

# DAVIS

## HOLDINGS

### 1488 Crossing

15210 Interstate 45 South  
Conroe, TX 77384  
SWQ of FM 1488 & I-45 S

### LEASING INFORMATION

Kate Davis

✉ [kdavis@davisholdingslp.com](mailto:kdavis@davisholdingslp.com) 🌐 [davisholdingslp.com](http://davisholdingslp.com)

☎ **713.659.3131, ext. 111**

## MULTI-TENANT RETAIL/WAREHOUSE BUILDING FOR LEASE + 2 PAD SITES



### HIGHLIGHTS

- Located on I-45 and FM 1488, one of the few major East/West thoroughfares in North Houston
- Good visibility from the freeway
- Several major developments close to the property include The Woodlands, The 336 Market Place in Conroe, The Exxon Campus Headquarters & Del Webb

### SIZE

PAD SITE 1  
Suitable for 2,000 SF Building

PAD SITE 2  
Land: Up to 1 Acre

### TRAFFIC

- 140,244 at I-45 & FM 1488

### AVAILABLE

1ST GEN RETAIL: 2,415 SF • 2,415 SF • 2,478 SF • 7,787 SF

2ND GEN RETAIL: 7,712 SF

1ST GEN RETAIL / WAREHOUSE: 7,648 SF • 9,864 SF





# DAVIS

## HOLDINGS

# 1488 Crossing

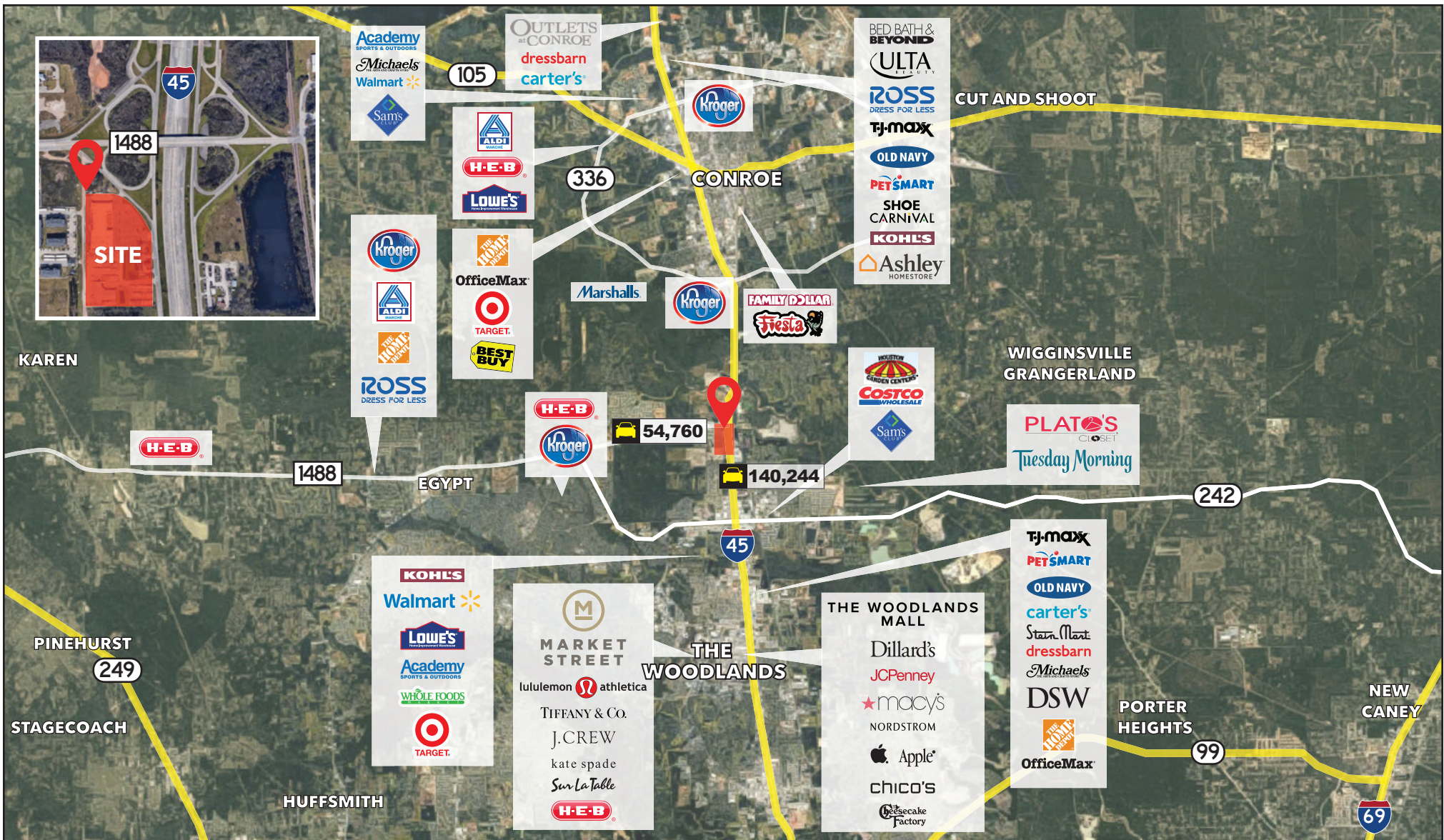
15210 Interstate 45 South  
Conroe, TX 77384  
SWQ of FM 1488 & I-45 S

## LEASING INFORMATION

Kate Davis

✉ [kdavis@davisholdingslp.com](mailto:kdavis@davisholdingslp.com) 🌐 [davisholdingslp.com](http://davisholdingslp.com)

📞 713.659.3131, ext. 111



The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations are made as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice.



DEMOGRAPHICS

TRADE AREA BY  
BLOCK GROUPS

RADIUS	1 MILE	2 MILE	5 MILE
<b>Population</b>			
2025 Projection	6,031	16,711	122,364
2020 Estimate	5,266	14,678	107,306
2010 Census	3,696	11,010	79,043
Growth 2020 - 2025	14.53%	13.85%	14.03%
Growth 2010 - 2020	42.48%	33.32%	35.76%
<b>2020 Population by Age</b>			
Median Age	43.00	41.00	38.50
Average Age	42.90	40.60	38.10
<b>2020 Population by Occupation</b>			
Civilian Employed	2,649 61.16%	7,399 63.19%	53,061 63.57%
Civilian Unemployed	55 1.27%	202 1.73%	1,834 2.20%
Civilian Non-Labor Force	1,622 37.45%	4,098 35.00%	28,473 34.11%
<b>2020 Population by Education</b>			
Some High School, No Diploma	195 4.76%	734 6.80%	8,491 11.21%
High School Grad (Incl Equivalency)	962 23.49%	2,317 21.46%	13,422 17.72%
Some College, No Degree	1,123 27.42%	3,317 30.72%	18,865 24.90%
Associate Degree	194 4.74%	523 4.84%	4,343 5.73%
Bachelor Degree	921 22.49%	2,365 21.90%	20,141 26.58%
Advanced Degree	700 17.09%	1,543 14.29%	10,503 13.86%
<b>Households</b>			
2020 Average Household Size	2.10	2.40	2.70
2025 Projection	2,858	6,804	44,643
2020 Estimate	2,507	5,991	39,233
<b>Income</b>			
2020 Avg Household Income	\$109,134	\$114,420	\$119,759
2020 Med Household Income	\$91,588	\$93,737	\$91,307



# DAVIS

## HOLDINGS

# 1488 Crossing

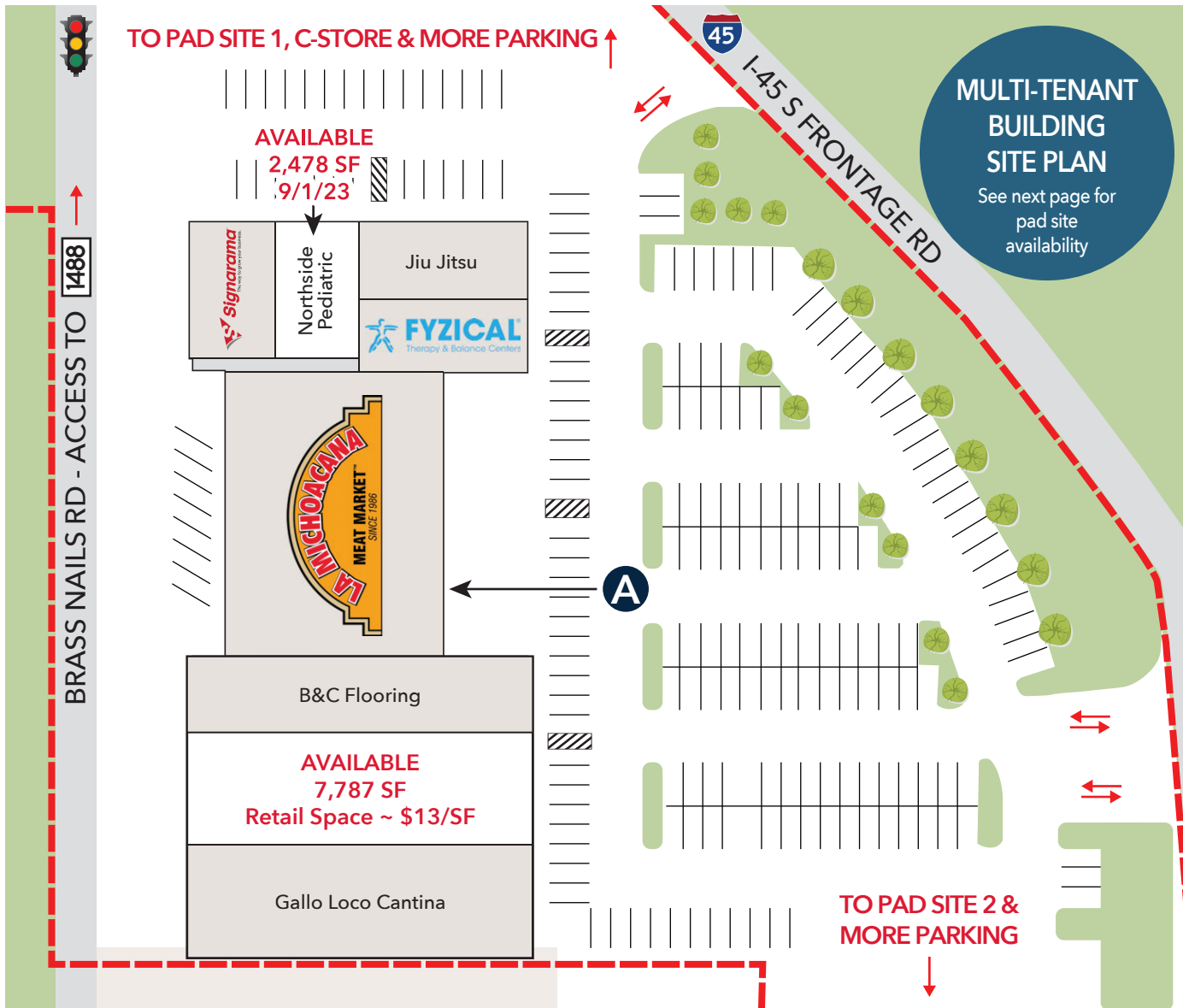
15210 Interstate 45 South  
Conroe, TX 77384  
SWQ of FM 1488 & I-45 S

## LEASING INFORMATION

Kate Davis

✉ kdavis@davisholdingslp.com 🌐 davisholdingslp.com

☎ 713.659.3131, ext. 111



## SITE PLAN: SPACE AVAILABLE

### TENANT / SQ FT

#### Building **A**

1. B&C Flooring / 5,127
2. Fyzical / 2,614
3. Gallo Loco Cantina, 7,573
4. Jiu Jitsu / 2,615
5. La Michoacana / 13,277
6. Signarama / 2,351

### AVAILABLE

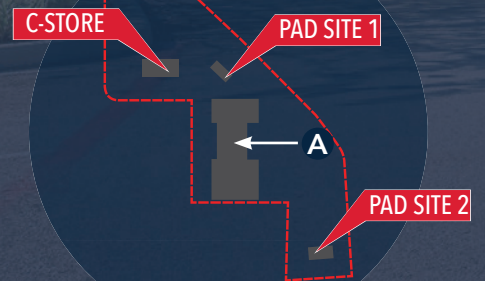
- Pad Site 1
- Pad Site 2

### PARKING\*

- 207 Spots
- 4.71/1,000 SF Parking Ratio
- \* Parking & GLA not including pad sites

### ENTIRE SITE

Inset below: 1488 Crossing & 3 pad sites



This site plan rendering is provided to depict the general size and location of the building(s), property grounds, parking areas and amenities. Davis Bros. reserves the right to alter the aforementioned. Tenant names are subject to change without notice.



# DAVIS

## HOLDINGS

### 1488 Crossing

15210 Interstate 45 South  
Conroe, TX 77384  
SWQ of FM 1488 & I-45 S

### LEASING INFORMATION

Kate Davis

✉ kdavis@davisholdingslp.com 🌐 davisholdingslp.com

☎ 713.659.3131, ext. 111



The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations are made as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice.



# DAVIS

## HOLDINGS

# 1488 Crossing

15210 Interstate 45 South  
 Conroe, TX 77384  
 SWQ of FM 1488 & I-45 S

✉ kdavis@davisholdingslp.com 🌐 davisholdingslp.com  
 📞 713.659.3131, ext. 111

## LEASING INFORMATION

Kate Davis

## RESIDENTIAL DEVELOPMENTS

### ACTIVE PLANNED COMMUNITIES

1	The Woodlands Part 11	4,600 Lots
2	Water Crest	800 Lots
3	Greystone Hills	750 Lots
4	Conroe Waterfront Center	350 Multi-family
5	Woodforest	5,500 Lots
6	Fosters Ridge	1,600 Lots
7	Grand Central Park	2,600 Lots
8	Stewarts Forest	646+ Lots
9	Jacobs Reserve	1,000+ Lots
10	The Forest	TBD
<b>TOTAL</b>		<b>17,876</b>





# DAVIS

## HOLDINGS

### 1488 Crossing

15210 Interstate 45 South  
Conroe, TX 77384  
SWQ of FM 1488 & I-45 S

### LEASING INFORMATION

Kate Davis

✉ [kdavis@davisholdingslp.com](mailto:kdavis@davisholdingslp.com) 🌐 [davisholdingslp.com](http://davisholdingslp.com)

☎ **713.659.3131, ext. 111**





# DAVIS

## HOLDINGS

### 1488 Crossing

15210 Interstate 45 South  
Conroe, TX 77384  
SWQ of FM 1488 & I-45 S

### LEASING INFORMATION

Kate Davis

✉ [kdavis@davisholdingslp.com](mailto:kdavis@davisholdingslp.com) 🌐 [davisholdingslp.com](http://davisholdingslp.com)

☎ **713.659.3131, ext. 111**



### EXXONMOBIL CAMPUS

### ExxonMobil Moved 1,600 XTO Energy Employees to Springwoods Campus Proximate to 1488 Crossing

ExxonMobil moved 1,600 jobs from its Fort Worth-based business line XTO Energy to its campus in Springwoods Village.

The relocation occurred in two phases—1,200 people moved to the Spring campus in summer 2018 and another 400 transferred in 2020.