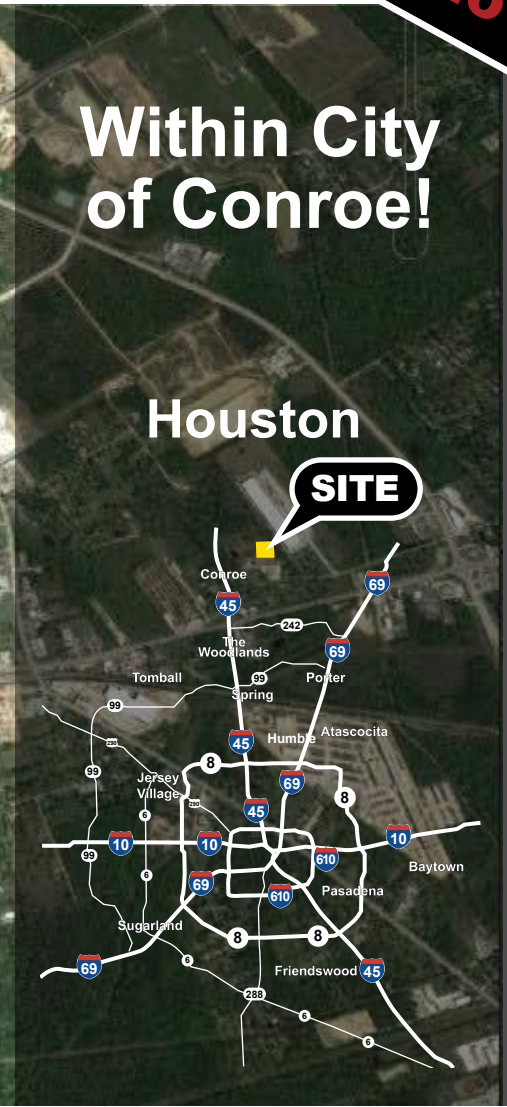


FOR SALE OR LEASE:

Manufacturing Warehouse + 2 Acres

1625 Airport Rd, Conroe, TX 77301

ASKING PRICE
\$1.15M or **\$5500/mo**



THE COMMERCIAL PROFESSIONALS

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TheCommercialProfessi **16,280-VPD**

8505 Technology Forest Place, # 501, The Woodlands, TX, 77381

Call
281.766.4352

FOR SALE OR LEASE:

Manufacturing Warehouse + 2 Acres

1625 Airport Rd, Conroe, TX 77301

DESCRIPTION

This property was used by a precision tooling company servicing primarily the oil and gas industry. The workrooms are supplied with A/C throughout as a constant temperature was required for the manufacturing process. The building has been well maintained and the offices are in excellent condition for this type of building. This property may be leased or purchased or a lease/purchase could be arranged as well.

DEMOGRAPHICS

| Ratio of: | 3 mile | 5 mile |
|------------------------------|----------|----------|
| Population: | 44,624 | 72,265 |
| Median Income Per Household: | \$38,215 | \$44,513 |
| Average Household Size : | 2.90 | 2.81 |



- 72 parking spaces
- fenced
- built in 1978
- 20,498 sqft WH
- 10% office space
- 1 grade level door

The Commercial Professionals is a affiliation of independently owned and operated company. The information contained here in has, we believe, been obtained from reliable sources and we have no reason to doubt the accuracy thereof. All such information is submitted, subject to errors, omissions or changes in condition prior to sale, lease or withdrawal with out notice. The person relying thereon should verify all information contained herein. We have not made and will not make any warranty or representation as to the condition of the property nor any hazardous substances or any environmental or other conditions that may affect the value or suitability of the property.

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Front Gate



Building Front



Grade Level Door



Hallway



Machine Room



High Ceilings



Parking Lot



Breakroom



Side Gate

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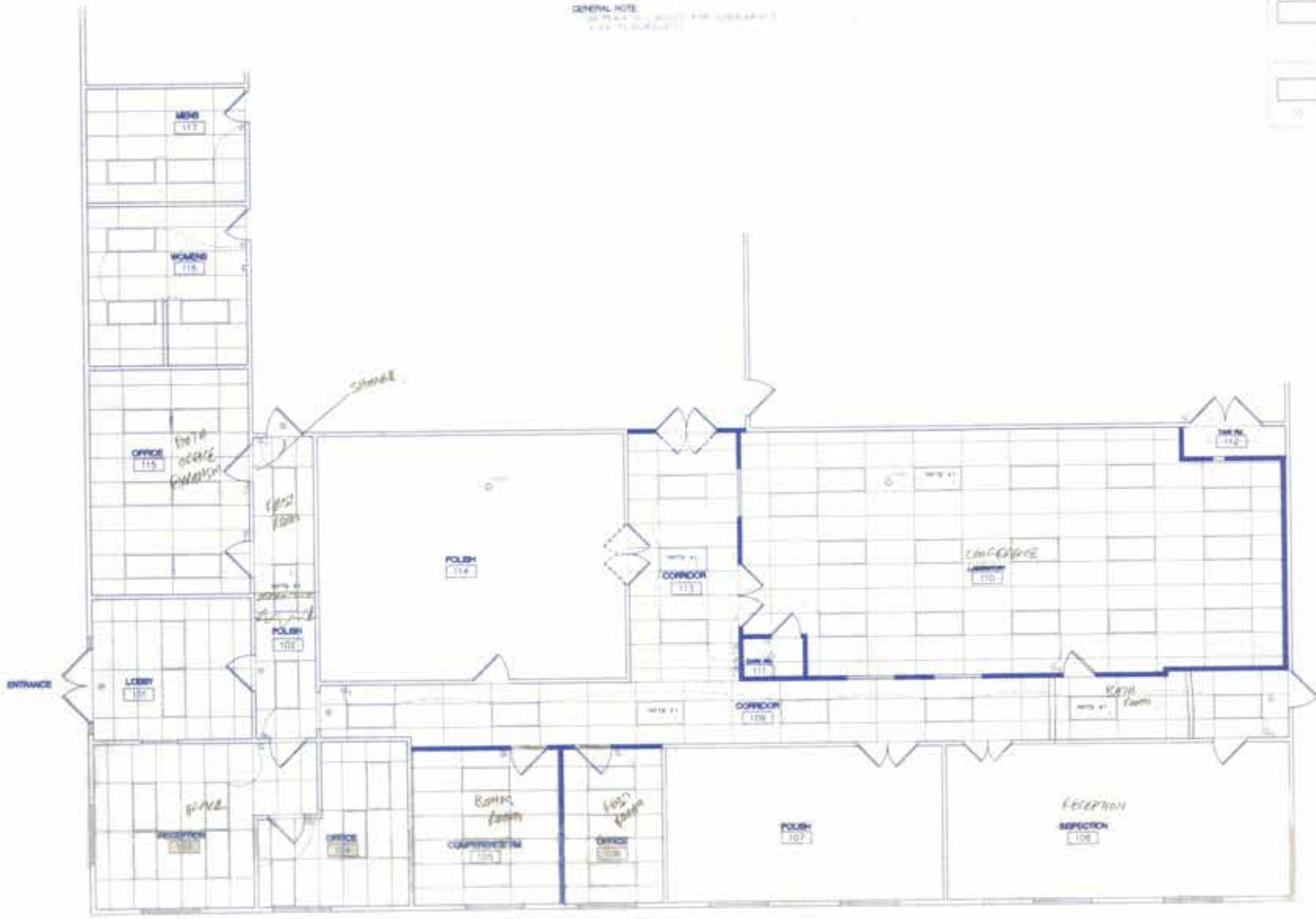
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**Call
281.766.4352**

GENERAL NOTE:
ALL FIXTURES TO BE INSTALLED FOR GENERAL ILLUMINATION
ON 4TH FLOOR ONLY

LIGHTING KEY

| | |
|----------|-------------------------------|
| [Symbol] | EXIT FLUORESCENT (BOLD LINES) |
| [Symbol] | EXIT LIGHT |
| [Symbol] | MULTI |
| [Symbol] | 4-FLUOR. STRIP |
| [Symbol] | EMERGENCY LIGHT |
| [Symbol] | CELLING FIX |



PROPOSED LIGHTING

| Revision | No. | Date | Description |
|---|-----|------|-------------|
| | | | |
| <p>F.D. Freeman Associates Architect - Planning Consultant</p> <p>Des. By: ERANLING</p> <p>SAWYER RESEARCH PRODUCTS</p> <p>Scale: 1/4"=1'</p> <p>Project No. 80007</p> <p>Sheet Title: BUILDING LAYOUT</p> <p>Sheet Date: Sheet Number: A3</p> | | | |



Information About Brokerage Services

11-2-2015

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.langenhoven@theprofessionalsgrp.com | 281-766-4352 |
| Licensed Broker/Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Lance Langenhoven | 0518367 | lance.langenhoven@theprofessionalsgrp.com | 281-766-4352 |
| Designated Broker of Firm | License No. | Email | Phone |
| Lance Langenhoven | 0518367 | lance.langenhoven@theprofessionalsgrp.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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

IABS 1-0

The Professionals Grp, 8505 Technology Forest Place, Suite 501 THE WOODLANDS, TX 77381

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