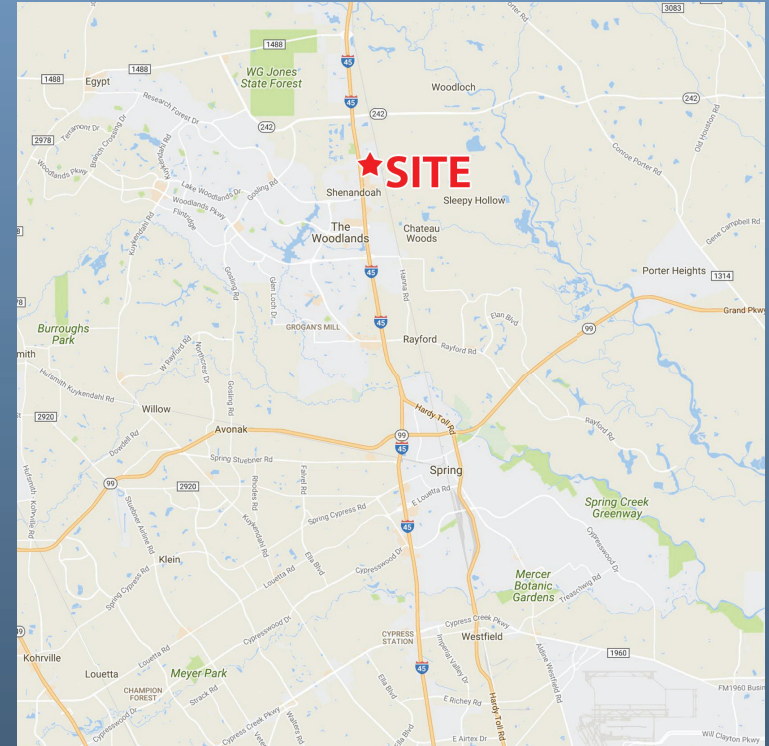


# FOR LEASE - SAM MOON CENTER

17945 I-45, Shenandoah, Texas 77385



## PROPERTY DATA

- **5,630 SF and 3,398 SF potentially available**
- Great opportunity to serve the entire Woodlands/South Conroe trade area
- Cross access to Metropark Square which includes AMC Theater, Dave & Buster's, and The Hyatt House Hotel
- Close to new and established housing, medical centers, and fast-growing communities to the north, west & east
- Near Lone Star College with over 14,000 students

## DEMOGRAPHICS

	1 Mile Radius	3 Mile Radius	5 Mile Radius
<b>Population</b> 2025 Estimate	4,896	51,681	146,975
<b>Avg HH Income</b> 2025 Estimate	\$142,162	\$164,957	\$161,700
<b>Traffic Count</b> IH-45	179,930 cars per day		
IH-45 Service Road	35,224 cars per day		

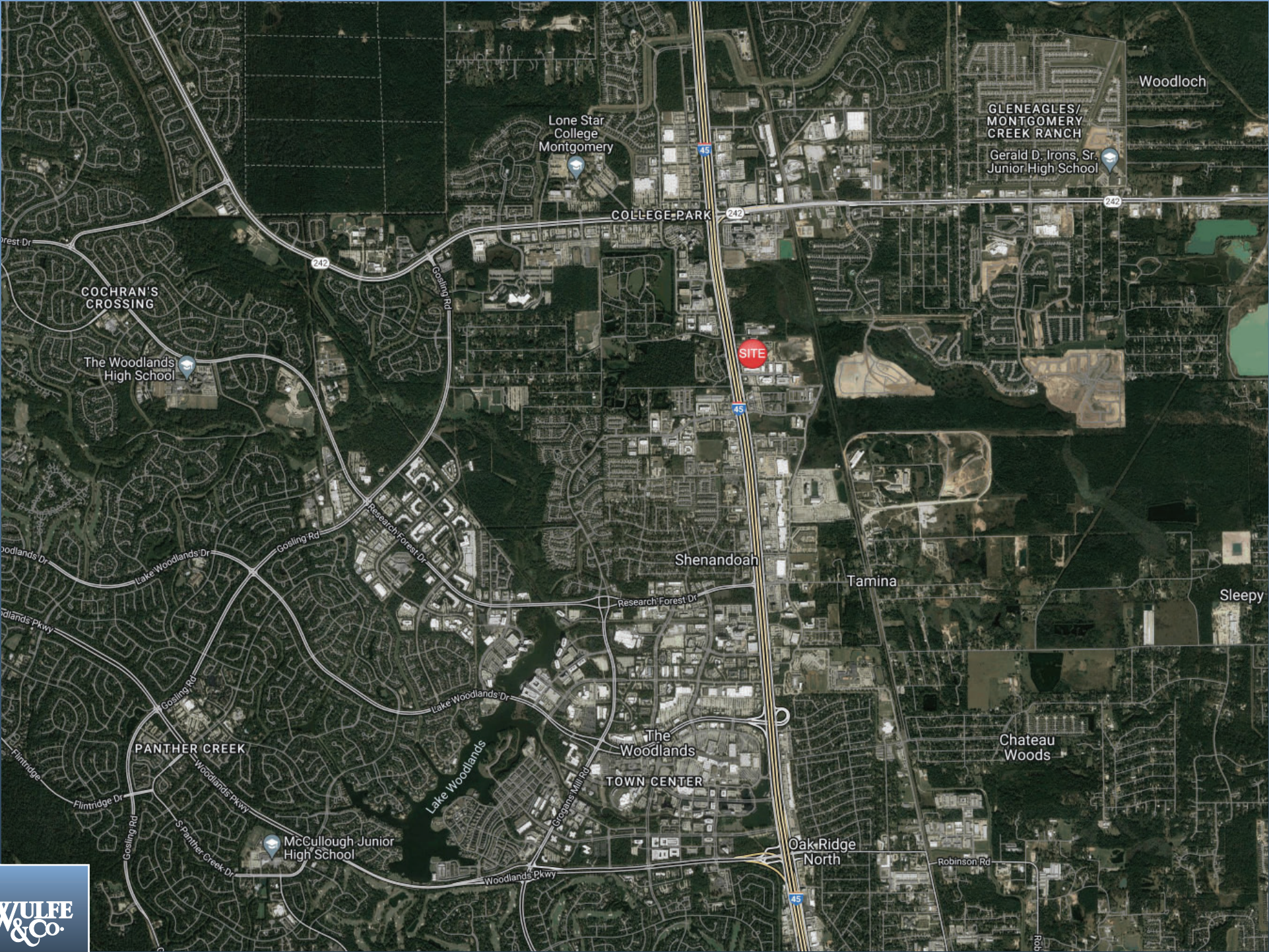
## CONTACT

**Katherine Wildman**  
kwildman@wulfe.com  
(713) 621-1220

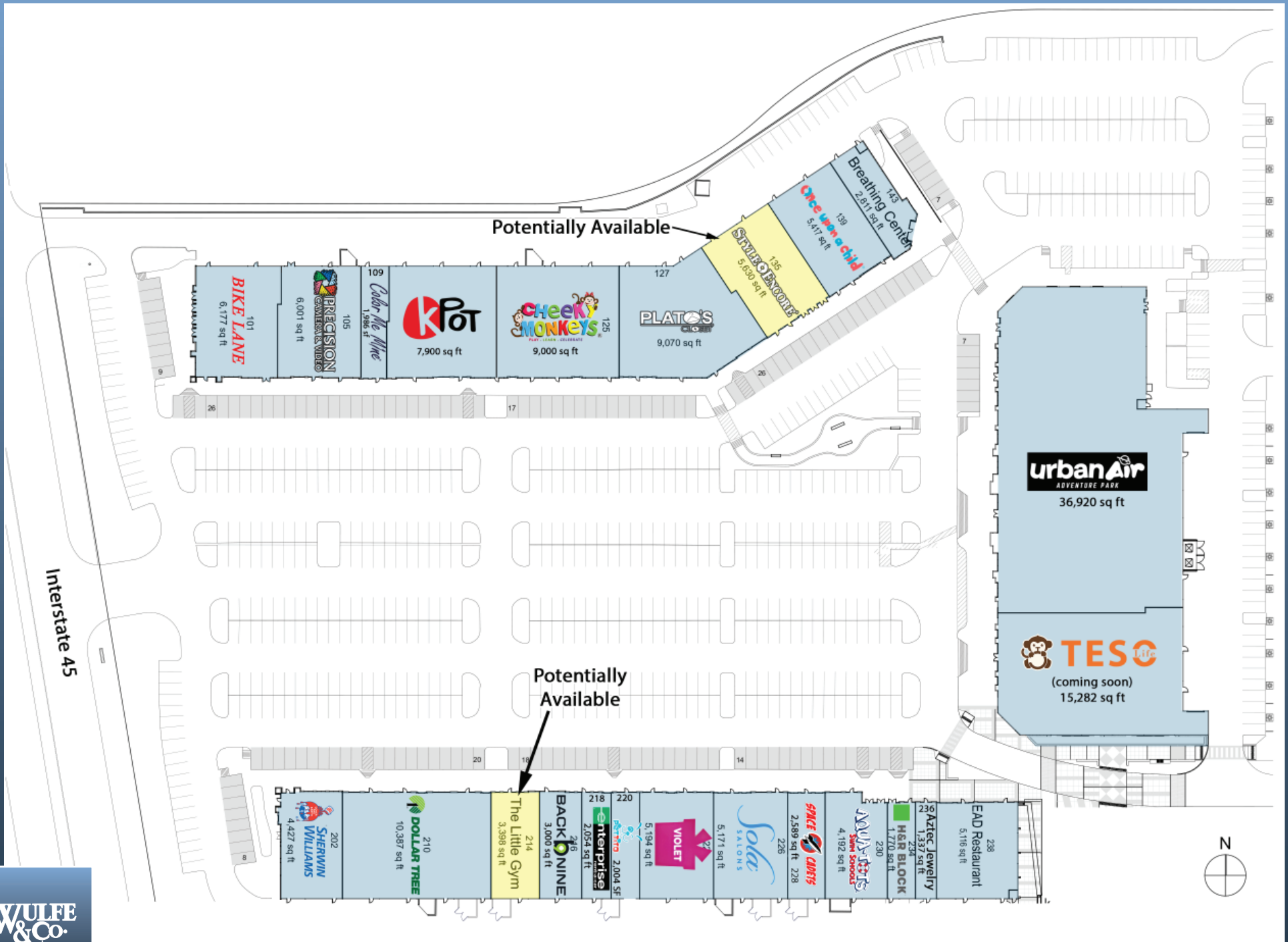
**Bunny McLeod**  
bmcLeod@wulfe.com  
(214) 455-3608

**Wulfe & Co.**  
1800 Post Oak Blvd., Suite 400  
Houston, Texas 77056  
(713) 621-1700









# Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 30.1962/-95.4514

<b>17945 I-45</b>	<b>1 mi</b>	<b>3 mi</b>	<b>5 mi</b>
<b>Conroe, TX 77385</b>	<b>radius</b>	<b>radius</b>	<b>radius</b>
<b>Population</b>			
2025 Estimated Population	4,896	51,681	146,975
2030 Projected Population	6,223	59,416	164,435
2020 Census Population	4,172	44,419	135,216
2010 Census Population	2,050	32,076	108,975
Projected Annual Growth 2025 to 2030	5.4%	3.0%	2.4%
Historical Annual Growth 2010 to 2025	9.3%	4.1%	2.3%
2025 Median Age	37.6	39.0	38.6
<b>Households</b>			
2025 Estimated Households	1,950	20,852	58,307
2030 Projected Households	2,539	24,837	67,423
2020 Census Households	1,547	17,649	52,266
2010 Census Households	877	12,923	42,209
Projected Annual Growth 2025 to 2030	6.0%	3.8%	3.1%
Historical Annual Growth 2010 to 2025	8.2%	4.1%	2.5%
<b>Race and Ethnicity</b>			
2025 Estimated White	63.1%	65.3%	66.5%
2025 Estimated Black or African American	8.8%	9.8%	8.3%
2025 Estimated Asian or Pacific Islander	7.7%	6.9%	6.4%
2025 Estimated American Indian or Native Alaskan	0.5%	0.5%	0.6%
2025 Estimated Other Races	19.8%	17.5%	18.3%
2025 Estimated Hispanic	24.9%	22.8%	23.4%
<b>Income</b>			
2025 Estimated Average Household Income	\$142,162	\$164,957	\$161,700
2025 Estimated Median Household Income	\$104,695	\$114,590	\$119,909
2025 Estimated Per Capita Income	\$56,729	\$66,634	\$64,194
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	5.7%	2.9%	2.3%
2025 Estimated Some High School (Grade Level 9 to 11)	6.0%	2.9%	2.2%
2025 Estimated High School Graduate	15.0%	14.6%	15.0%
2025 Estimated Some College	18.3%	18.5%	19.7%
2025 Estimated Associates Degree Only	8.8%	9.8%	9.2%
2025 Estimated Bachelors Degree Only	26.2%	30.8%	31.9%
2025 Estimated Graduate Degree	19.9%	20.5%	19.7%
<b>Business</b>			
2025 Estimated Total Businesses	543	4,731	9,247
2025 Estimated Total Employees	4,231	63,767	97,142
2025 Estimated Employee Population per Business	7.8	13.5	10.5
2025 Estimated Residential Population per Business	9.0	10.9	15.9

©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2025, TIGER Geography - RS1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



# Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

2-10-2025



**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. **An owner’s agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant’s agent fees are not set by law and are fully negotiable.**

**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.

Wulfe & Co.	478511	info@wulfe.com	713-621-1700
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert D. Sellingsloh	291801	bsellingsloh@wulfe.com	713-621-1700
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Katherine Wildman	326662	kwildman@wulfe.com	713-621-1700
Sales Agent/Associate’s Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date