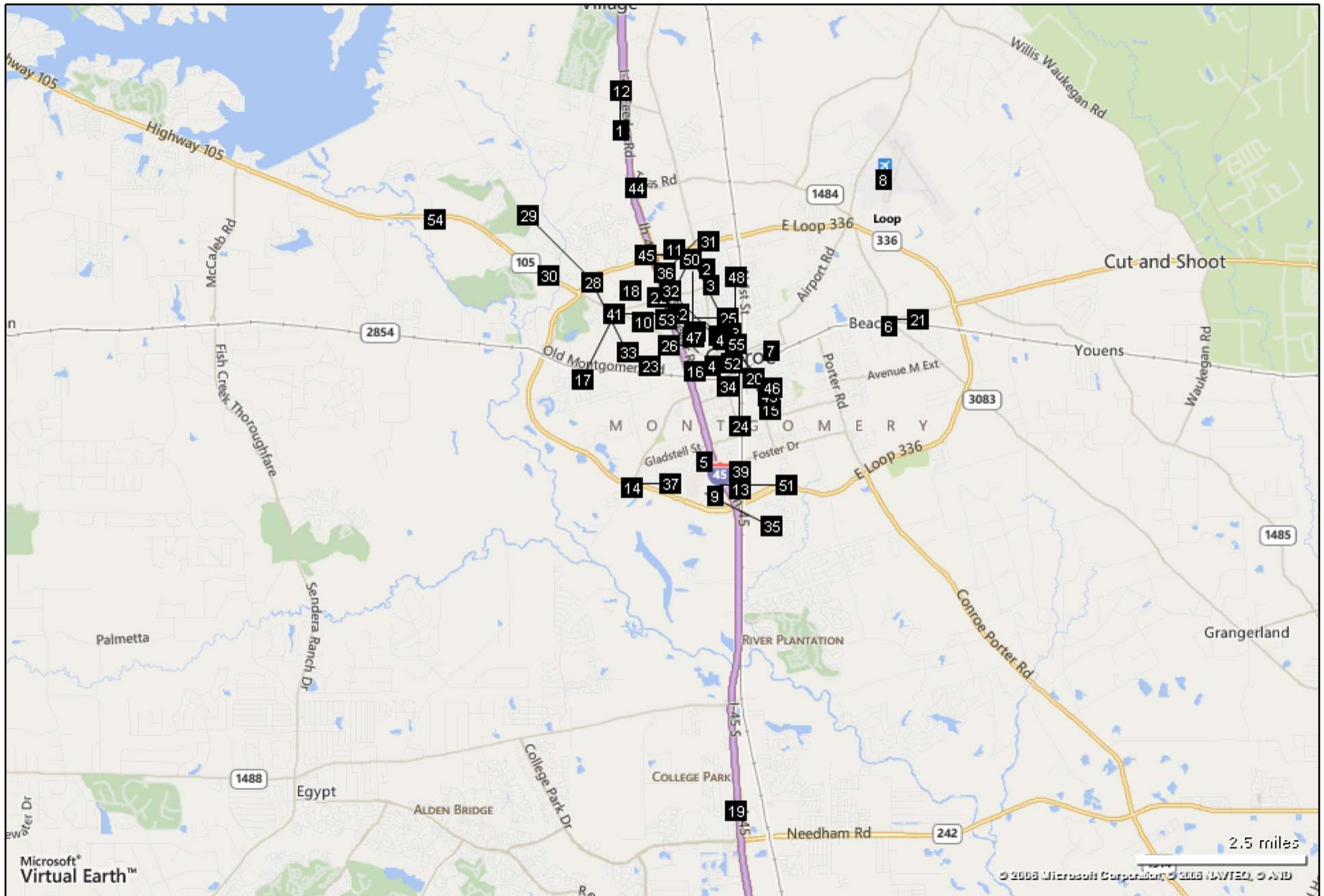


Sales Company: **Promed Realty Services LLP: Lisa Dominey (936) 441-5606, Barkley Dominey (936) 441-5606**

Landlord Rep: **Promed Realty Services LLP / Lisa Dominey (936) 441-5606 / Barkley Dominey (936) 441-5606 -- 150 SF (150 SF)**

Building Notes:

North Thompson Professional Plaza, ideally located in Conroe, one of the fastest growing counties in the state, offers a premier location for the new and expanding office professionals. Conroe's proximity to Houston and The Woodlands, coupled with an excellent local business climate, provide an affordable alternative in a dynamic marketplace.





Greater **Conroe** Economic
Development Council

FOR SALE

PREPARED BY:
GREATER CONROE ECONOMIC DEVELOPMENT COUNCIL
505 W DAVIS ST
CONROE TX 77301

1 704 N Thompson St - North Thompson Executive Suites

Conroe, TX 77301
North Thompson Executive Suites

Sale Price:	For Sale	RBA:	11,000 SF
Price/SF:	-	% Leased:	100.0%
Cap Rate:	-	Land Area:	1.50 AC
Building Type:	Class C Office	Year Built:	1960
Sale Status:	Active	Typ Floor Size:	11,000 SF
Days on Market:	3,512	Stories:	1
Sale Conditions:	-		
Sale Type:	Investment OR Owner/User		

Sales Contacts: Promed Realty Services LLP / Lisa Dominey (936) 441-5606 / Barkley Dominey (936) 441-5606



2 702 N Thompson St - North Thompson Executive Suites

Conroe, TX 77301
North Thompson Executive Suites

Sale Price:	For Sale	RBA:	6,000 SF
Price/SF:	-	% Leased:	97.5%
Cap Rate:	-	Land Area:	1.50 AC
Building Type:	Class C Office	Year Built:	1980
Sale Status:	Active	Typ Floor Size:	6,000 SF
Days on Market:	3,512	Stories:	1
Sale Conditions:	-		
Sale Type:	Investment OR Owner/User		

Sales Contacts: Promed Realty Services LLP / Lisa Dominey (936) 441-5606 / Barkley Dominey (936) 441-5606



3 600 Sgt Ed Holcombe Blvd N

Conroe, TX 77304

Sale Price:	For Sale	RBA:	21,525 SF
Price/SF:	-	% Leased:	100.0%
Cap Rate:	-	Land Area:	3 AC
Building Type:	Class B Office	Year Built:	2009
Sale Status:	Active	Typ Floor Size:	21,525 SF
Days on Market:	488	Stories:	1
Sale Conditions:	Investment Triple Net		
Sale Type:	Investment		

Sales Contacts: Newmark Grubb Levy Strange Beffort / Tim Strange (405) 840-1500

Investment Notes:

New construction of Social Security Administration Building. Located in one of Houston's hottest sub-markets just north of The Woodlands. 15 year lease with GSA



4

Combination Portfolio Portfolio of 4 properties in Conroe, TX, having total size of 120,000 SF, and for sale

Sale Price:	For Sale	Total Size:	120,000 SF
Cap Rate:	-	Total Land Area:	32 AC
Sale Status:	Active	Days On Market:	111
Sale Conditions:	-		
Sale Type:	Owner/User		

Sales Contacts: J. Beard Real Estate Company / Jeff Beard, CCIM (281) 367-2220 X102

Portfolio Properties: 1300 S Frazier St (not for sale individually)
1300 S Frazier (not for sale individually)
1300 S Frazier St (not for sale individually)
1300 S Frazier (not for sale individually)



5 1150 N Loop 336 W

Conroe, TX 77301

Sale Price: For Sale	RBA: 5,650 SF
Price/SF: -	% Leased: 100.0%
Cap Rate: -	Land Area: 1.29 AC
Building Type: Class B Office	Year Built: 1983
Sale Status: Active	Typ Floor Size: 6,102 SF
Days on Market: 92	Stories: 1
Sale Conditions: Investment Triple Net	
Sale Type: Investment	



Sales Contacts: Tarantino Properties / Grady Field (512) 302-4500

Investment Notes:

* 5,650 SF property 100% leased to Nova Medical Center through 4/30/2024. Lease guaranteed by Herman Memorial Medical

* MAKE OFFER

6 901 N Thompson St

Conroe, TX 77301

Sale Price: \$199,000	RBA: 1,859 SF
Price/SF: \$107.05	% Leased: 0.0%
Cap Rate: -	Land Area: 0.31 AC
Building Type: Class C Office	Year Built: 1950
Sale Status: Active	Typ Floor Size: 1,859 SF
Days on Market: 20	Stories: 1
Sale Conditions: -	
Sale Type: Investment OR Owner/User	



Sales Contacts: Mariner Realty / Wendy W. Goebel (936) 890-6161

Investment Notes:

Description

This cozy house is currently being utilized as an office space. Each office has it's own entrance from the exterior. It can either be used as a private residence or commercial; 4 bedroom, 2 bath home with kitchen, laundry room, receptionist area and spacious living areas. Beautiful trees surround the property; view today!

Close to Downtown Conroe, Easy access to Hwy 105, I-45, and The Woodlands.

7 119 N San Jacinto St

Conroe, TX 77301

Sale Price: \$206,200	RBA: 1,412 SF
Price/SF: \$146.03	% Leased: 0.0%
Cap Rate: -	Land Area: 0.67 AC
Building Type: Class C Office	Year Built: 1950
Sale Status: Pending	Typ Floor Size: 1,412 SF
Days on Market: 27	Stories: 1
Sale Conditions: -	
Sale Type: Owner/User	



Sales Contacts: Hailey/Sadler Properties, Inc. / Craig Treadway (936) 441-3435

Investment Notes:

Located just 2 blocks from the Montgomery County Court House. Great for Law Office or Insurance office. Consists of 4 lots on over 1/2 acre giving room to grow and expand. Potential Unlimited.

8 303 Longmire Rd - Building 1, Brownstone at Longmire, Unit 1

Conroe, TX 77304
Building 1, Brownstone at
Longmire

Condo Sale Price: \$215,000
Unit SF: 1,100 SF
Price/SF: \$195.45
Cap Rate: -
Sale Conditions: -
Sale Type: Owner/User

Sale Status: Active
Days On Market: 1,463
Floor #: 1
Unit #: 1

Building Type: Office
RBA: 3,300 SF
% Leased: 66.7%
Land Area: 2.77 AC
Year Built: 2011
Typ Floor Size: 1,979 SF
Stories: 2



Sales Contacts: Brownstone Office Condominiums, LP / Heather Carlile (281) 292-6100 X1

9 1102 Callahan Ave

Conroe, TX 77301

Sale Price: \$239,000
Price/SF: \$59.75
Cap Rate: -
RBA: 4,000 SF
% Leased: 0.0%
Land Area: 0.23 AC

Building Type: Class B Office
Sale Status: Active
Days on Market: 219
Sale Conditions: -
Sale Type: Investment OR Owner/User
Year Built: 1972
Typ Floor Size: 4,000 SF
Stories: 1



Sales Contacts: The Marion Franke Team / Robert Graham (936) 647-4373

Investment Notes:

4000 FEET OF OFFICE SPACE IN THE HEART OF CONROE. RECENTLY REMODELED. LARGE OPEN AREA AS WELL AS SEVERAL LARGE OFFICES.

FRAZIER TO LEFT ON CALLAHAN TO PROPERTY ON RIGHT

10 902 Houston St

Conroe, TX 77301

Sale Price: \$318,888
Price/SF: \$141.85
Cap Rate: -
RBA: 2,248 SF
% Leased: 0.0%
Land Area: 0.39 AC

Building Type: Class C Office
Sale Status: Active
Days on Market: 177
Sale Conditions: -
Sale Type: Owner/User
Year Built: -
Typ Floor Size: 2,248 SF
Stories: 1



Sales Contacts: KW Commercial / Bradley Beene (936) 900-1800

Investment Notes:

\$318,888

Own your office ..Charming brick residential corner building in the unrestricted area just north of the court house in Conroe. Law/ CPA/ professional office Circa 1938 per owner brick. Hardwood floors on .39 acre with 2248 sq ft plus porches and carports and new iron decorative fence could have vehicular gates. reovations underway by " ready very soon and extra room to build or parking.

11 2121 Timberlane St - Kuenstler Professional Building

Conroe, TX 77301	Sale Price: \$369,000	RBA: 4,500 SF
Kuenstler Professional Building	Price/SF: \$82.00	% Leased: 64.2%
	Cap Rate: -	Land Area: 0.51 AC
	Building Type: Class C Office	Year Built: 1971
	Sale Status: Active	Typ Floor Size: 4,500 SF
Days on Market: 457		Stories: 1
Sale Conditions: -		
Sale Type: Investment OR Owner/User		



Sales Contacts: Keller Williams Realty / Melinda Zuber (713) 254-2247

Investment Notes:

- New Year reduction \$395K
- Possible owner financing.

Great professional office suites. 4 suites currently. AC units in each suite with reception area in each. All the suites are on month to month leases.

12 1011 W Lewis St

Conroe, TX 77301	Sale Price: \$379,000	RBA: 4,000 SF
	Price/SF: \$94.75	% Leased: 6.3%
	Cap Rate: -	Land Area: 0.52 AC
	Building Type: Class C Office	Year Built: 1976
	Sale Status: Active	Typ Floor Size: 4,000 SF
Days on Market: 21		Stories: 1
Sale Conditions: -		
Sale Type: Owner/User		



Sales Contacts: J. Beard Real Estate Company / Jeff Beard, CCIM (281) 367-2220 X102

Investment Notes:

- Built in 1976
- Well-Maintained, Move-in Ready
- Ample Parking
- Great Investor Property

13 104 W Simonton St - I

Conroe, TX 77301	Sale Price: \$400,000	RBA: 11,000 SF
I	Price/SF: \$36.36	% Leased: 100.0%
	Cap Rate: -	Land Area: 0.54 AC
	Building Type: Class C Office	Year Built: 1955
	Sale Status: Active	Typ Floor Size: 9,059 SF
Days on Market: 1,456		Stories: 2
Sale Conditions: -		
Sale Type: Investment		



Sales Contacts: Houston International Realty / Patricia Moritz (713) 724-3236

Investment Notes:

Contact listing broker for pricing details!

14 423 E Phillips St

Conroe, TX 77301	Sale Price: \$479,000	Center Size: 5,200 SF
	Price/SF: \$92.12	% Leased: 100.0%
	Cap Rate: -	Land Area: 0.44 AC
	Center Type: Freestanding	Year Built: 1994
	Sale Status: Active	Zoning: 1
	Days on Market: 1,540	Stories: 1
	Sale Conditions: -	
	Sale Type: Investment	



Sales Contacts: Coldwell Banker Commercial Ingram Group / Bill Ingram (281) 364-8000 X104 / James Stubbs (281) 382-7924

Investment Notes:

Retail/ Office - Multi Use Building. Large open showroom, 2 private offices, 12' 40' storage room and a 30' x 30' workshop with 3 overhead doors. Presently occupied by Today's Rental and Sales.

15 3307 W Davis St - West Davis Office Park

Conroe, TX 77304	Sale Price: \$545,000	RBA: 6,000 SF
West Davis Office Park	Price/SF: \$90.83	% Leased: 100.0%
	Cap Rate: -	Land Area: 1.42 AC
	Building Type: Class C Office	Year Built: 1980
	Sale Status: Active	Typ Floor Size: 6,000 SF
	Days on Market: 34	Stories: 1
	Sale Conditions: -	
	Sale Type: Owner/User	



Sales Contacts: Foldetta Commercial / Ross Foldetta (281) 466-2880 X1

16 3305 W Davis St - West Davis Office Park

Conroe, TX 77304	Sale Price: \$545,000	RBA: 6,000 SF
West Davis Office Park	Price/SF: \$90.83	% Leased: 100.0%
	Cap Rate: -	Land Area: 0.45 AC
	Building Type: Class C Office	Year Built: 1980
	Sale Status: Active	Typ Floor Size: 6,000 SF
	Days on Market: 34	Stories: 1
	Sale Conditions: -	
	Sale Type: Owner/User	



Sales Contacts: Foldetta Commercial / Ross Foldetta (281) 466-2880 X1

17 3303 W Davis St - West Davis Office Park

Conroe, TX 77304	Sale Price: \$545,000	RBA: 6,000 SF
West Davis Office Park	Price/SF: \$90.83	% Leased: 100.0%
	Cap Rate: -	Land Area: 1.42 AC
	Building Type: Class C Office	Year Built: 1980
	Sale Status: Active	Typ Floor Size: 6,000 SF
	Days on Market: 34	Stories: 1
	Sale Conditions: -	
	Sale Type: Owner/User	



Sales Contacts: Foldetta Commercial / Ross Foldetta (281) 466-2880 X1

18 3001 W Davis St

Conroe, TX 77304

Sale Price:	\$588,888	RBA:	1,684 SF
Price/SF:	\$349.70	% Leased:	100.0%
Cap Rate:	-	Land Area:	-
Building Type:	Class C Office	Year Built:	-
Sale Status:	Active	Typ Floor Size:	1,684 SF
Days on Market:	128	Stories:	1
Sale Conditions:	-		
Sale Type:	Investment OR Owner/User		



Sales Contacts: KW Commercial / Bradley Beene (936) 900-1800

Investment Notes:

\$588,888

Description

Less than one mile West of Interstate 45 in the heart of One of the fastest growing counties in Texas with a growth rate projected to be approaching 20% in only the next 60 months. Only 10 minutes north of the new Exxon Mobil World Headquarters in the closest area available for growth to the rapidly expanding metroplex of Houston. Houston, the fourth largest city in the in the USA is the energy capital of the World. Montgomery County and Conroe are expected to be the home of every major oil company in America. Davis it the main traffic artery connecting north Houston to most points in West Texas. I 45 is the most traveled interstate in Texas connecting the port of Houston to the rest of the north eastern United States. West Davis is lined with commerce and is home to numerous national retailers including: Target, Office Depot, Home Depot, Verizon ,the two major big box grocery retailers, the Conroe High School and numerous strip center retail locations. West Davis is also the connection to Lake Conroe and is also known as Lake Conroe Parkway. Parkgate Square Professional Building is a rare opportunity in a free standing location at an attractively affordable investment.

Less than one mile west and two traffic lights off of Interstate 45 on the south side of West Davis at the full corner of Parkgate. Surrounded by professionals including doctors, lawyers, and CPA s. The daily vehicular traffic count of state highway 105 west is in excess of 120,000. Parkgate Square Professional is located right in the heart of the sweet spot of Conroe. This is the perfect opportunity for the successful professional to hedge against continuing rent escalations. Park your car in a cool dry garage and office right in the middle of all Conroe has to offer at Parkgate Square.

19 409 N Loop 336 E

Conroe, TX 77301

Sale Price:	\$625,000	RBA:	7,200 SF
Price/SF:	\$86.81	% Leased:	100.0%
Cap Rate:	10.00%	Land Area:	0.26 AC
Building Type:	Class B Office	Year Built:	1984
Sale Status:	Active	Typ Floor Size:	3,600 SF
Days on Market:	712	Stories:	2
Sale Conditions:	-		
Sale Type:	Investment		



Sales Contacts: RE/MAX The Woodlands / Bill Smith (281) 602-8839

Investment Notes:

2 story office building. Consists of 5,706 sq. ft. of net rental area. 11 of the 13 units are leased out. Building has a total of 4 A/C units that have been recently replaced. 32 spaces for parkin

Office Portfolio Portfolio of 3 Class B Office properties in Conroe, TX, having total size of 3,300 SF, and for sale at \$640,000 (\$193.94/SF)

Sale Price: \$640,000	RBA: 3,300 SF
Price/SF: \$193.94	Days On Market: 1,463
Cap Rate: -	Sale Status: Active
Sale Conditions: -	
Sale Type: Owner/User	



Sales Contacts: Brownstone Office Condominiums, LP / Heather Carlile (281) 292-6100 X1
 Portfolio Properties: 303 Longmire Rd (not for sale individually)
 303 Longmire Rd (not for sale individually)
 303 Longmire Rd (not for sale individually)

21 103 N Thompson

Conroe, TX 77301	Sale Price: \$642,481	RBA: 10,000 SF
	Price/SF: \$64.25	% Leased: 100.0%
	Cap Rate: -	Land Area: 0.78 AC
Building Type: Class B Office	Year Built: 1976	
Sale Status: Active	Typ Floor Size: 10,000 SF	
Days on Market: 867	Stories: 1	
Sale Conditions: -		
Sale Type: Investment OR Owner/User		



Sales Contacts: The Marion Franke Team / Robert Graham (936) 647-4373

Investment Notes:

FORMER TRICOUNTY FACILITY ON .78 ACRE CLOSE TO THE COURTHOUSE... BUILDING HAS OVER 20 OFFICE SPACES AND OPTIONAL NUMBER OF LARGE CONFERENCE ROOMS. 5 RESTROOMS, KITCHEN AREA. NORTH THOMPSON STREET

22 1915 N Frazier St

Conroe, TX 77301	Sale Price: \$775,000	RBA: 8,688 SF
	Price/SF: \$89.20	% Leased: 100.0%
	Cap Rate: -	Land Area: 1.01 AC
Building Type: Class C Office	Year Built: 1965	
Sale Status: Active	Typ Floor Size: 8,688 SF	
Days on Market: 107	Stories: 1	
Sale Conditions: -		
Sale Type: Owner/User		



Sales Contacts: J. Beard Real Estate Company / Jeff Beard, CCIM (281) 367-2220 X102

23 704 Longmire Rd - Longmire Professional Village

Conroe, TX 77304
 Longmire Professional
 Village

Sale Price: \$950,000	RBA: 11,458 SF
Price/SF: \$82.91	% Leased: 50.0%
Cap Rate: -	Land Area: 0.84 AC
Building Type: Class B Office	Year Built: 1980
Sale Status: Active	Typ Floor Size: 5,729 SF
Days on Market: 898	Stories: 2
Sale Conditions: -	
Sale Type: Investment OR Owner/User	



Sales Contacts: Cypressbrook Company / Denise Ksiazek (281) 364-1777 X230

Investment Notes:

Two Story Freestanding Medical/Professional Office Building, situated on 0.835 Acres. Total of 11,458 SF. 2nd floor, 5729 SF available for lease, \$1.00 psf/mo full service, built out for medical use. Entire building available for purchase, \$950,000. Built 1980. 1st floor occupied by speech/physical therapy group, will vacate if needed. Close access to I-45, Hwy 105, and Loop 336N. Near Conroe High School, Assisted Living Facility, other Medical users. Centrally located at 704 Longmire, north of 105 and Wilson Rd, and south of Loop 336N, and just west of I-45 North in Conroe, Texas.

24 3210 N Frazier St - Texas Attorney General Field Office

Conroe, TX 77303
 Texas Attorney General Field
 Office

Sale Price: \$985,000	RBA: 7,190 SF
Price/SF: \$137.00	% Leased: 100.0%
Cap Rate: -	Land Area: 1.52 AC
Building Type: Class C Office	Year Built: 2000
Sale Status: Active	Typ Floor Size: 7,190 SF
Days on Market: 19	Stories: 1
Sale Conditions: -	
Sale Type: Owner/User	



Sales Contacts: Bruce Sellers / Bruce Sellers (936) 525-3220

25 2505 N Frazier St

Conroe, TX 77303

Sale Price: \$1,125,000	RBA: 9,855 SF
Price/SF: \$114.16	% Leased: 100.0%
Cap Rate: -	Land Area: 1.93 AC
Building Type: Class C Office	Year Built: 1982
Sale Status: Active	Typ Floor Size: 9,855 SF
Days on Market: 393	Stories: 1
Sale Conditions: -	
Sale Type: Investment OR Owner/User	



Sales Contacts: Hailey/Sadler Properties, Inc. / Craig Treadway (936) 441-3435

Investment Notes:

9855 SF of office space in North Conroe. Area is booming. Great location with frontage on Hwy. 75 and access to I-45 via FM 3083 and Loop 336. Building in good condition and updated in 2012. New security fencing. Concrete parking lot. Close to Lone Star Convention Center, Lone Star Business Park, Gene Campbell Technology Park and the Montgomery County (Lone Star) Airport. I-45N to FM 3083 turn east to right on Hwy. 75. Property short distance to 2505 Frazier on the right.

26 North Thompson

Office Portfolio Portfolio of 2 Class C Office properties in Conroe, TX, having total size of 17,000 SF, and for sale at \$1,250,000 (\$73.53/SF)

Sale Price: \$1,250,000	RBA: 17,000 SF
Price/SF: \$73.53	Days On Market: 2,557
Cap Rate: -	Sale Status: Active
Sale Conditions: -	
Sale Type: Investment	



Sales Contacts: Promed Realty Services LLP / Lisa Dominey (936) 441-5606 / Barkley Dominey (936) 441-5606

Portfolio Properties: 704 N Thompson St (also for sale individually)
702 N Thompson St (also for sale individually)

27 2305 FM 1484

Conroe, TX 77303	Sale Price: \$1,650,000	RBA: 15,650 SF
	Price/SF: \$105.43	% Leased: 100.0%
	Cap Rate: -	Land Area: 3 AC

Building Type: Class C Office	Year Built: 1997
Sale Status: Active	Typ Floor Size: 21,466 SF
Days on Market: 265	Stories: 1
Sale Conditions: -	
Sale Type: Investment	



Sales Contacts: The Marion Franke Team / Robert Graham (936) 647-4373

Investment Notes:

Three acre commercial site in Conroe, Texas consisting of 4 buildings totalling 15,650 SF, including a 2400 SF, 2 story log cabin building that could be used for office or retail space, a 1250 SF office building, a 4000 SF metal warehouse/distribution building with 2 overhead doors, and an 8000 SF metal warehouse/distribution building with 6 overhead doors. Property features ample lighted concrete & asphalt parking lot and fencing. Previous uses include a model log home office, used car lot and service center, and massage salon, currently used as a furniture sales office and distribution site.

28 5452 Highway 105 W - Wedgewood Falls

Conroe, TX 77304	Sale Price: \$2,200,000	RBA: 19,466 SF
Wedgewood Falls	Price/SF: \$113.02	% Leased: 61.0%
	Cap Rate: -	Land Area: 1.83 AC

Building Type: Class C Office	Year Built: 2006
Sale Status: Active	Typ Floor Size: 9,733 SF
Days on Market: 2,410	Stories: 2
Sale Conditions: -	
Sale Type: Investment OR Owner/User	



Sales Contacts: Newmark Grubb Knight Frank / Keith Lloyd (713) 599-5154

29 800 Riverwood Ct - Riverpointe Professional Building

Conroe, TX 77304	Sale Price: \$2,999,950	RBA: 16,401 SF
Riverpointe Professional Building	Price/SF: \$182.91	% Leased: 100.0%
	Cap Rate: -	Land Area: 1.54 AC

Building Type: Class B Office	Year Built: 1989
Sale Status: Active	Typ Floor Size: 16,401 SF
Days on Market: 602	Stories: 1
Sale Conditions: -	
Sale Type: Investment	



Sales Contacts: Promed Realty Services LLP / Lisa Dominey (936) 441-5606 / Barkley Dominey (936) 441-5606

30 2101 S Loop 336 W

Conroe, TX 77304

Sale Price:	\$3,000,000	RBA:	8,273 SF
Price/SF:	\$362.63	% Leased:	100.0%
Cap Rate:	-	Land Area:	2.07 AC
Building Type:	Class C Office	Year Built:	1999
Sale Status:	Active	Typ Floor Size:	4,701 SF
Days on Market:	68	Stories:	2
Sale Conditions:	-		
Sale Type:	Investment OR Owner/User		

Sales Contacts: Promed Realty Services LLP / Barkley Dominey (936) 441-5606

**31 704 Old Montgomery Rd**

Conroe, TX 77301

Sale Price:	\$3,850,000	RBA:	22,000 SF
Price/SF:	\$175.00	% Leased:	100.0%
Cap Rate:	-	Land Area:	2.92 AC
Building Type:	Class B Office	Year Built:	2002
Sale Status:	Pending	Typ Floor Size:	22,000 SF
Days on Market:	967	Stories:	1
Sale Conditions:	-		
Sale Type:	Investment		

Sales Contacts: Promed Realty Services LLP / Lisa Dominey (936) 441-5606 / Barkley Dominey (936) 441-5606

Investment Notes:

22,000 SF building for sale or lease.
 sale price \$3,850,000. Great space for medical office, or administration office or educational facility.
 Please contact listing agent for details!

**32 2507 N Frazier St**

Conroe, TX 77303

Sale Price:	\$4,500,000	RBA:	60,000 SF
Price/SF:	\$75.00	% Leased:	100.0%
Cap Rate:	-	Land Area:	14.20 AC
Building Type:	Class A Office	Year Built:	1984
Sale Status:	Active	Typ Floor Size:	17,920 SF
Days on Market:	2,112	Stories:	3
Sale Conditions:	-		
Sale Type:	Investment		

Sales Contacts: Colliers International / Tom Condon (713) 222-2111 / Jason Tangen (713) 830-4006

**33 4019 I 45 - Mercan City Place III**Conroe, TX 77304
Mercan City Place III

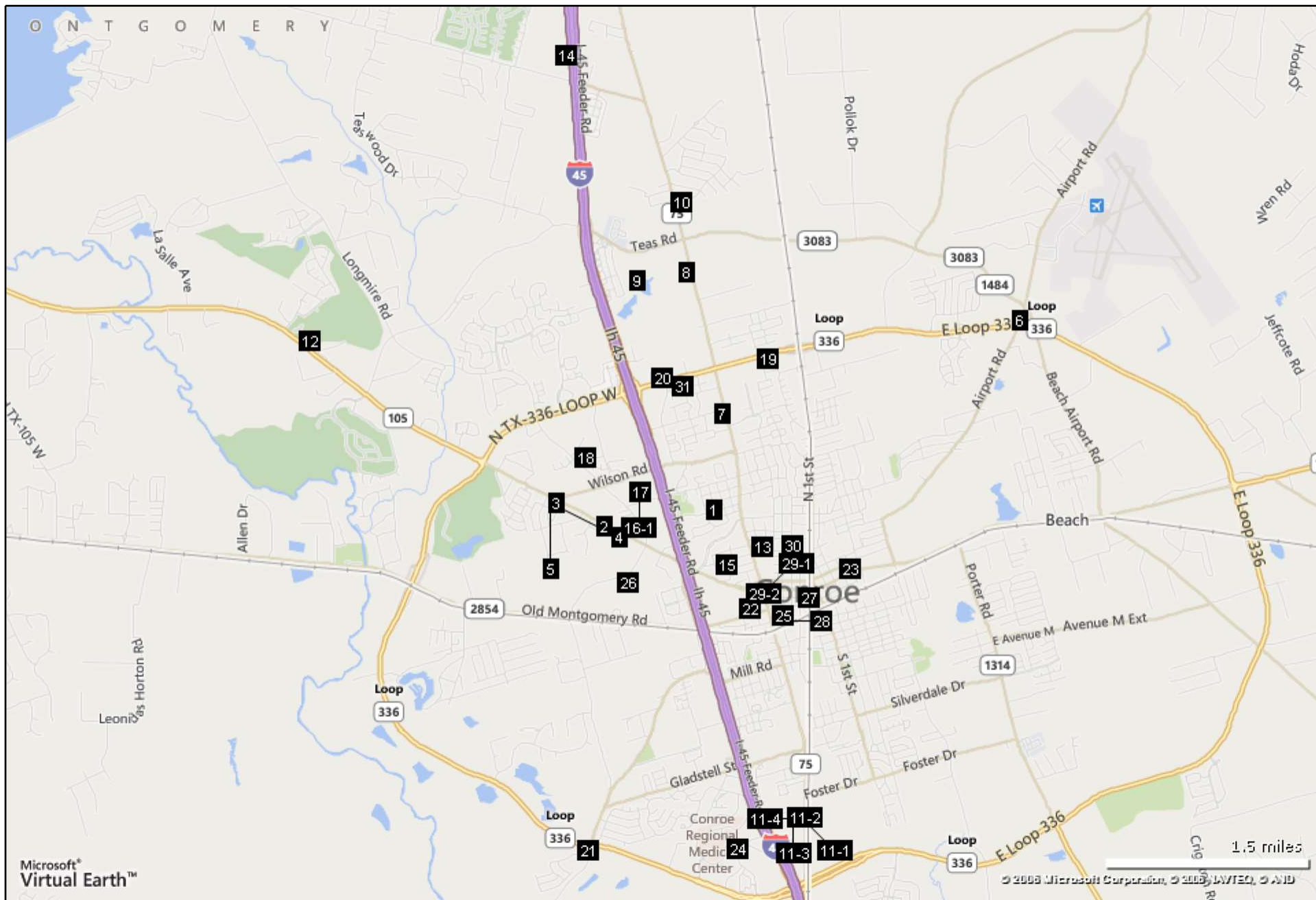
Sale Price:	\$5,900,000	RBA:	20,000 SF
Price/SF:	\$295.00	% Leased:	87.5%
Cap Rate:	7.50%	Land Area:	1.70 AC
Building Type:	Class B Office	Year Built:	2012
Sale Status:	Active	Typ Floor Size:	20,000 SF
Days on Market:	833	Stories:	1
Sale Conditions:	-		
Sale Type:	Investment		

Sales Contacts: J. Beard Real Estate Company / Jeff Beard, CCIM (281) 367-2220 X102

Investment Notes:

Property is a 20,000 SF medical building which was completed in 2012 for the former Sadler Urgent Care Clinic. 17,500 SF has been leased to an emergency care tenant for 10 years, with several renewal options. Cap rate is based on lease-up of the remaining 2,500 SF. The remaining 2,500+/- SF is being marketed for lease.





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