



GABE RODARTE

(936) 218-2723
2800 POST OAK BLVD SUITE
4100 HOUSTON, TX 77056

ADAM OLSEN

(713) 614-2670
2800 POST OAK BLVD SUITE
4100 HOUSTON, TX 77056

INDUSTRIAL SPACE FOR LEASE

516 FM 3083 RD, | CONROE, TX 77301



OFFERING SUMMARY

LEASE RATE

\$10.500 PER MONTH

PROPERTY TYPE

INDUSTRIAL

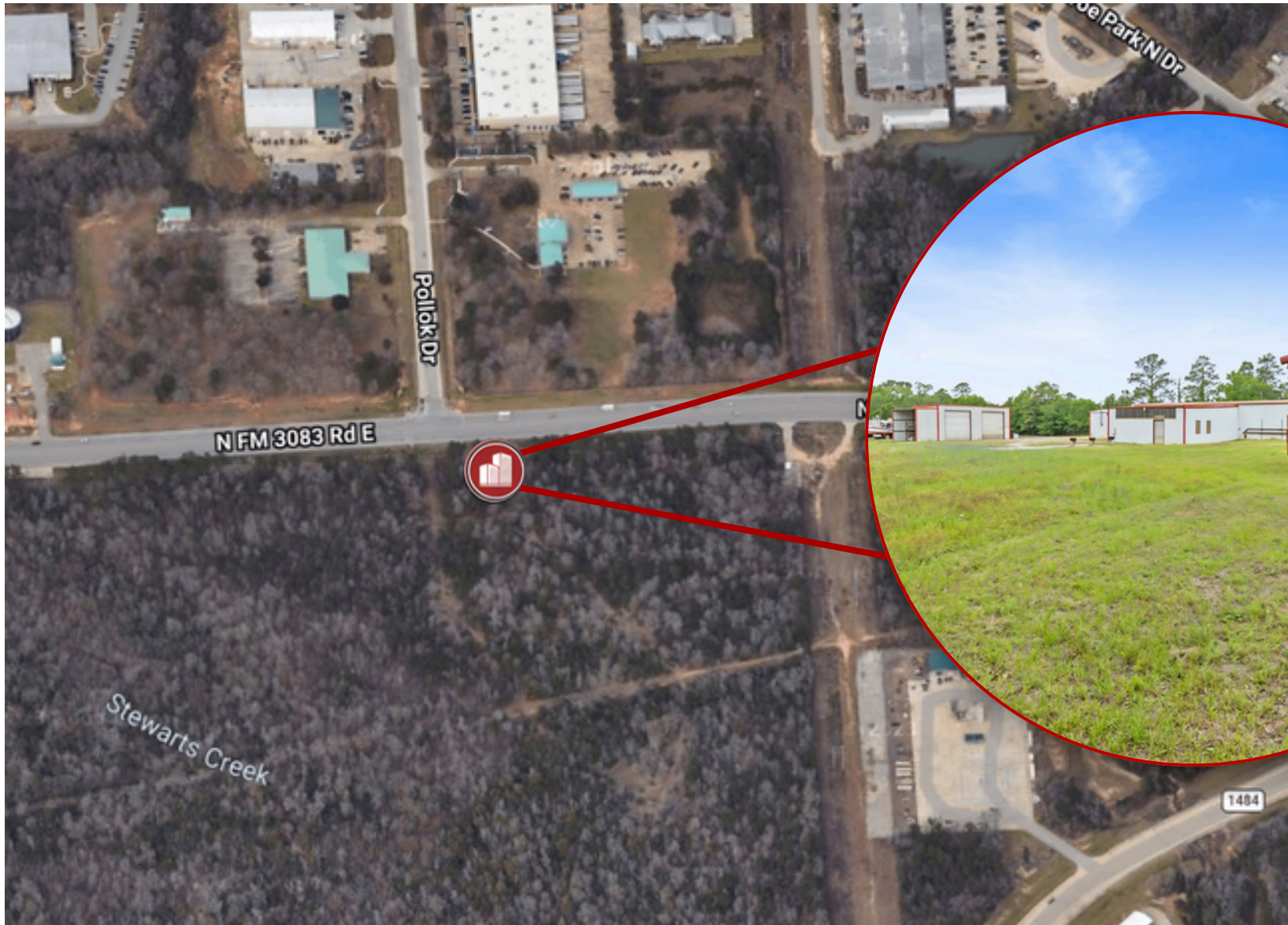
BUILDING SIZE

10,220 SF

PROPERTY HIGHLIGHTS

- All buildings have 18' eave heights
- 480/3 phase, 600 amp power
- Multiple 220/3 outlets and 480/3 outlets throughout buildings
- Main building offers drive-through capability
- Power gate entry
- New LED security lighting on power poles
- Lease Terms: \$10.500 per month/Gross
- 1-2 year terms available:
- Build-to-suit available depending on lease term and tenant needs
- 5.602 acres of industrial zoned land
- Main Building: 7,700 SF
- Office: 2,300 SF with central HVAC
- Shop: 5,400 SF
- Building 2: 440 SF
- Building 3: 1,110 SF
- Shed: 970 SF (3-sided, no power)
- 480 Volt 3 Phase Electricity Throughout
- Excellent visibility and road frontage on FM 3083
- City of Conroe water and utilities available

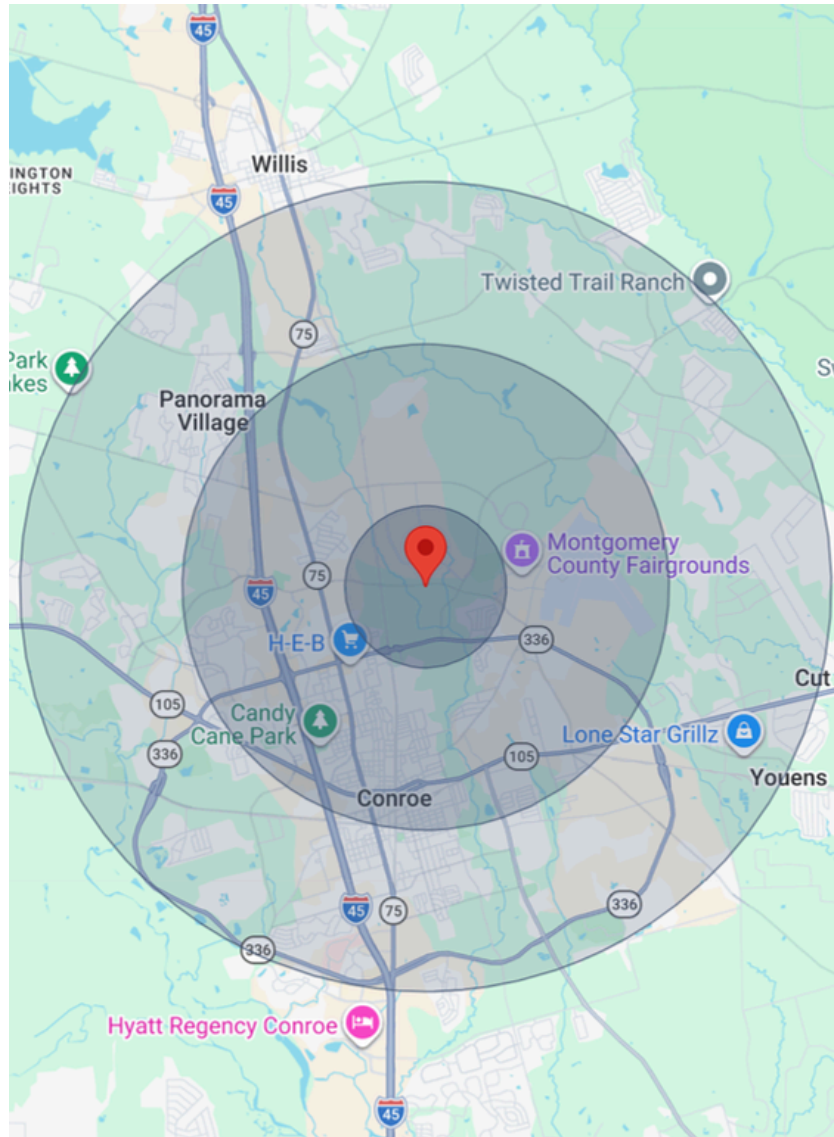
Aerial Map



Property Photos



Demographics



The location offers exceptional accessibility and visibility that are hallmarks of the FM 3083 corridor's desirability. Prime road frontage on FM 3083 provides excellent visibility for businesses seeking to establish or expand their presence in the Conroe industrial market.

The property's positioning ensures convenient access to major transportation routes, including proximity to Highway 105 and the broader commercial network connecting to Interstate 45, while simultaneously offering convenient access to downtown Conroe's business services and professional amenities.

	1 Mile	3 Miles	5 Miles
Total population	1,859	36,426	84,787
Workday Population	728	17,615	41,864
Total household	605	13,262	31,745
Average household income	\$68,472	\$82,793	\$89,572
Average age	35.6	32.7	34.7
Male Population	951	18,145	41,678
Female Population	911	18,292	43,120

Demographics data derived from AlphaMap

Market Overview

Conroe, Texas is one of the fastest-growing cities in the Greater Houston metropolitan area and serves as the county seat of Montgomery County. Located along Interstate 45 and supported by strong regional infrastructure, Conroe offers excellent connectivity to The Woodlands, North Houston, and Downtown Houston. Its strategic location, combined with strong population growth and expanding commercial development, continues to position Conroe as a major driver of economic activity in North Houston.

The Conroe area has experienced significant residential expansion, with large-scale master-planned communities and new housing developments contributing to sustained population increases. This rapid residential growth has fueled increased demand for retail, healthcare, medical office, industrial, and service-oriented commercial uses. Continued commercial development along major corridors reflects strong consumer demand and ongoing investor confidence in the market.

From a real estate perspective, Conroe benefits from strong demographics, consistent absorption, and growing demand across multiple commercial property types. Limited availability of developable commercial sites in certain corridors, combined with rapid population growth, supports healthy occupancy and long-term value appreciation. As one of the most active growth markets in North Houston, Conroe remains well-positioned for long-term value creation and stable investment performance.



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