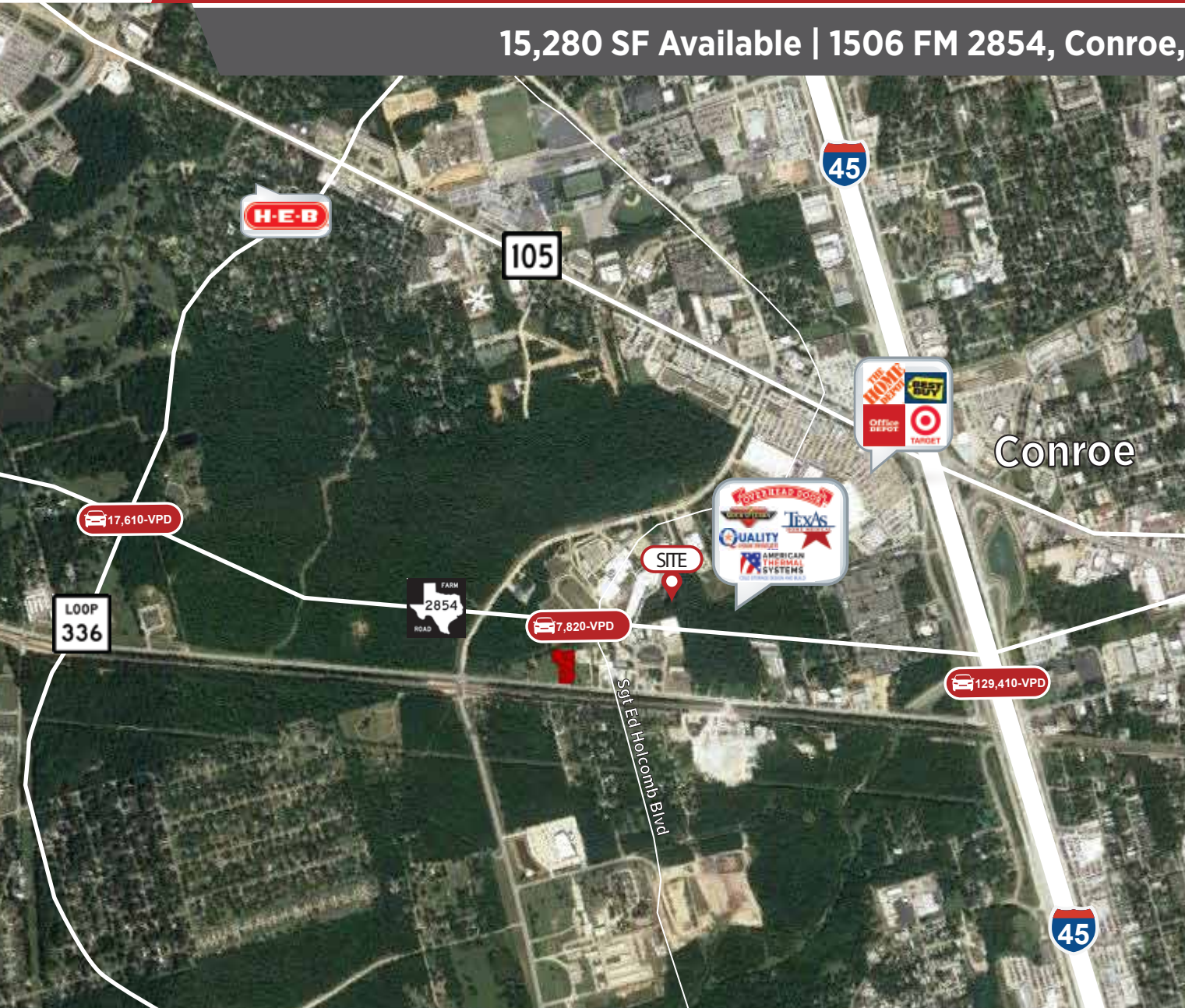




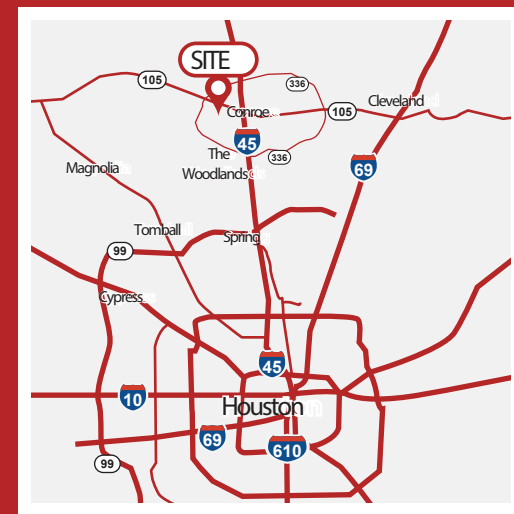
**FOR
LEASE**

OFFICE SPACE \$0.65 P/SF

15,280 SF Available | 1506 FM 2854, Conroe, TX 77304



LEASE OUT THE ENTIRE BUILDING & SUB-LEASE FOR A PROFIT!



**THE
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PROFESSIONALS**

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www.TheCommercialProfessionals.com
1095 Evergreen Circle, Suite 200, The Woodlands, TX, 77380

 **CALL US**
281.766.4352



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15,280 SF Available | 1506 FM 2854, Conroe, TX 77304



Demographics

Ratio	3 Mile	5 Mile
Population:	50,184	81,670
Median Income Per Household:	\$46,745	\$55,467
Average Household Size:	2.73	2.78

Property Highlights

This is a great property for a real estate entrepreneur wanting to take advantage of a low building rent to sub-lease at a higher price to smaller tenants. Super low rent of only \$0.65 p/sf and landlord pays property tax & building insurance. Unheard of! Take advantage of this deal today!

Property Highlights

- Built in 1976
- 100% vacant
- 68 uncovered parking spaces
- 4-story 15,280 SF building
- Sits on 1 acre

Disclaimer: The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors and omissions and is not in any way warranted by The Commercial Professionals or by any agent, independent associate, subsidiary, or employee of The Commercial Professionals. This information is subject to change.

7,820-VPD





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THE COMMERCIAL PROFESSIONALS TEAM



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Broker

✉ Lance@TPG-Realty.com

☎ 281.766.4352

📱 832.483.8655



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.

The Professionals Grp	9003131	lance@tpg-realty.com	281-766-4352
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Lance Langenhoven	0518367	lance@tpg-realty.com	281-766-4352
Designated Broker of Firm	License No.	Email	Phone
Lance Langenhoven	0518367	lance@tpg-realty.com	281-766-4352
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



**FOR
LEASE**

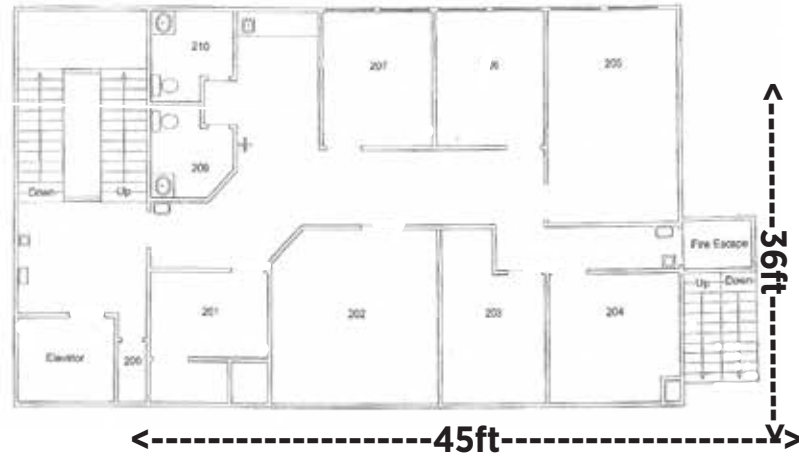
OFFICE SPACE \$0.65 P/SF

15,280 SF Available | 1506 FM 2854, Conroe, TX 77304

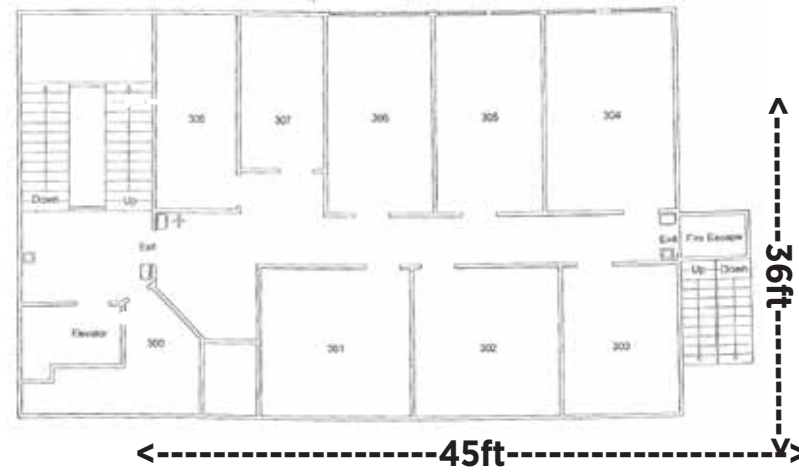
1st floor



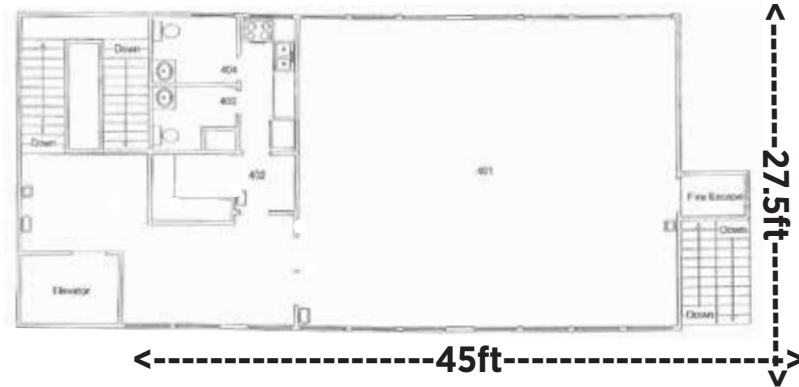
2nd floor (1,620 RSF)



3rd floor (1,620 RSF)



4th floor - 1,238 RSF

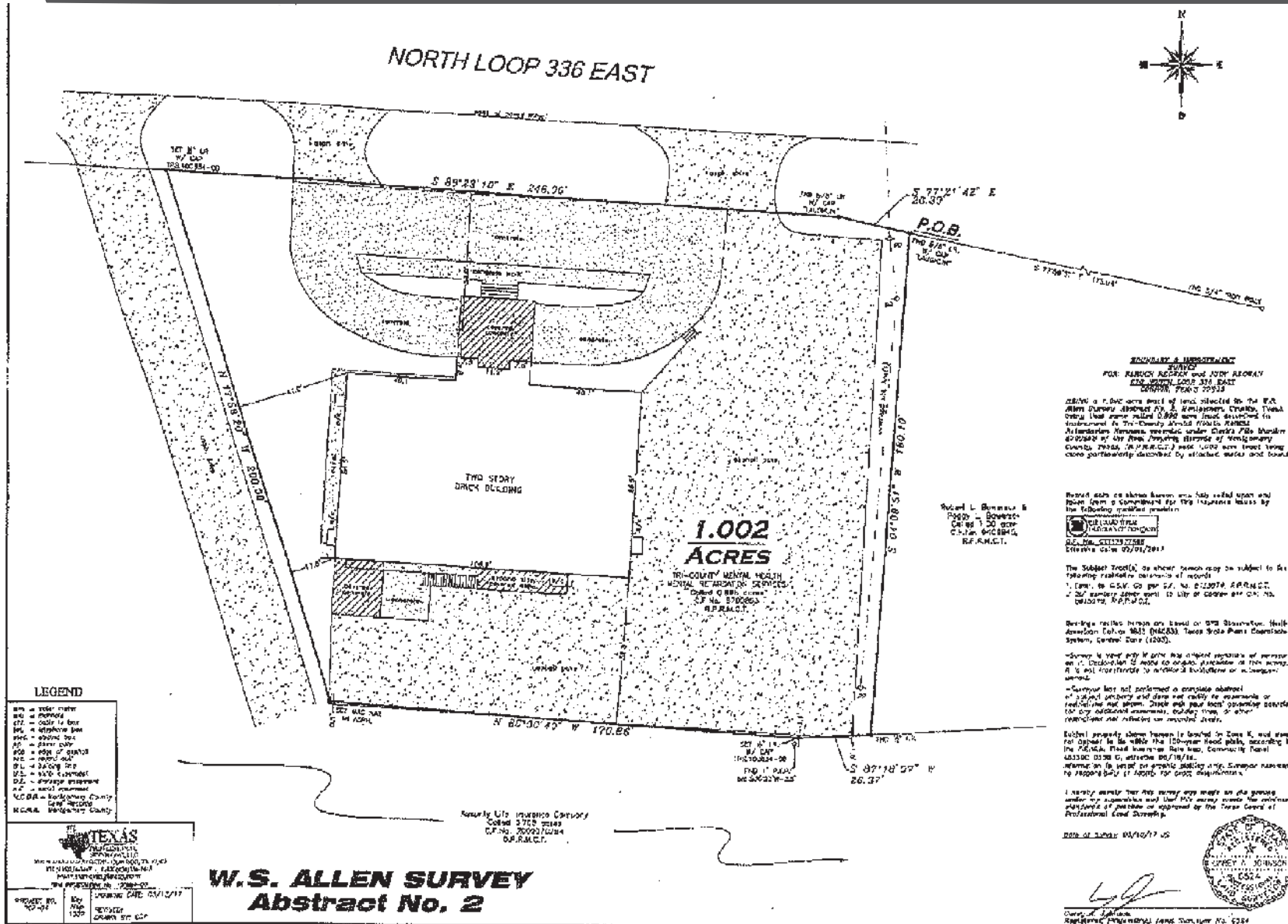




**FOR
LEASE**

OFFICE BUILDING \$0.80 P/SF

15,280 SF Available | 610 N Loop 336 E, Conroe, TX 77301



BORDER LINE
FOR: RICHARD BOWERS and JUDY BOWERS
S.D. 200912008 334 EAST
CONROE, TEXAS 77301

There is a P.O.B. area of land situated on the W.R. Allen Survey Abstract No. 2, Conroe County, Texas, which has been divided into four sections in accordance with the County Official Public Records. All sections are located under Survey File Number 2009270284 of the State Survey Office of Conroe County, Texas. (P.O.B.) and there are lines being shown partially described by attached notes and books.

Robert L. Bowers & Company, L.P., Surveyors, Dallas, Texas, on the 15th day of October, 2009. C.P. No. 2009270284. O.P.R.M.C.T.

The Subject Tract(s), as shown herein may be subject to the following restrictions or conditions of records:

1. Cont. to C.S. 40 per C.P. No. 2009270284, O.P.R.M.C.T.
2. No warranty shall be made by the State of Texas as to the validity of the P.O.B.

Surveying notes herein are based on GPS observations. North American Datum 83 (NAD83). Texas State Plane Coordinate System, Central Zone (12N).

- Survey is not to be used for any purpose other than as shown on this plat.
- Survey is not to be used for any purpose other than as shown on this plat.
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- Survey is not to be used for any purpose other than as shown on this plat.

Robert L. Bowers & Company, L.P., Surveyors, Dallas, Texas, on the 15th day of October, 2009. C.P. No. 2009270284. O.P.R.M.C.T.

I hereby certify that this survey was made on the ground under my supervision and that I am a duly licensed Professional Land Surveyor of the State of Texas.

Date of Survey: 09/16/17 AS

Robert L. Bowers
Surveyor, State of Texas
Professional Land Surveyor No. 5284