



State Farm Land

2407 N Frazier St | Conroe, TX 77303

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES



State Farm Land

2407 N Frazier St | Conroe, TX 77303

PROPERTY OVERVIEW 03

LAND SURVEY 06

AREA OVERVIEW 07

EXCLUSIVELY LISTED BY

DANIEL NUNEZ

ASSOCIATE

DIRECT +1 (346) 704-5415

MOBILE +1 (832) 516-5619

daniel.nunez@matthews.com

License No. 819265 (TX)

PATRICK GRAHAM

MARKET LEADER

DIRECT +1 (281) 645-6151

patrick.graham@matthews.com

License No. 528005 (TX)

BROKER OF RECORD

KYLE MATTHEWS

License No. 9005919 (TX)

PROPERTY OVERVIEW



INVESTMENT HIGHLIGHTS

- Price: \$750,000
- $\pm 33,001$ SF (± 0.76 AC) (Per Survey)
- $\pm 2,010$ Building SF (Per MCAD)
- ± 299.66 FT of frontage on Drennen Rd and ± 110.13 FT of frontage on N Frazier St (Per Survey)
- Less than ± 0.6 miles away from Interstate 45 feeder
- Over $\pm 220,000$ SF of industrial product under construction or proposed within a 1-mile radius of the Property
- ± 382 multifamily units completed within a ± 0.5 -mile radius of the property over the past two years
- Not in 100 or 500 year floodplain
- City utilities available
- Zoned For Multifamily, Retail, Industrial, And Commercial Uses

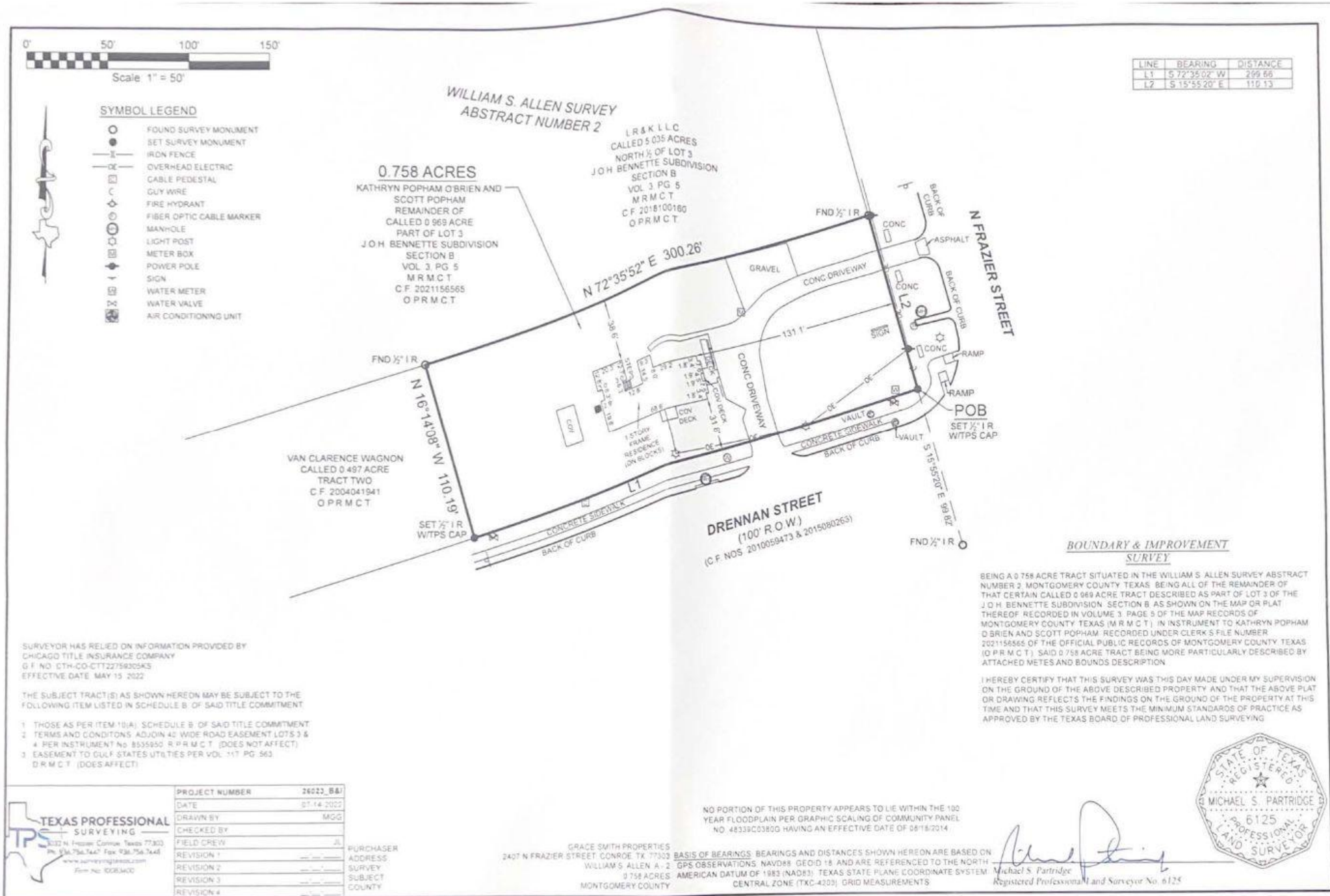
PROPERTY PHOTOS



INTERIOR PHOTOS



LAND SURVEY



SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY CHICAGO TITLE INSURANCE COMPANY G.F. NO. CTH-CO-CTT27590305K5 EFFECTIVE DATE, MAY 15, 2022

THE SUBJECT TRACT(S) AS SHOWN HEREON MAY BE SUBJECT TO THE FOLLOWING ITEM LISTED IN SCHEDULE B OF SAID TITLE COMMITMENT

- THOSE AS PER ITEM 10(A) SCHEDULE B OF SAID TITLE COMMITMENT
- TERMS AND CONDITIONS ADJOIN 40' WIDE ROAD EASEMENT LOTS 3 & 4 PER INSTRUMENT NO. 855950 R.P.R.M.C.T. (DOES NOT AFFECT)
- EASEMENT TO GULF STATES UTILITIES PER VOL. 117 PG. 563 D.R.M.C.T. (DOES AFFECT)

BOUNDARY & IMPROVEMENT SURVEY
 BEING A 0.758 ACRE TRACT SITUATED IN THE WILLIAM S. ALLEN SURVEY ABSTRACT NUMBER 2 MONTGOMERY COUNTY TEXAS BEING ALL OF THE REMAINDER OF THAT CERTAIN CALLED 0.969 ACRE TRACT DESCRIBED AS PART OF LOT 3 OF THE J. O. H. BENNETTE SUBDIVISION, SECTION B AS SHOWN ON THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 5 OF THE MAP RECORDS OF MONTGOMERY COUNTY TEXAS (M.R.M.C.T.) IN INSTRUMENT TO KATHRYN POPHAM O'BRIEN AND SCOTT POPHAM, RECORDED UNDER CLERK'S FILE NUMBER 2021158566 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS (O.P.R.M.C.T.) SAID 0.758 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION
 I HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE UNDER MY SUPERVISION ON THE GROUND OF THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE PLAT OR DRAWING REFLECTS THE FINDINGS ON THE GROUND OF THE PROPERTY AT THIS TIME AND THAT THIS SURVEY MEETS THE MINIMUM STANDARDS OF PRACTICE AS APPROVED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 48330C0380G HAVING AN EFFECTIVE DATE OF 08/18/2014

BASIS OF BEARINGS: BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON GPS OBSERVATIONS, NAVD88, GEOID 18 AND ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (TXC-4203), GRID MEASUREMENTS

Michael S. Partridge
 Michael S. Partridge
 Registered Professional Land Surveyor No. 6125



<p>TEXAS PROFESSIONAL SURVEYING 3332 N. Fossil Corridor, Texas 77303 Ph: 936.756.7447 Fax: 936.756.7448 www.surveymg.com Firm No: 10083400</p>	PROJECT NUMBER	24022_B&I
	DATE	07-14-2022
	DRAWN BY	MGG
	CHECKED BY	
	FIELD CREW	JL
REVISION 1		
REVISION 2		
REVISION 3		
REVISION 4		

PURCHASER ADDRESS SURVEY SUBJECT COUNTY
 GRACE SMITH PROPERTIES
 2407 N FRAZIER STREET, CONROE, TX 77302
 WILLIAM S. ALLEN A-2
 0.758 ACRES
 MONTGOMERY COUNTY



75 EXECUTIVE OFFICE PARK



TEAS RIDGE RETAIL CENTER



SUBJECT PROPERTY

SOUTH MOUNTAIN APARTMENTS
58 UNITS



MILLE MIGLIA
324 UNITS



GAYLEY AVE
+ 15,000 VPD



INTERSTATE
45
+ 140,000 VPD





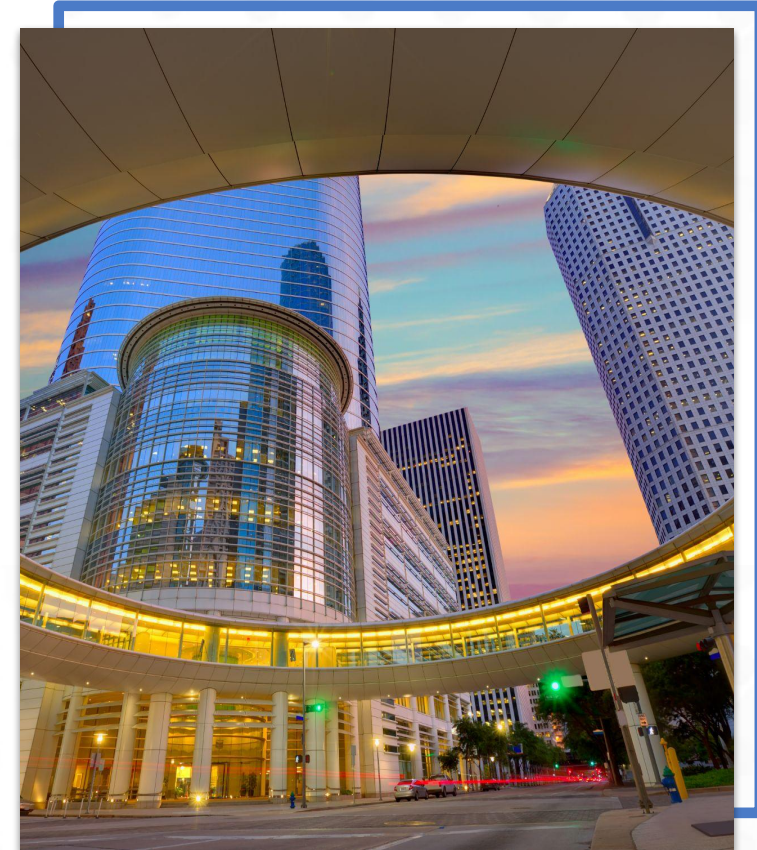
HOUSTON, TX

With a city population of over 2.31 million people, Houston is the fourth-largest city in the United States. Houston is the most diverse metropolitan area in Texas and has been described as the most racially and ethnically diverse major metropolis in the U.S. It is home to many cultural institutions and exhibits, which attract more than 8.7 million visitors a year to the Museum District. Houston has an active visual and performing arts scene in the Theater District and offers year-round resident companies in all major performing arts.

Though Houston is the largest city in the United States without formal zoning regulations, it has developed similarly to other Sun Belt cities because the city's land-use regulations and legal covenants have played a similar role. Houston has the fifth tallest skyline in North America (after New York City, Chicago, Toronto, and Miami). A seven-mile system of tunnels and skywalks links Downtown buildings containing shops and restaurants, enabling pedestrians to avoid the summer heat and rain while walking between buildings.

FORTUNE 500 COMPANIES IN HOUSTON, TX

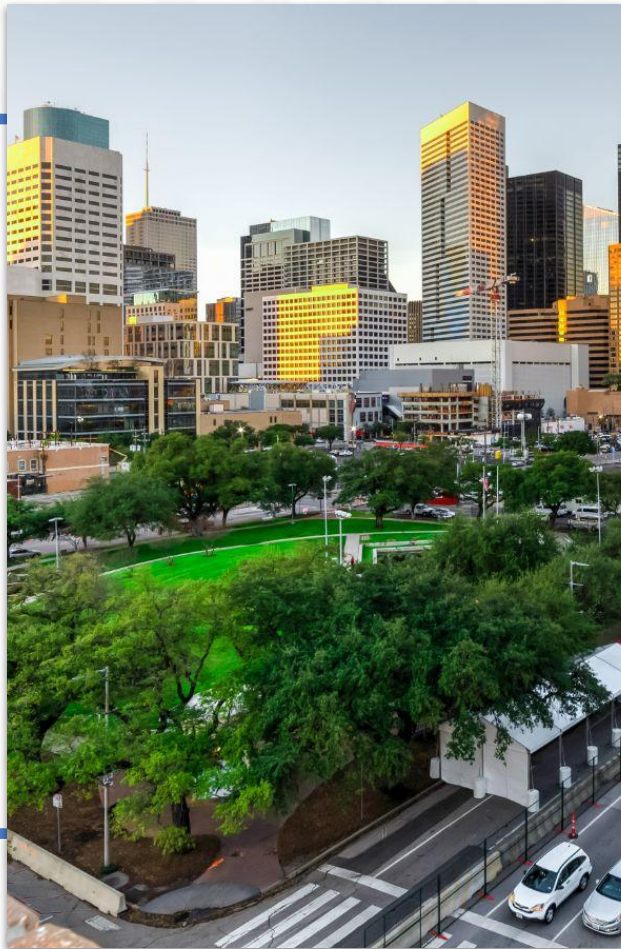
*Phillips 66, Sysco, Enterprise Products Partners, **Hewlett Packard Enterprise**, Plains GP Holdings, Baker Hughes, ConocoPhillips, Occidental Petroleum, **Waste Management**, Halliburton, Kinder Morgan, Quanta Services, EOG Resources, Group 1 Automotive, Cheniere Energy, CenterPoint Energy, **Targa Resources**, Westlake Chemical, NOV, Crown Castle International, KBR*



ATTRACTIONS

Houston's downtown has been revitalized with numerous clubs, professional sports facilities, and musical entertainment that has helped bring nightlife back to downtown. As one of the few U.S. cities with resident companies in theater, ballet, symphony, and opera, Houston's Theater District, located downtown, offers visitors and residents alike exciting performances all season long. The city also shows its devotion to the arts through a full complement of art museums and critically acclaimed galleries in its Museum District.

Countless cutting-edge chefs have made a home in Houston, where diners eat out more than residents of any other city. There are more than 10,000 restaurants in the Houston area with culinary choices that represent more than 70 countries and American regions. This stylish dining scene only provides a glimpse of Houston's epicureans offerings, a fact that the city's culinary masterminds intend to prove with the Houston Culinary Tours.



HIGHER EDUCATION

The University of Houston is a public research university in Houston, Texas, and the flagship institution of the University of Houston System. Founded in 1927, U of H is the third-largest university in Texas with over 47,000 students. Its campus spans 667 acres in southeast Houston. The university is classified among “R1: Doctoral Universities – Very high research activity”.

The university offers 250 undergraduate majors and minors, 108 master’s degree programs, and 50 doctoral and professional degree programs through its 16 academic colleges on campus. The institution conducts \$201 million annually in research expenditures and operates 36 research centers and institutes on campus. Awarding more than 9,000 degrees annually, U of H’s alumni base exceeds 200,000. The economic impact of the university to greater Houston is \$6.4 billion. UH Health has a total impact of \$939.1 million to greater Houston. UH Energy has a total impact of \$1.6 billion to greater Houston. Overall, the University of Houston supports more than 61,000 regional jobs.

The University of Houston hosts a variety of theatrical performances, concerts, lectures, and events. It has more than 400 student organizations and 15 intercollegiate sports teams. The university’s varsity athletic teams, known as the Houston Cougars, are members of the American Athletic Conference and compete in the NCAA Division I in all sports. The football team regularly makes bowl game appearances, and the men’s basketball team has made 22 appearances in the NCAA Division I Tournament—including six Final Four appearances. The men’s golf team has won 16 national championships—the most in NCAA history.

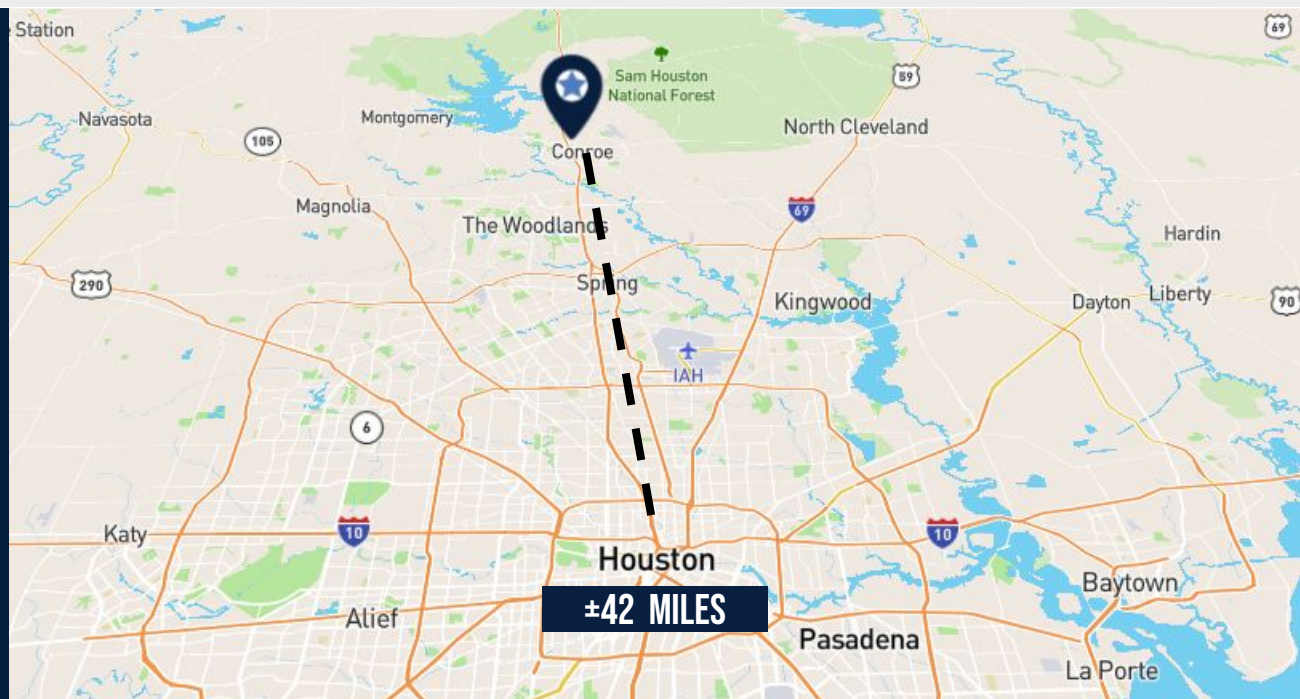


AREA OVERVIEW

CONROE, TX

Conroe, Texas, nestled in the heart of Montgomery County, is a burgeoning hotspot for commercial real estate investment. Boasting a strategic location just 40 miles north of downtown Houston, Conroe serves as a gateway to both the urban amenities of the city and the natural beauty of the East Texas Piney Woods. The city's economy, driven by diverse industries including healthcare, manufacturing, and retail, presents a wealth of opportunities for commercial ventures. In recent years, Conroe has experienced significant population growth, with a steady influx of residents drawn by its affordable housing, quality schools, and strong sense of community. This population surge has spurred demand for retail and service-oriented businesses, making Conroe an ideal destination for entrepreneurs and established brands alike.

Moreover, the city's pro-business environment, highlighted by favorable tax incentives and streamlined permitting processes, further enhances its appeal as a prime location for commercial real estate development. From vibrant shopping centers to modern office spaces and industrial parks, Conroe offers a spectrum of commercial real estate options to suit diverse needs and preferences. With its strategic location, robust economy, and supportive business climate, Conroe stands poised as a premier destination for investors seeking lucrative opportunities in the dynamic Texas market. Whether you're looking to establish a retail storefront, office headquarters, industrial facilities, or a multifamily community, Conroe's commercial real estate landscape provides the perfect foundation for success.



DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Five-Year Projection	6,155	53,682	112,229
Current Year Estimate	5,320	45,979	89,063
2020 Census	4,834	43,370	80,445
Growth Current Year-Five-Year	15.71%	16.75%	26.01%
Growth 2020-Current Year	10.06%	6.02%	10.71%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five-Year Projection	2,538	19,593	41,051
Current Year Estimate	2,200	16,597	32,246
2020 Census	2,035	15,399	28,505
Growth Current Year-Five-Year	15.37%	18.06%	27.31%
Growth 2020-Current Year	8.10%	7.78%	13.12%
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$60,168	\$98,079	\$99,792

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **2407 N Frazier St, Conroe, TX, 77303** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.



EXCLUSIVELY LISTED BY

DANIEL NUNEZ

ASSOCIATE

DIRECT +1 (346) 704-5415

MOBILE +1 (832) 516-5619

daniel.nunez@matthews.com

License No. 819265 (TX)

PATRICK GRAHAM

MARKET LEADER

DIRECT +1 (281) 645-6151

patrick.graham@matthews.com

License No. 528005 (TX)

BROKER OF RECORD

KYLE MATTHEWS

License No. 9005919 (TX)

State Farm Land

2407 N Frazier St | Conroe, TX 77303

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES



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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Matthews Real Estate Investment Services	9005919	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Kyle Matthews	678067	licensing@matthews.com	866-889-0050
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 Initials

Date