

CONROE COMMONS

I-45 N. At League Line Rd, Conroe, TX

DELIVERY 4TH QTR 2024



6510 FM 359 Rd South
Suite 100
Fulshear, Texas 77441
281.944.9660

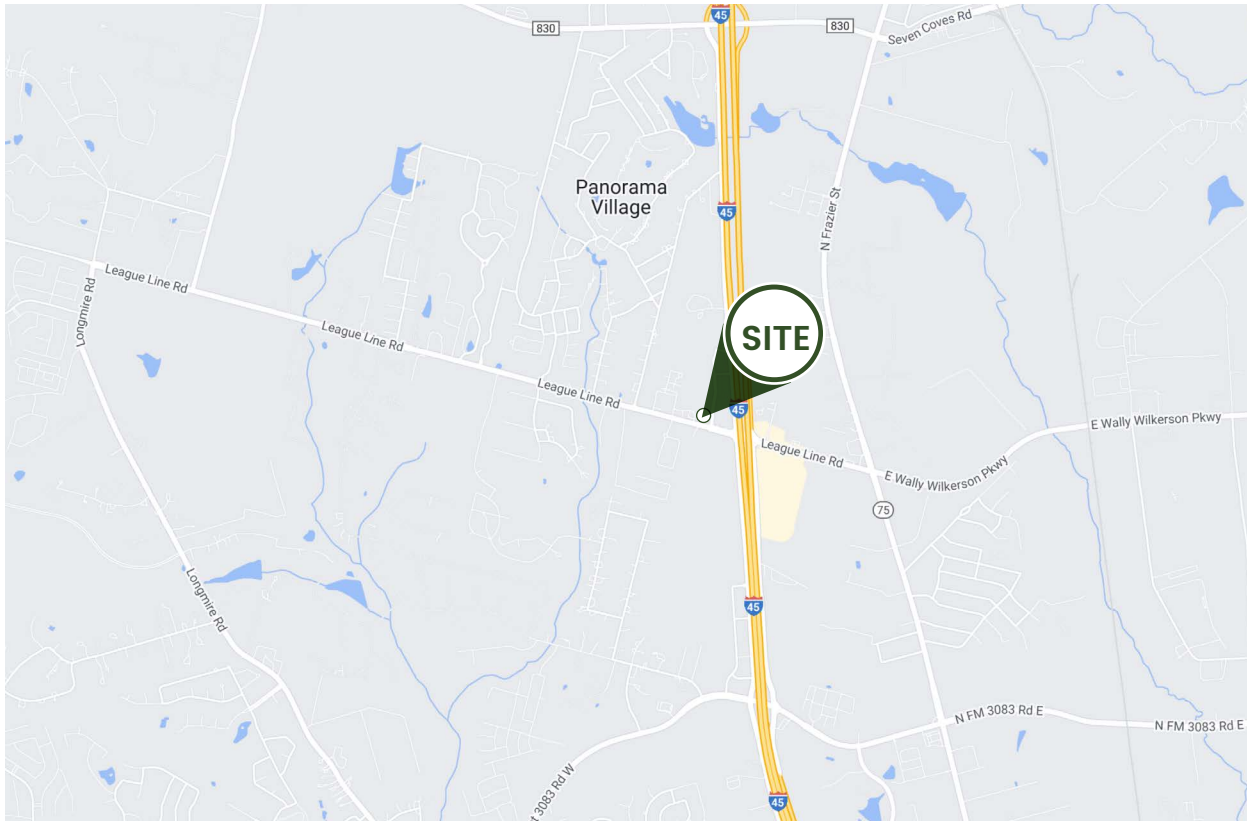
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DARYL DALLY

📞 | 281-748-7692 📞 | 832-847-4006
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PROPERTY INFORMATION



LOCATION

I-45 N. At League Line Rd, Conroe, TX

SPACE

23,040 SF

RATE

\$34-\$35 SF

NNN

\$9 PSF

BUILDOUT

Negotiable

PROPERTY INFORMATION

- ▶ 65-acre Mixed-Use Development consisting of restaurants, retail, entertainment, medical, multifamily, and office
- ▶ Located adjacent to I-45
- ▶ I-45 signage
- ▶ Excellent access and visibility
- ▶ Close to Lake Conroe

DEMOGRAPHICS

	2020	2024
Population	73,184	82,483
Households	26,018	29,348
Families	17,707	19,967
Average Household Size	2.73	2.74
Average Household Income	\$85,311	\$93,562

TRAFFIC COUNT

League Line Rd 5,480 CPD
I-45 88,720 CPD

PARKING

XX parking spaces

AREA RETAILERS

Jack in the Box, Cracker Barrel Old Country Store, McDonald's, Wendy's, Taco Bell, Waffle House, Mama Juanita's, Levi's Outlet Store, JCPenney, Verizon, Olive Garden Italian Restaurant, T-Mobile



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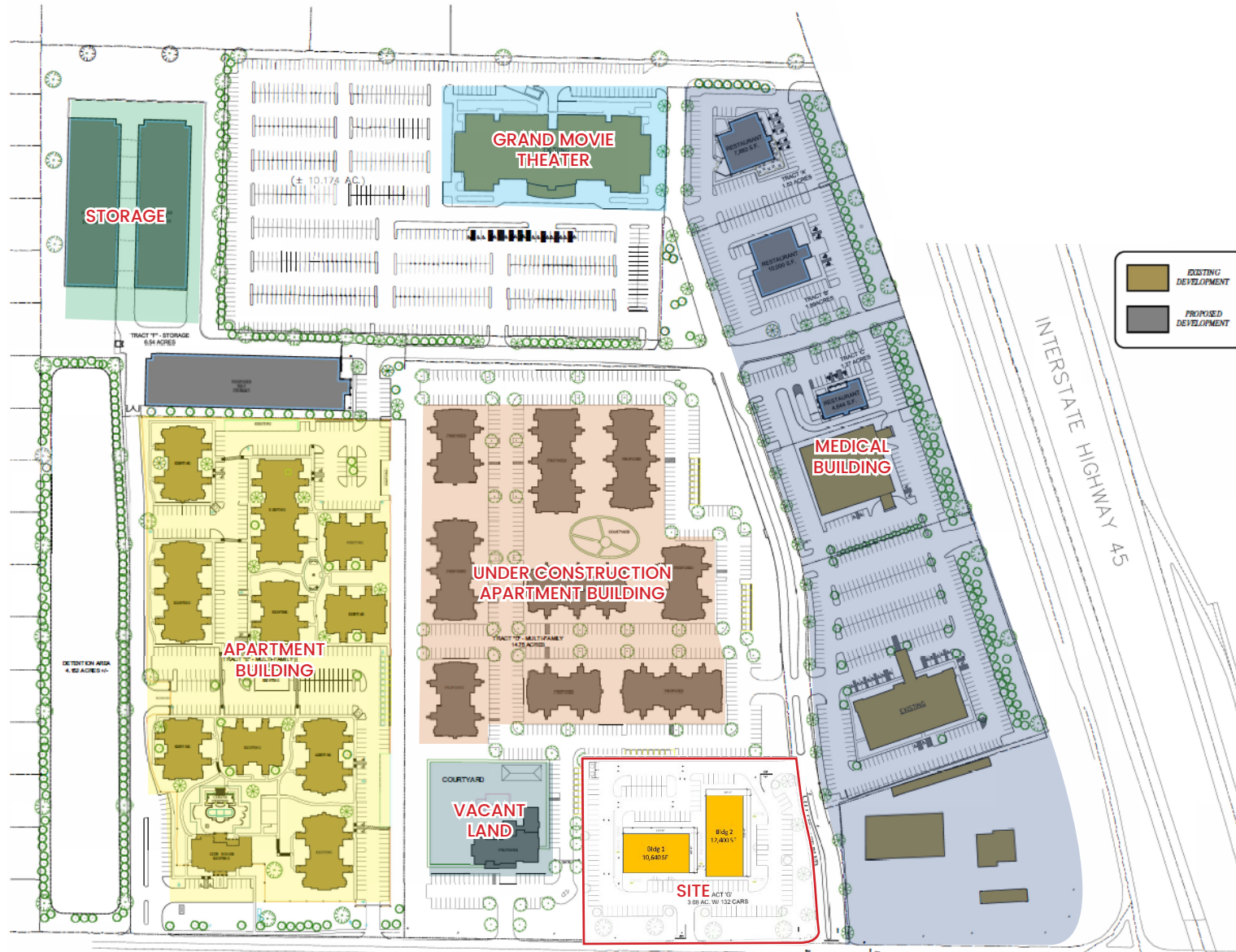
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MASTER SITE PLAN



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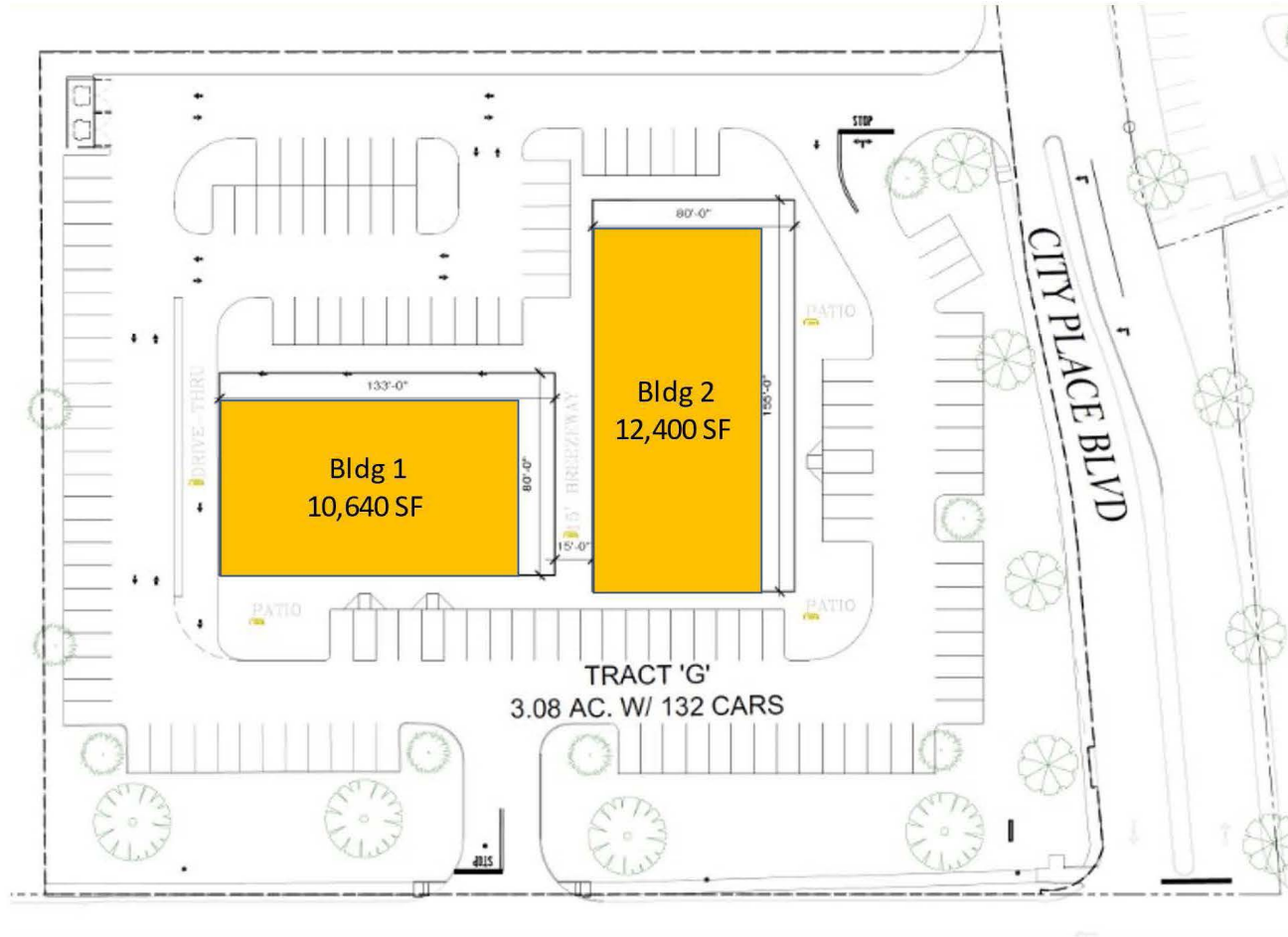
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SITE PLAN

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RETAIL



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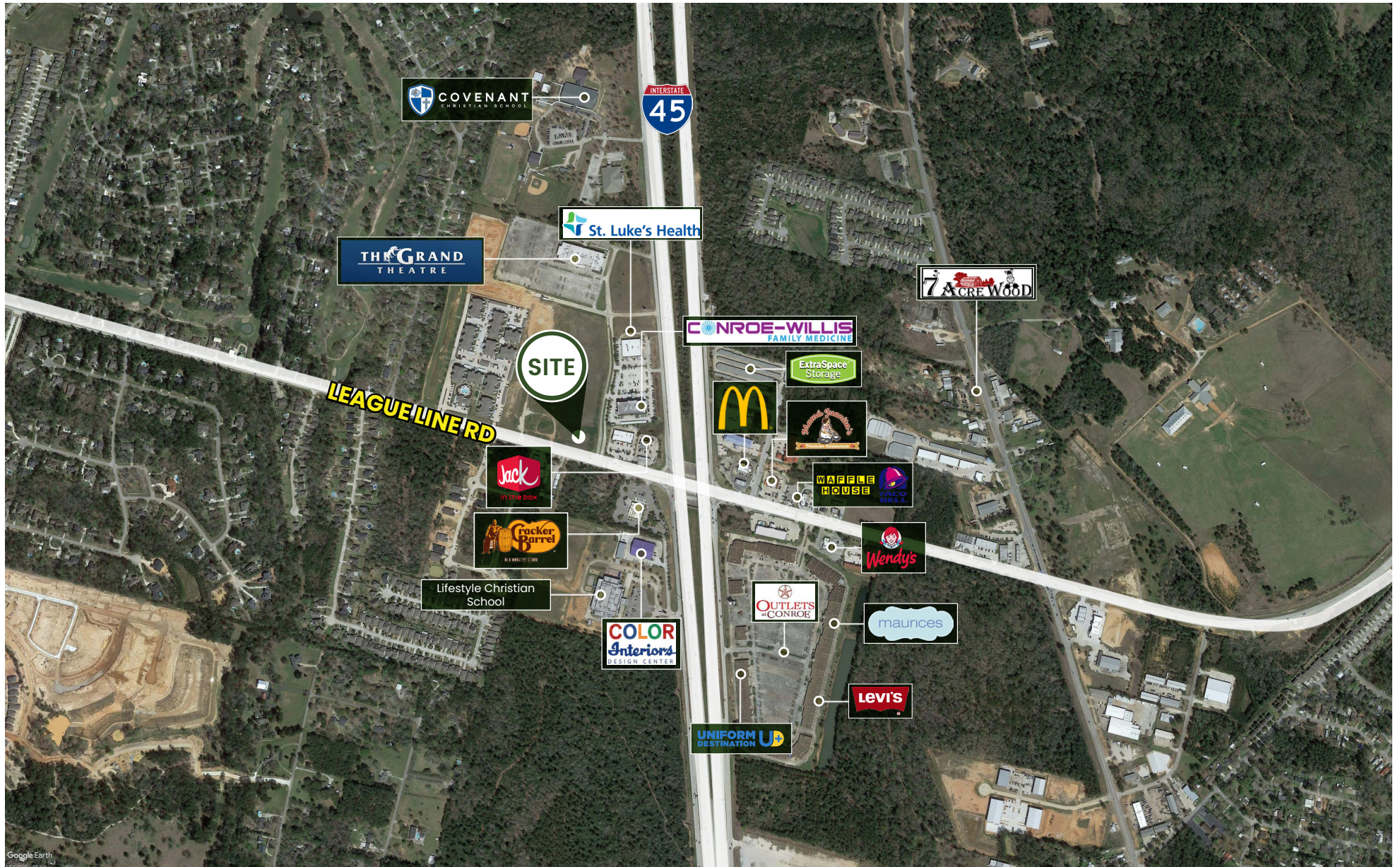
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AERIAL



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