



mindcolor

FOR LEASE OR SALE: 15,386 SF FLEX / RETAIL SPACE

15102 I-45

CONROE, TX 77384
HOUSTON, MSA



15102 I-45
CONROE, TX 77384
FOR LEASE OR SALE

TWO BUILDINGS TOTALLING 15,386 SF
*(Main Building 13,786 SF &
Secondary Building 1,600 SF)*
ON 1.48 ACRES

PREMISES

- Flex/Retail Space for Sale
- Built in 2016
- Visible from I 45
- Built Outside of the Floodway

MAIN BUILDING 13,786 SF

- 3,000 SF Main Showroom
- 1,300 SF Secondary Showroom
- 21' Eave Height
- Fully Air Conditioned
- 6 Offices
- Multiple Break Rooms
- 3 Restrooms

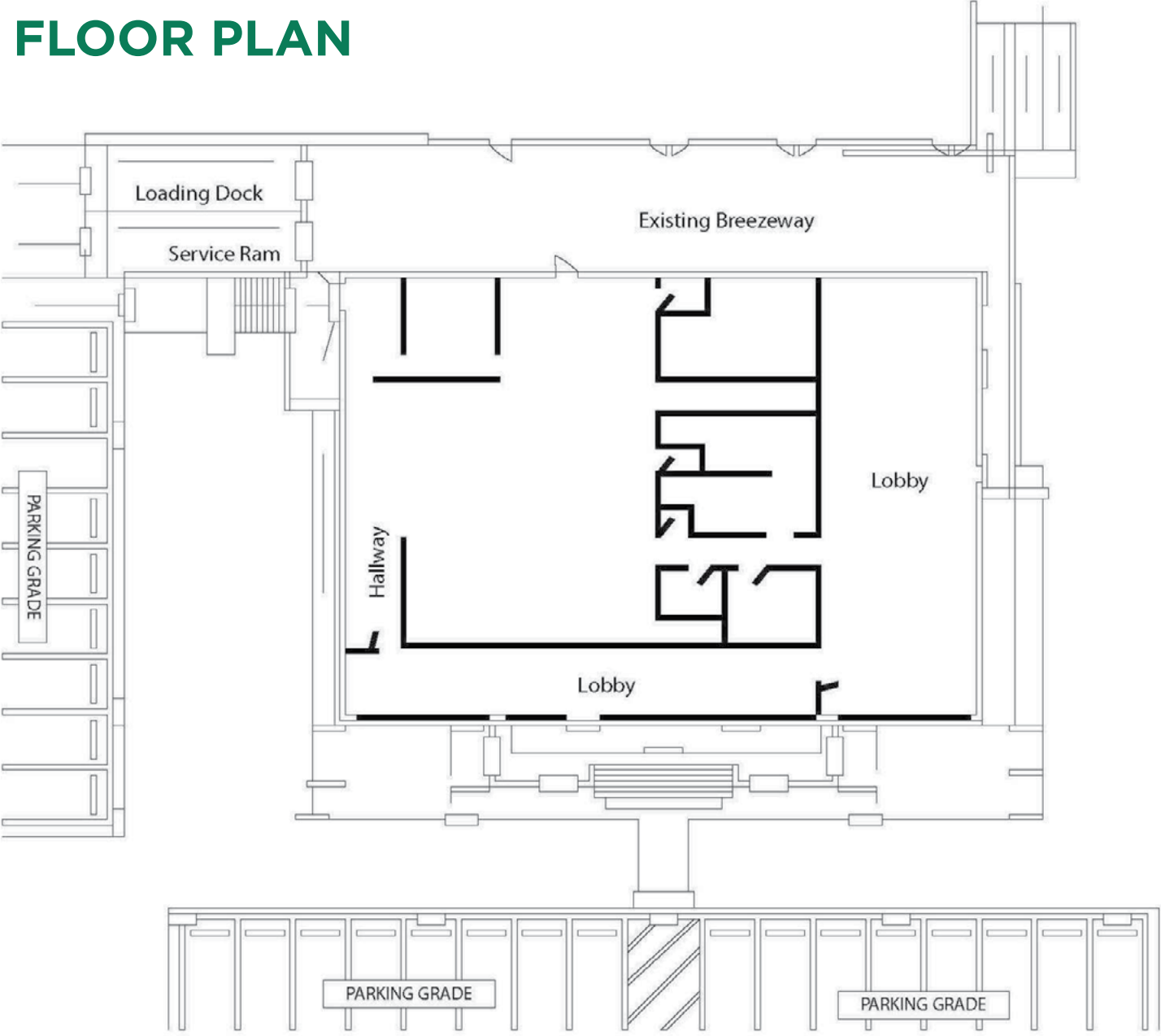
SECONDARY BUILDING 1,600 SF

- 2,000 SF
- 8' Eave Height
- Fully Air Conditioned
- 1 Restroom
- New Roof



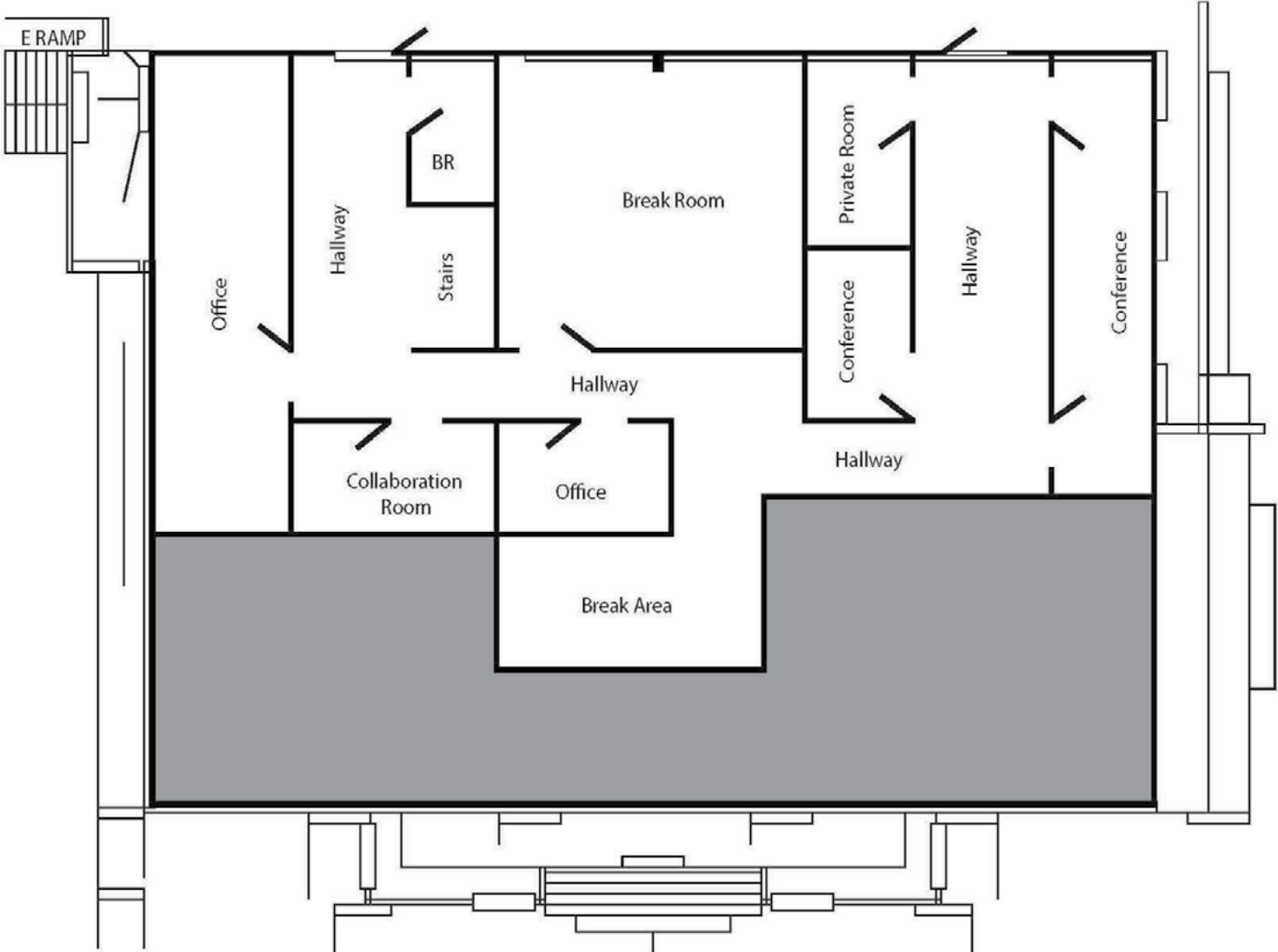
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LEVEL 1 FLOOR PLAN



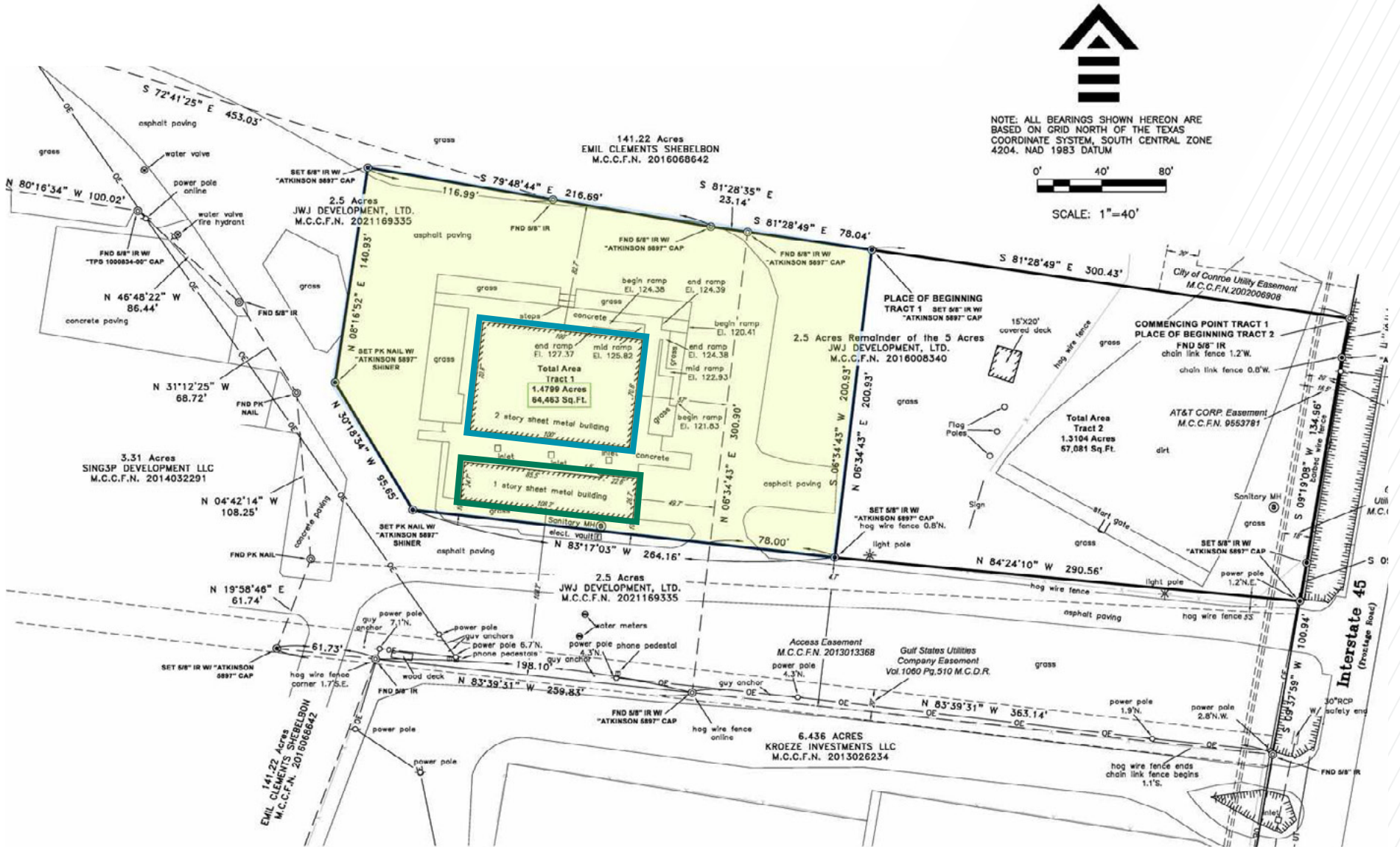
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LEVEL 2 FLOOR PLAN

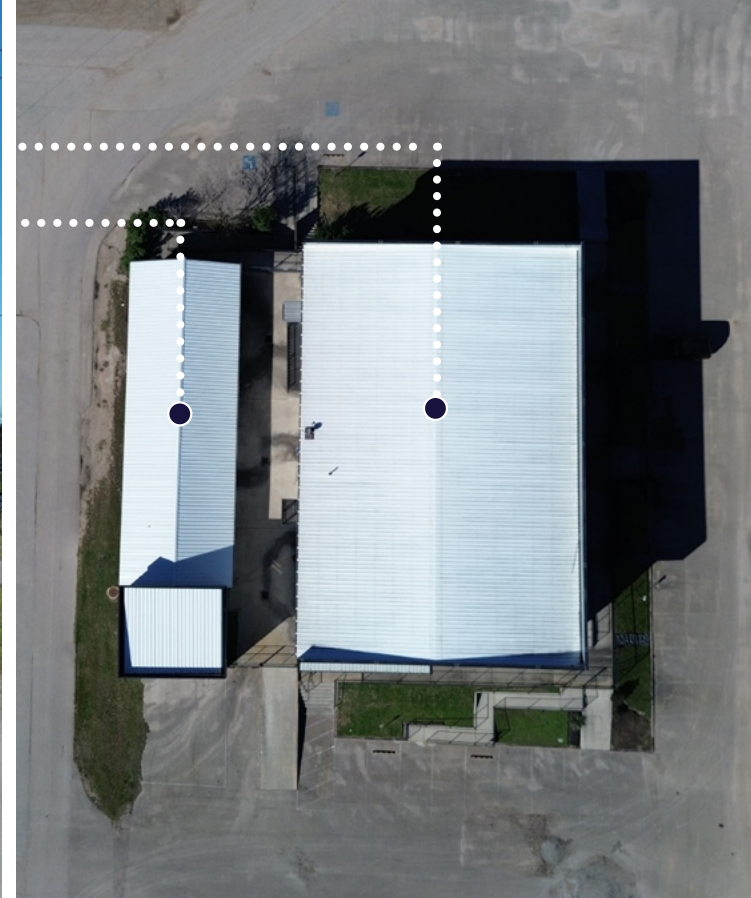


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SITE PLAN









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**SMG
BOATS**

**3 PALMS ACTION
SPORTS PARK**

**CONROE ADULT
SOCCER LEAGUE**

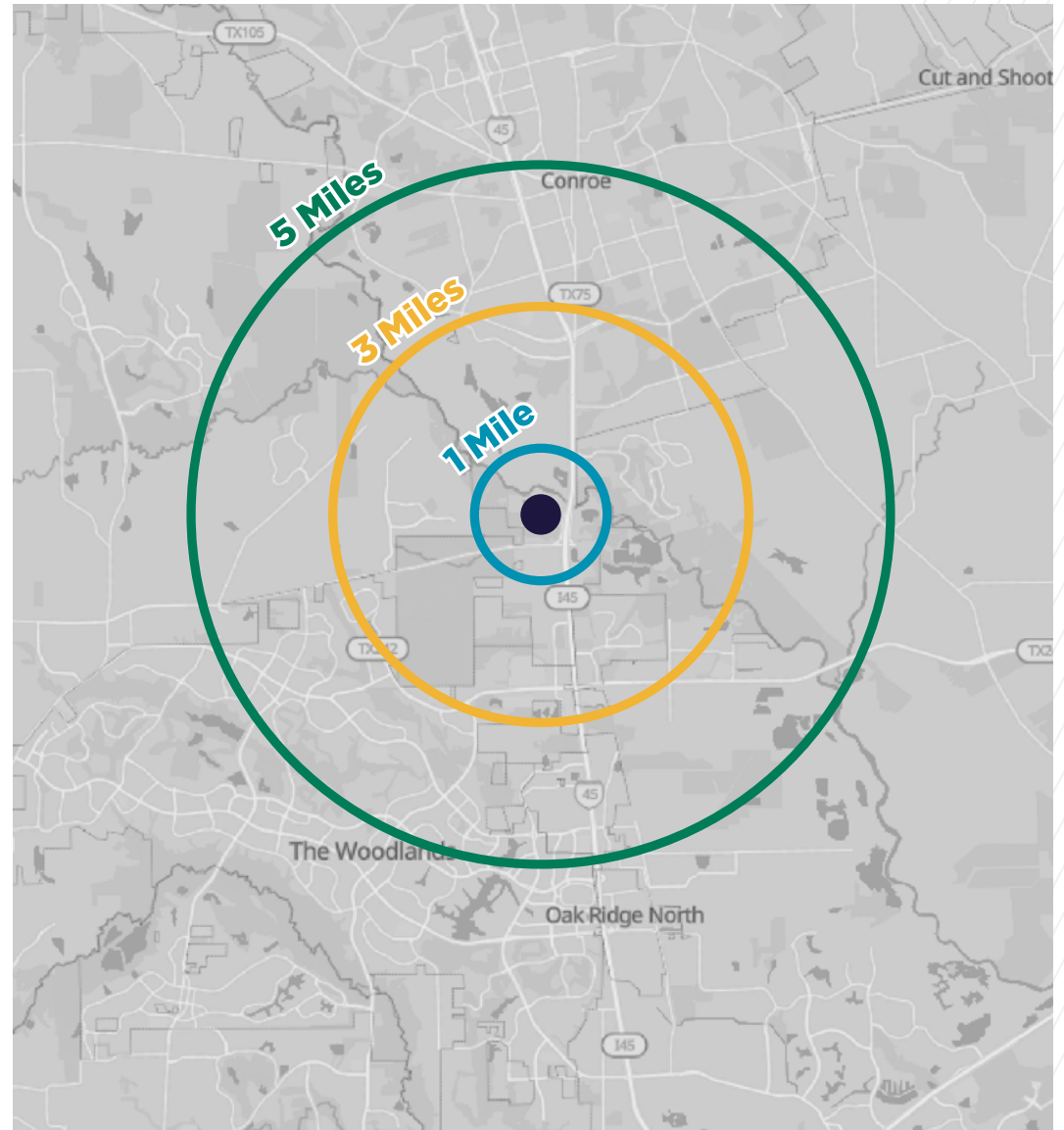
171,010 VPD



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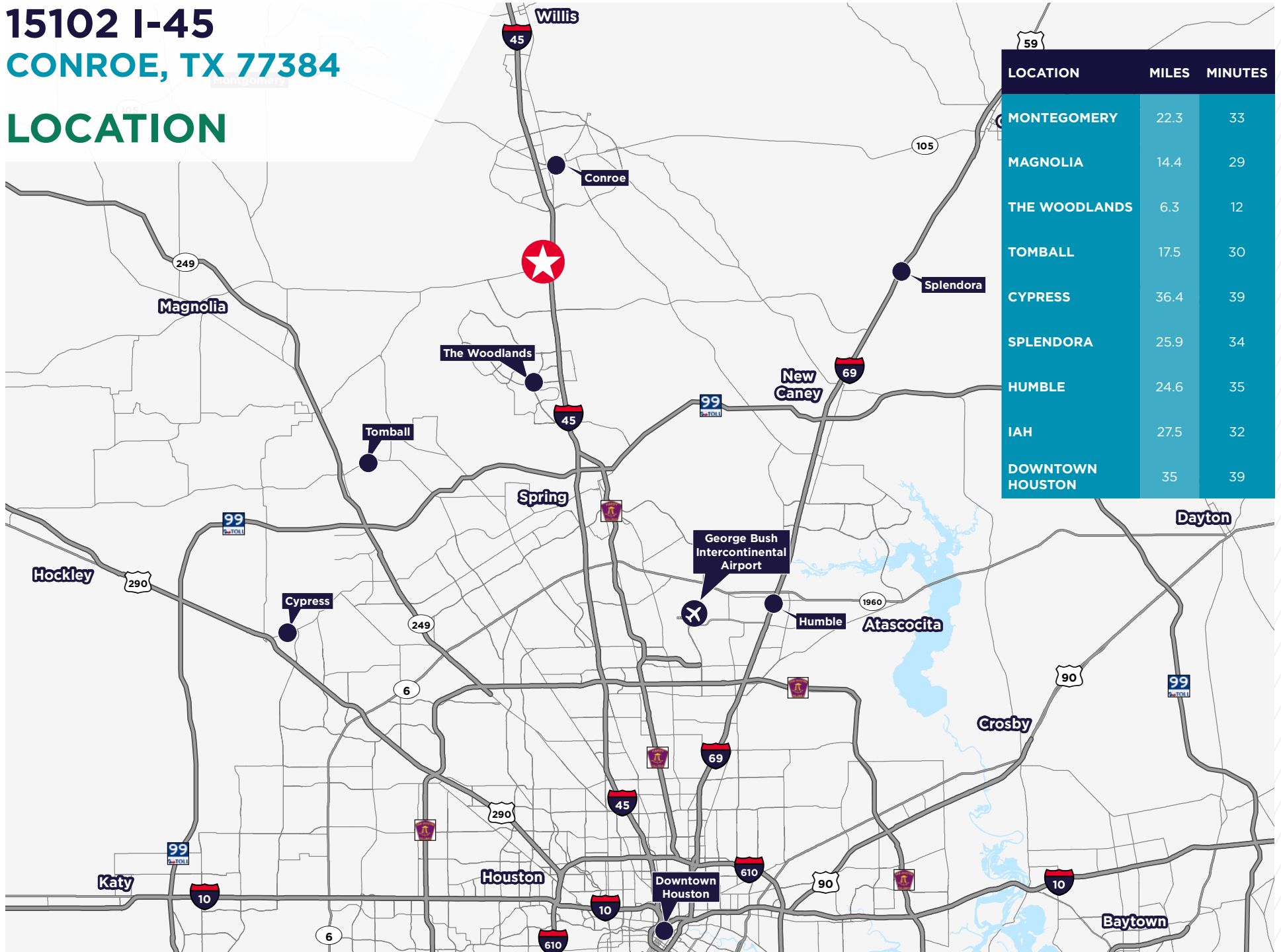
DEMOGRAPHICS

AREA DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2024 POPULATION	4,619	41,769	112,389
ANNUAL GROWTH 2024 - 2029	4.6%	4.4%	4.5%
2024 HOUSEHOLDS	2,091	15,971	41,804
ANNUAL GROWTH 2024 - 2029	4.6%	4.5%	4.6%
AVERAGE HOUSEHOLD INCOME	\$127,829	\$124,881	\$122,297
PERCENT OWNER- OCCUPIED UNITS	63%	63%	64%
MEDIAN AGE	36.9	37.8	38.2
BACHELOR'S DEGREE OR HIGHER	46%	46%	42%



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LOCATION



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WHY HOUSTON?



4.4%

UNEMPLOYMENT
RATE



26.4%

ENERGY CAPITAL OF THE WORLD
26.4% of the nation's jobs in oil &
gas extraction are in Houston



57,397

JOBS ADDED YOY
As of Q1 2025



+489
New Residents
Per Day

12.0%

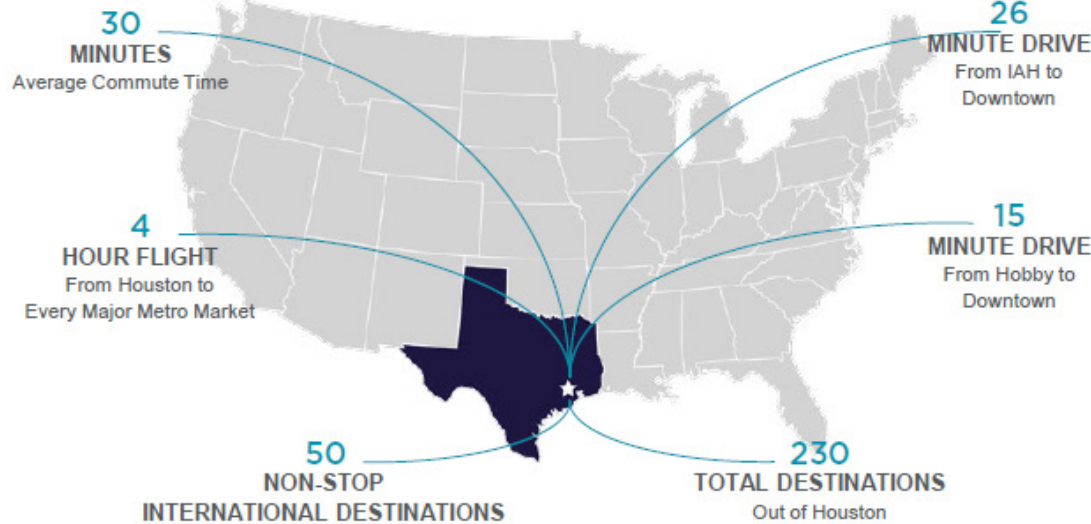
POPULATION GROWTH
Between 2019-2024



WELL-EDUCATED
WORKFORCE WITH

13 3

Four-Year Universities Tier 1
Universities



#2

IN THE COUNTRY FOR
YOY JOB GROWTH
AMONG LARGEST U.S. METROS
For Year-Over-Year Job Growth (1.3%)



#10

AMERICA'S BEST CITIES



#1

U.S. PORT IN FOREIGN
WATERBORNE TONNAGE



0%

STATE AND LOCAL
INCOME TAX



39

FORTUNE 1000
COMPANIES HQ'S



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