



5457 W Davis Street Industrial Park

5457 W Davis St, Conroe, TX 77304



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5457 W Davis Street Industrial Park

\$12.00 - \$22.00 /SF/YR

The complex at 5457 W Davis Street presents businesses...

- This industrial park at 5457 W Davis Street is a three-building hub offering 45,000 square feet of mixed-use space on roughly 3 acres.
- Multifaceted aspects that work for a wide range of tenants, including grade-level garage doors, dock-high bays, and a freestanding warehouse.
- Build-to-suit services are available from Lindsey Construction, providing the ability to customize shell spaces and convert areas to office space.
- Front building presents an opportunity for a retail showroom with bright storefront windows and exposure to 39,000 vehicles per day on average.
- Serve a flourishing area as the number of households is projected to grow nearly 20% from 2024 to 2028 within a 5-mile radius.
- Take advantage of quick access via Highway 105, positioned 3.5 miles from Interstate 45, within an hour of most major destinations in the metro.



Rental Rate:	\$12.00 - \$22.00 /SF/YR
Total Space Available:	21,900 SF
Min. Divisible:	6,000 SF
Max. Contiguous:	12,000 SF
Property Type:	[object Object]
Center Type:	[object Object]
Gross Leasable Area:	67,400 SF
Walk Score @:	31 (Car-Dependent)
Rental Rate Mo:	\$1.83 /SF/MO

1st Floor Ste Front Showroom

Space Available	6,000 - 12,000 SF
Rental Rate	\$22.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Retail
Lease Term	5 - 10 Years

The front of the building is 12,000 square feet and is of retail/showroom-ready or open to build-to-suit. This space is the perfect location for showroom and offices with restrooms and conference room.

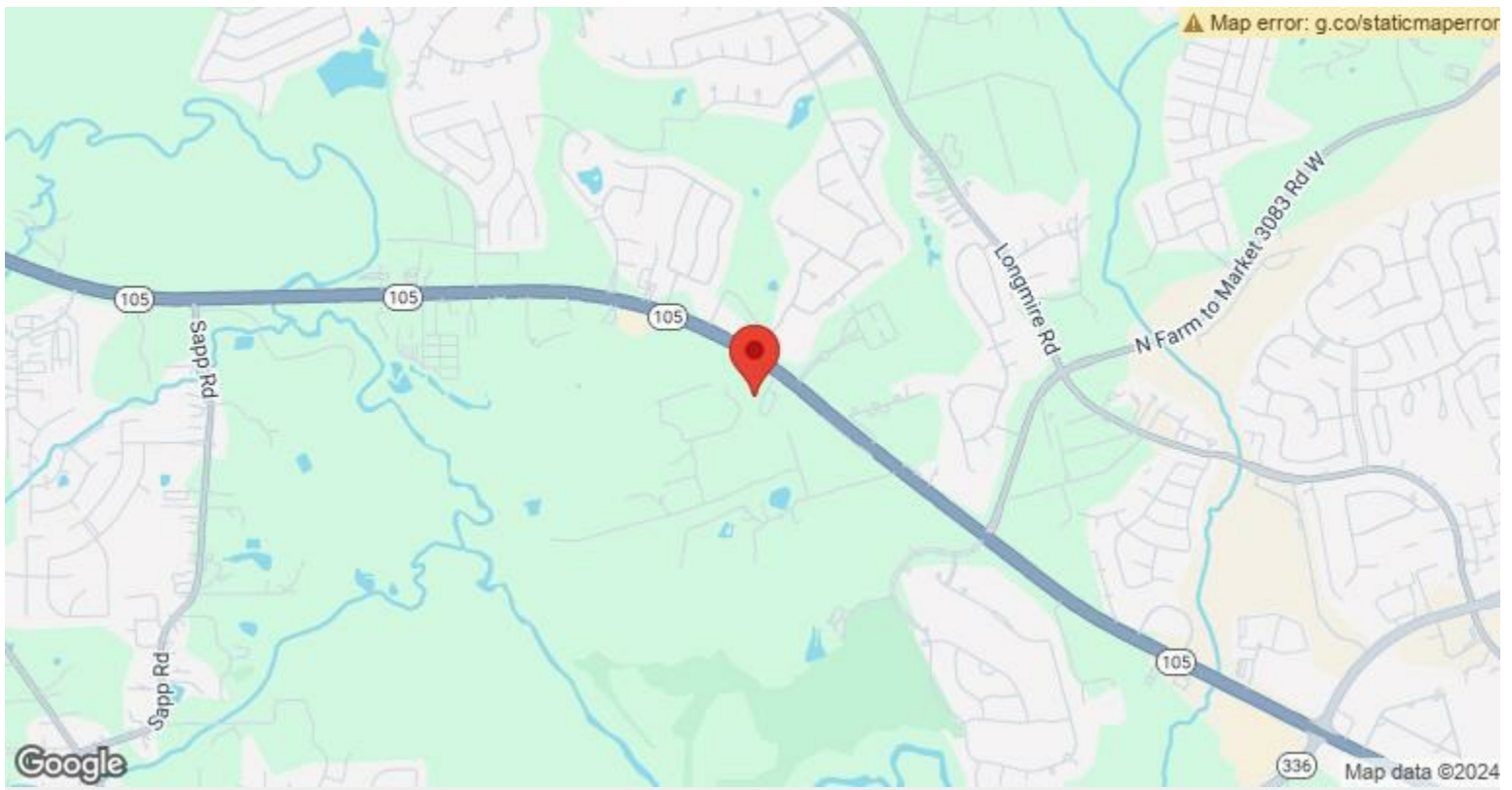
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1st Floor Ste Standalone Warehouse

Space Available	9,900 SF
Rental Rate	\$12.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Flex
Lease Term	Negotiable

Freestanding warehouse across the parking lot, a 10,000-square-foot free-span building with tow automatic dock-high bays and one large roll-up door.

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The complex at 5457 W Davis Street presents businesses with the opportunity to establish a location in flourishing Northwest Conroe. It features retail showroom space and high-quality warehouses across three buildings. 5457 W Davis Street has the flexibility to accommodate one or multiple tenants and the ability to craft the perfect space with available build-to-suit services.

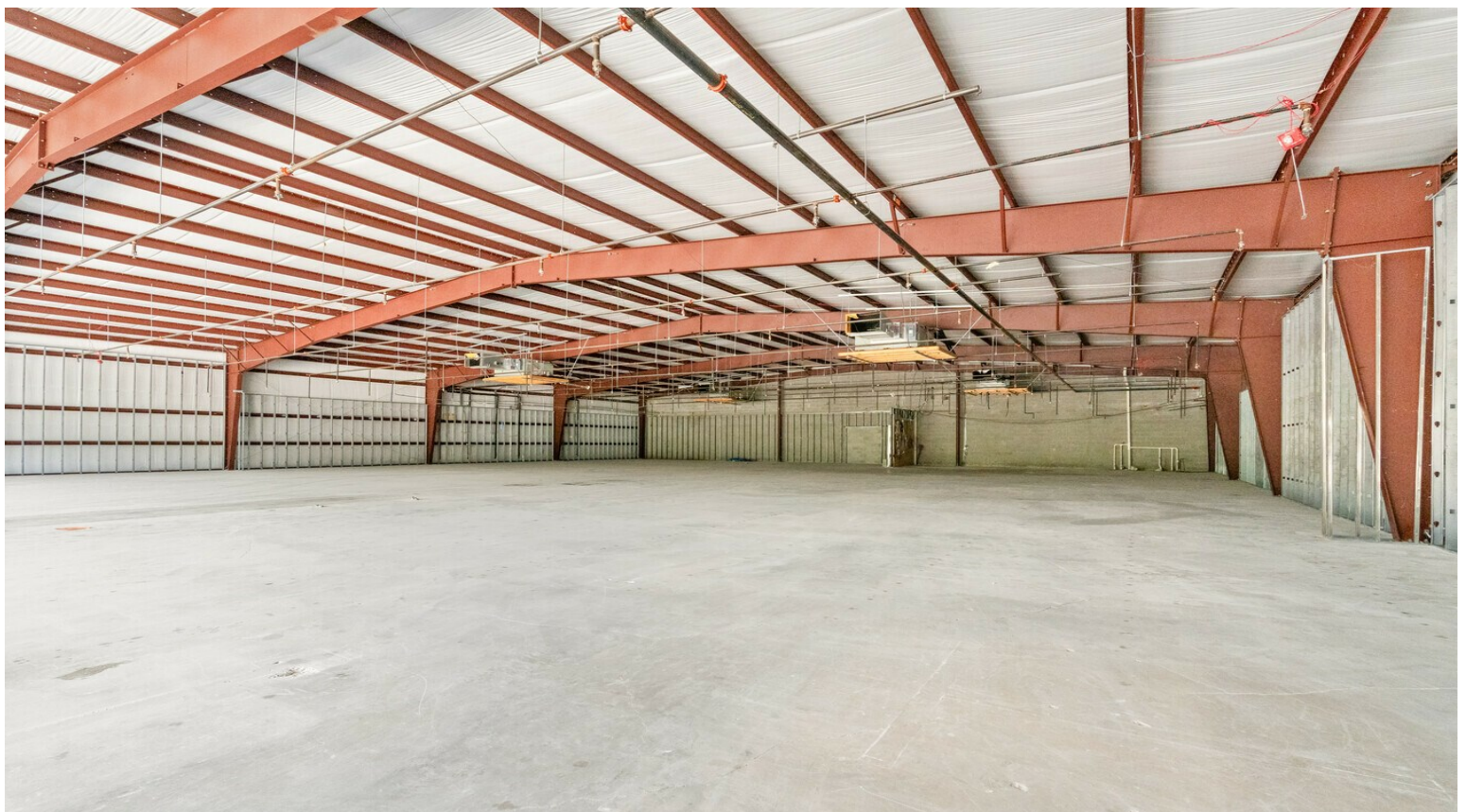
5457 W Davis Street spans 45,000 square feet combined, ideal for various business uses. The 12,000-square-foot front building has valuable exposure on Highway 105 and was previously used as a showroom, with expansive storefront windows that illuminate products with natural light. Behind the front building, a 23,500-square-foot warehouse is equipped with four dock-high bays, multiple roll-up doors, and a 20-foot eave height. 5457 W Davis Street also has a standalone warehouse spanning 10,000 square feet with two automatic dock-high bays and a roll-up door.

Conroe is a leading city in the northward growth of Greater Houston, and it has become a hotspot of development across all sectors. Major industrial users like Lowe's, Walmart Supercenter, Five Below, and Crown Holdings have a massive e-commerce presence. Still, the average tenant size of the submarket is approximately 20,000 square feet, and the supply of similarly sized buildings is slim here. Conroe's strategic position directly north of Downtown Houston makes it a desirable location to serve the entire metro. Strong household growth heralds continued success as new corporate headquarters nearby, such as ExxonMobil and Hewlett-Packard, draw in affluent renters. In fact, the average household income within a 5-mile radius is nearly \$100,000 per year and contributes to \$1.1 billion in annual consumer spending.

Property Photos

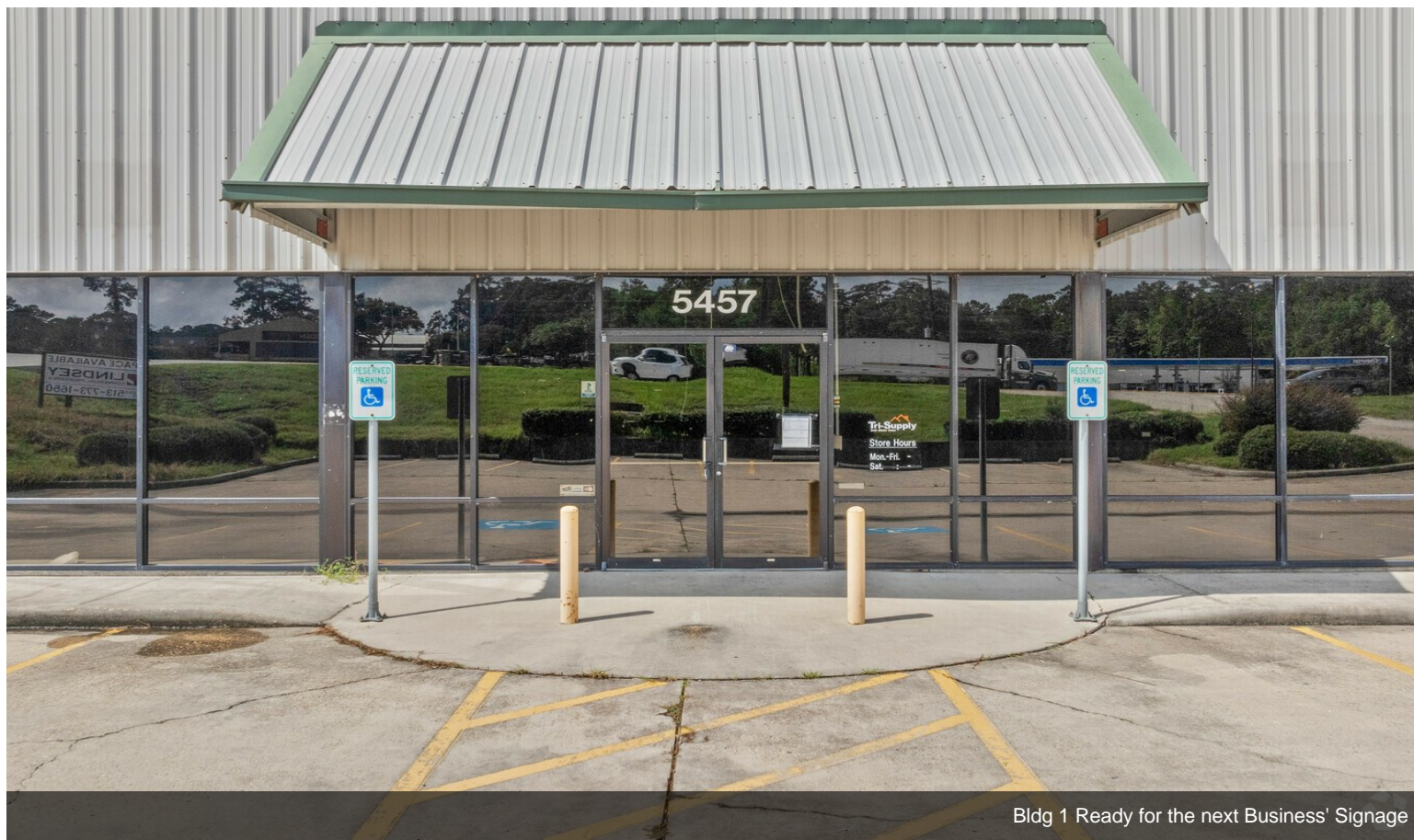


5457 W Davis St

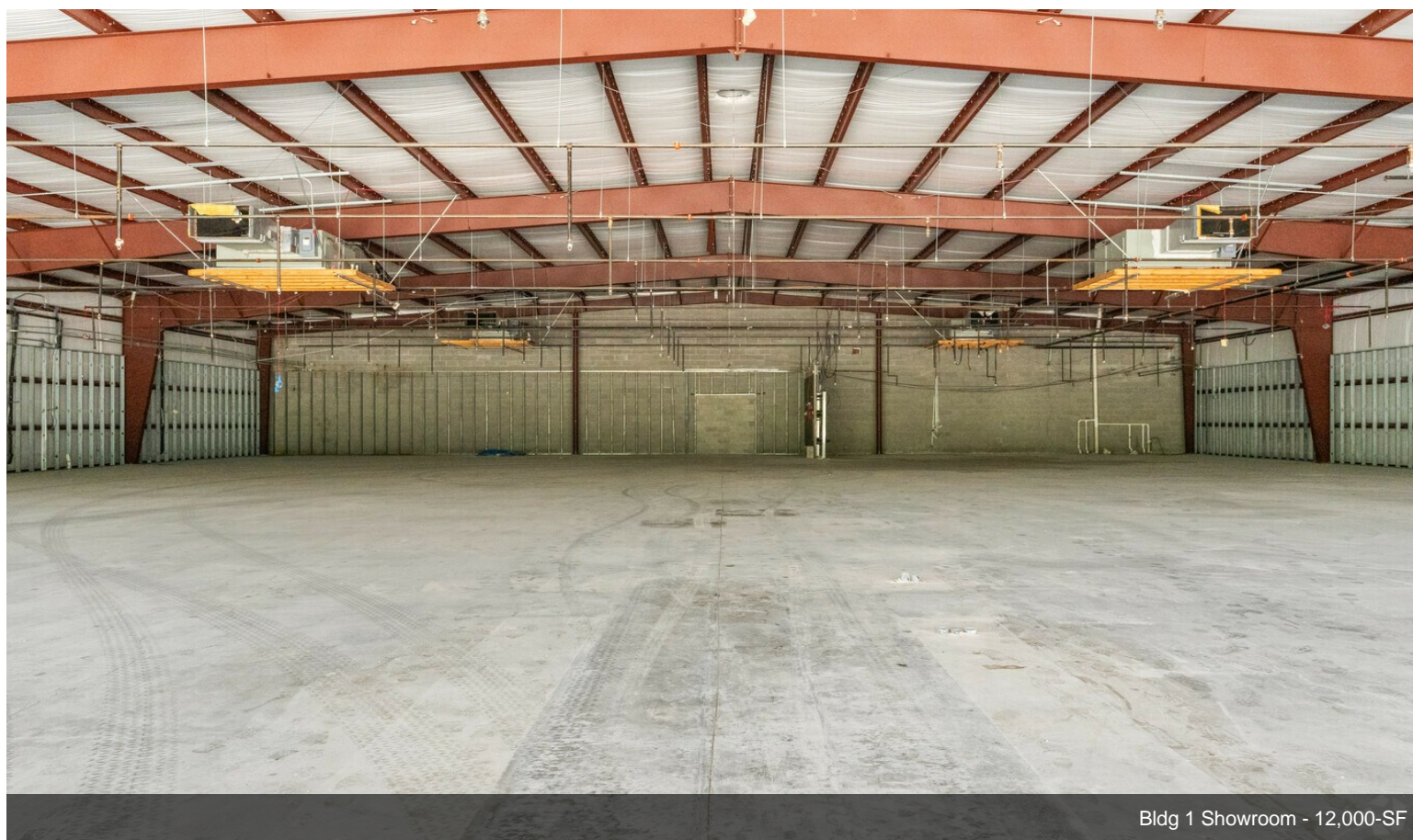


Bldg 1 - In a Popular Industrial Submarket

Property Photos



Bldg 1 Ready for the next Business' Signage



Bldg 1 Showroom - 12,000-SF

Property Photos



bldg 1 Showroom- 12,000SF

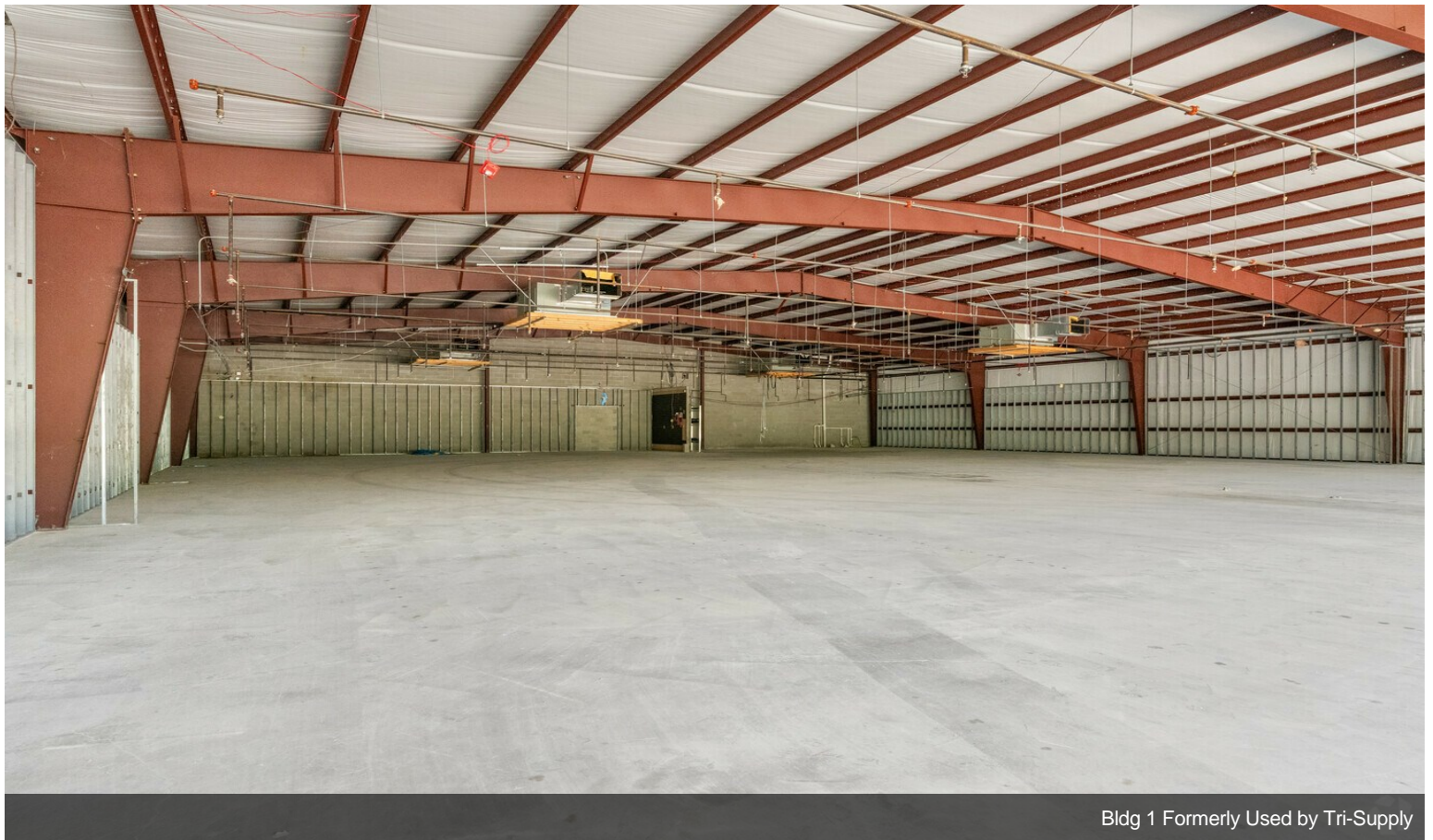


Bldg 2 - Pickleball Possible

Property Photos



Bldg 1 -Storefront Windows



Bldg 1 Formerly Used by Tri-Supply

Property Photos



Bldg 2 Recessed Bays



Bldg 2 - Build out available

Property Photos



Bldg 2 - Bathrooms and offices available

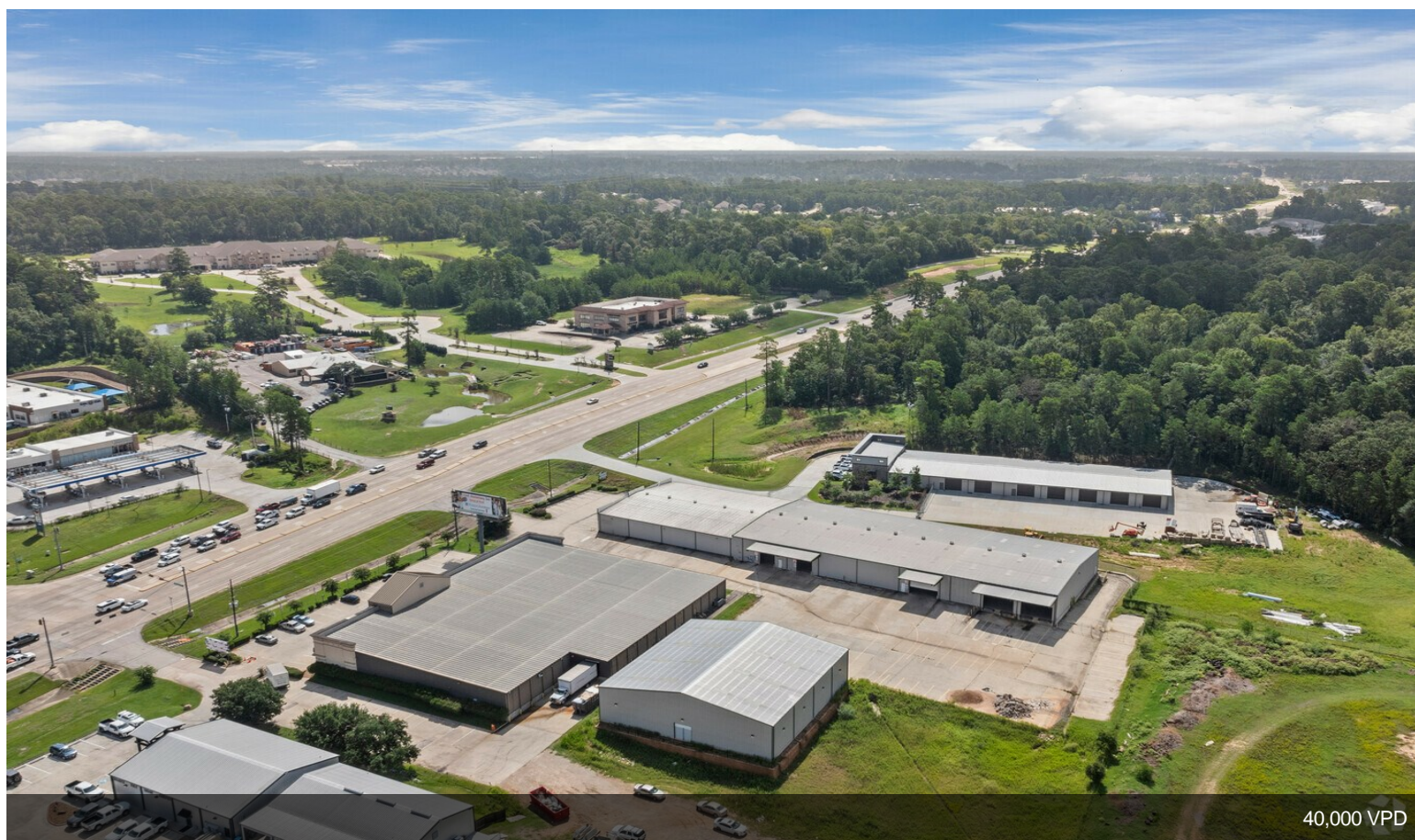


Bldg 2 - T.I. for build out available

Property Photos

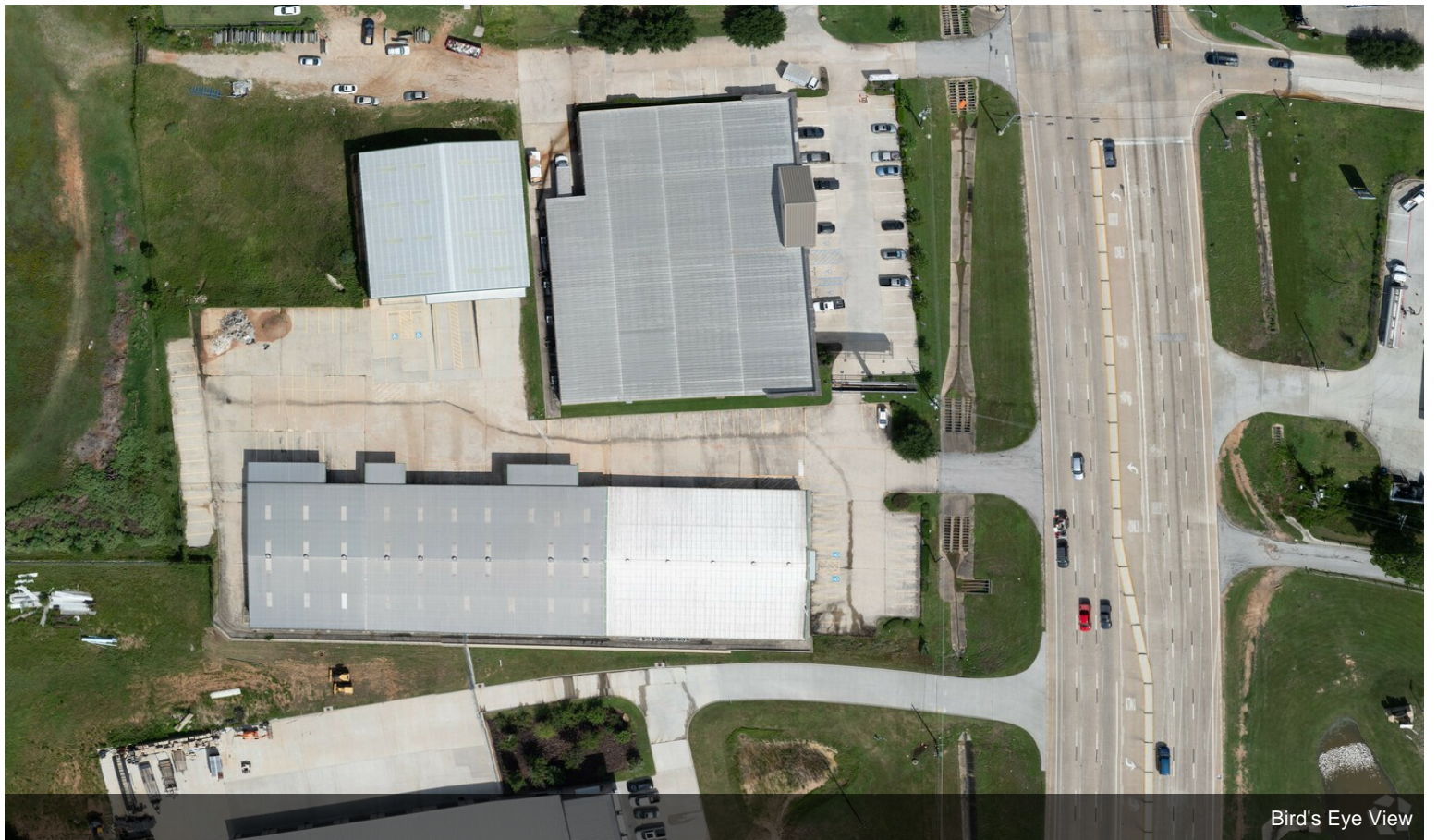


Bldg 2 20 ft eaves height



40,000 VPD

Property Photos



Property Photos

