



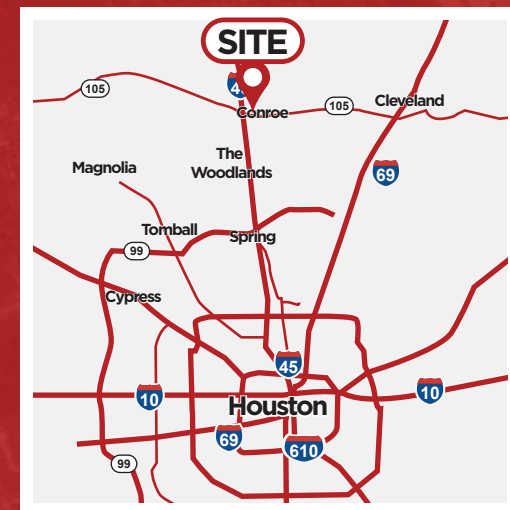
FOR SALE

INDUSTRIAL PROPERTY

0.68 Acre | +/-2,800SF Warehouse | 100 Avenue A, Conroe, TX 77301



IDEAL FOR EQUIPMENT & VEHICLE STORAGE



THE COMMERCIAL
PROFESSIONALS

Remember, "It Pays to work with a Professional!"
www.TheCommercialProfessionals.com

 **CALL US**
713.614.2670



FOR SALE

INDUSTRIAL PROPERTY

0.68 Acre | +/-2,800SF Warehouse | 100 Avenue A, Conroe, TX 77301



Property Highlights

- 0.68 acre industrial property in the heart of Conroe
- +/- 1/4 acre of the property is paved and the remaining +/- 0.43 acre is stabilized
- +/- 2,800 SF metal building is comprised of:
 - +/-1,200 SF covered space
 - +/-1,600 SF fully enclosed warehouse space (non HVAC)
- One 10'H x 12'W roll up door
- City water & sewer utilities
- Ideal for a company needing truck, trailer, or equipment storage
- Fully fenced & gated with two entry/exit points
- Only 2 blocks from Hwy 105 and 1 mile to I-45

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.

THE COMMERCIAL
PROFESSIONALS

Remember, "It Pays to work with a Professional!"
www.TheCommercialProfessionals.com

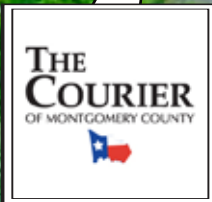
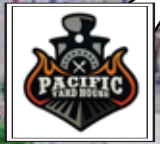
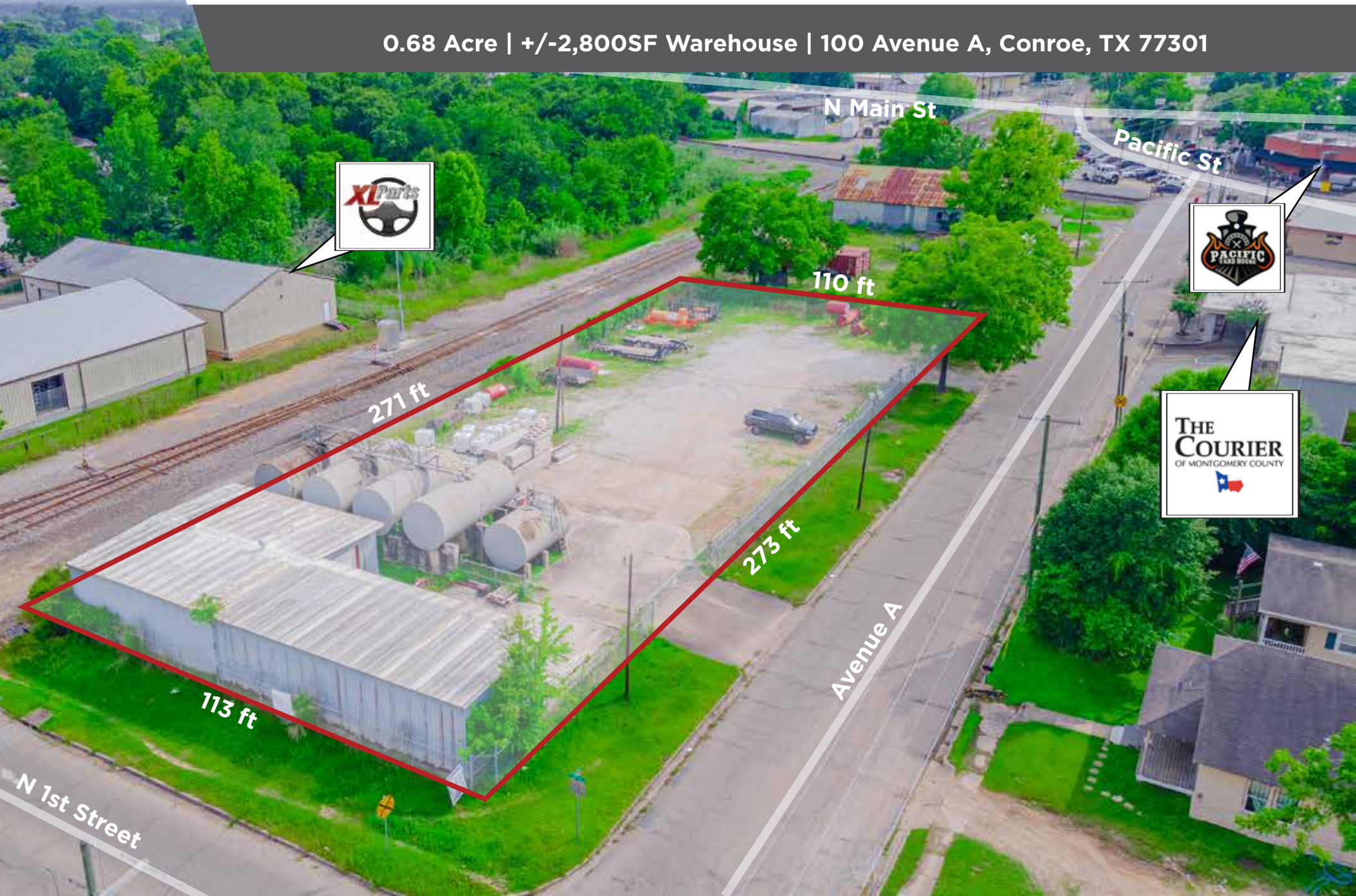
 **CALL US**
713.614.2670



**FOR
SALE**

INDUSTRIAL PROPERTY

0.68 Acre | +/-2,800SF Warehouse | 100 Avenue A, Conroe, TX 77301





**FOR
SALE**

INDUSTRIAL PROPERTY

0.68 Acre | +/-2,800SF Warehouse | 100 Avenue A, Conroe, TX 77301





THE COMMERCIAL PROFESSIONALS TEAM



Adam Olsen
Broker

✉ Adam@TheCommercialProfessionals.com
☎ 713.614.2670
📱 936.622.7853



Andrew Richey
Commercial Agent

✉ Andrew@TheCommercialProfessionals.com
☎ 713-614-2670
📱 832.274.6065



Emmanuel Bravo
Commercial Agent

✉ Bravo@TheCommercialProfessionals.com
☎ 713.614.2670



Shawn Decandia
Commercial Agent

✉ Shawn@TheCommercialProfessionals.com
☎ 713.614.2670



Lisa Harrell
Commercial Agent

✉ Lisa@TheCommercialProfessionals.com
☎ 713.614.2670



Kyle Heffron
Commercial Agent

✉ Kyle@TheCommercialProfessionals.com
☎ 713.614.2670

Remember, "It Pays to work with a Professional!"
www.TheCommercialProfessionals.com

 **CALL US**
713.614.2670



Information About Brokerage Services

Texas law requires all real estate licensees 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:
 - 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.

eXp Realty, LLC	603392	tx.broker@exprealty.com	(888)519-7431
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Rick Tankersley	581016	tx.broker@exprealty.com	(888)519-7431
Designated Broker of Firm	License No.	Email	Phone
Julie Floyd	612412	julie.floyd@exprealty.com	(888)519-7431
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
The Commercial Professionals- Adam Olsen	642075	adam@thecommercialprofessionals.com	(936)662-7853
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

IABS 1-0 Date