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PROPERTY **SUMMARY**

14815 I-45 Conroe, TX 77385

LEASE RATE: \$1,000.00 per month

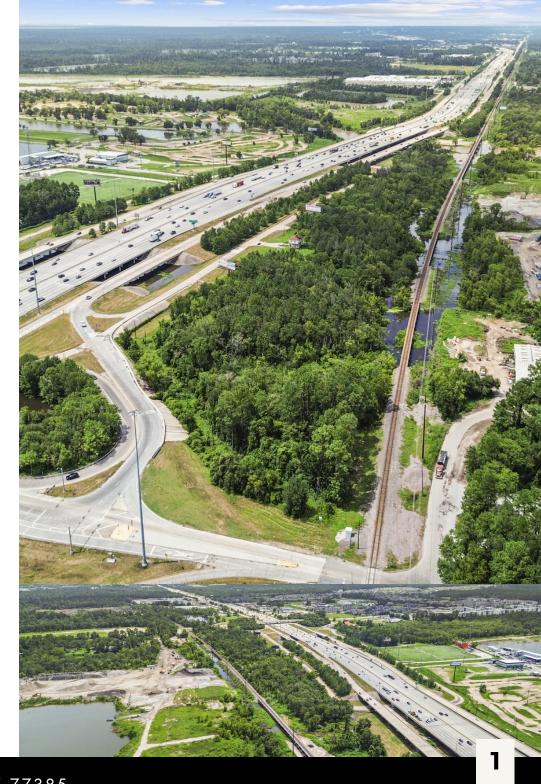
LEASE TERM: 12 +

LOT SIZE: 1.5 Acres

PROPERTY TYPE: Land

Located at 14815 I-45 in Conroe, this 15-acre tract offers exceptional visibility and access along the 1-45 corridor, one of the region's most active growth areas. Positioned just minutes from The Woodlands, Loop 336, and FM 1488, the property benefits from high traffic counts and proximity to major retail, medical, and residential developments.

This site includes a freestanding office building and multiple land tracts, providing flexible options for owner-users, investors, developers. Zoned for commercial use, the



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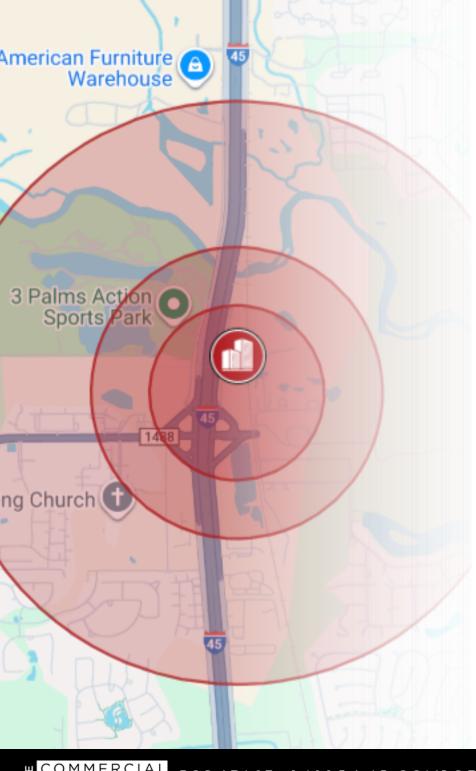
PROPERTY HIGHLIGHTS

Land Lease I-45 & FM 1488

- Prime location at 14815 I-45,
 Conroe, TX, 77316
- Versatile space available for lease
- High visibility with prominent signage opportunities
- Ample parking for tenants and visitors
- Proximity to major roadways for easy accessibility
- Surrounded by thriving businesses and residential neighborhoods
- Excellent leasing terms available



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AREA **OVERVIEW**

Located directly off I-45 service road at FM 1488 with excellent visibility and accesibility from I-45, these three parcels offer prime commercial opportunities with high traffic exposure, positioned near many major retailers.

	0.3 Miles	0.5 Miles	1 Miles
Total households	36	544	1,997
Total population	83	1,171	4,575
Persons per household	2.3	2.2	2.3
Average household income	\$133,335	\$130,107	\$130,969
Average house value	\$ <i>7</i> 62,153	\$795,613	\$707,073
Average age	37	37	39
Average age male	36	36	38
Average age female	38	38	40

RETAILER MAP



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