

**MULTI-TENANT RETAIL/WAREHOUSE BUILDING
FOR LEASE WITH 2 ENDCAPS + 1 PAD SITE**



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

TRAFFIC

- 140,244 at I-45 & FM 1488

AVAILABLE

- 1st GEN RETAIL: 7,573 SF - END CAP SPACE!
- 2nd GEN RETAIL: 2,351 SF - END CAP SPACE!
- FUTURE 1/3+ ACRES (COMBINABLE)



1488 Crossing

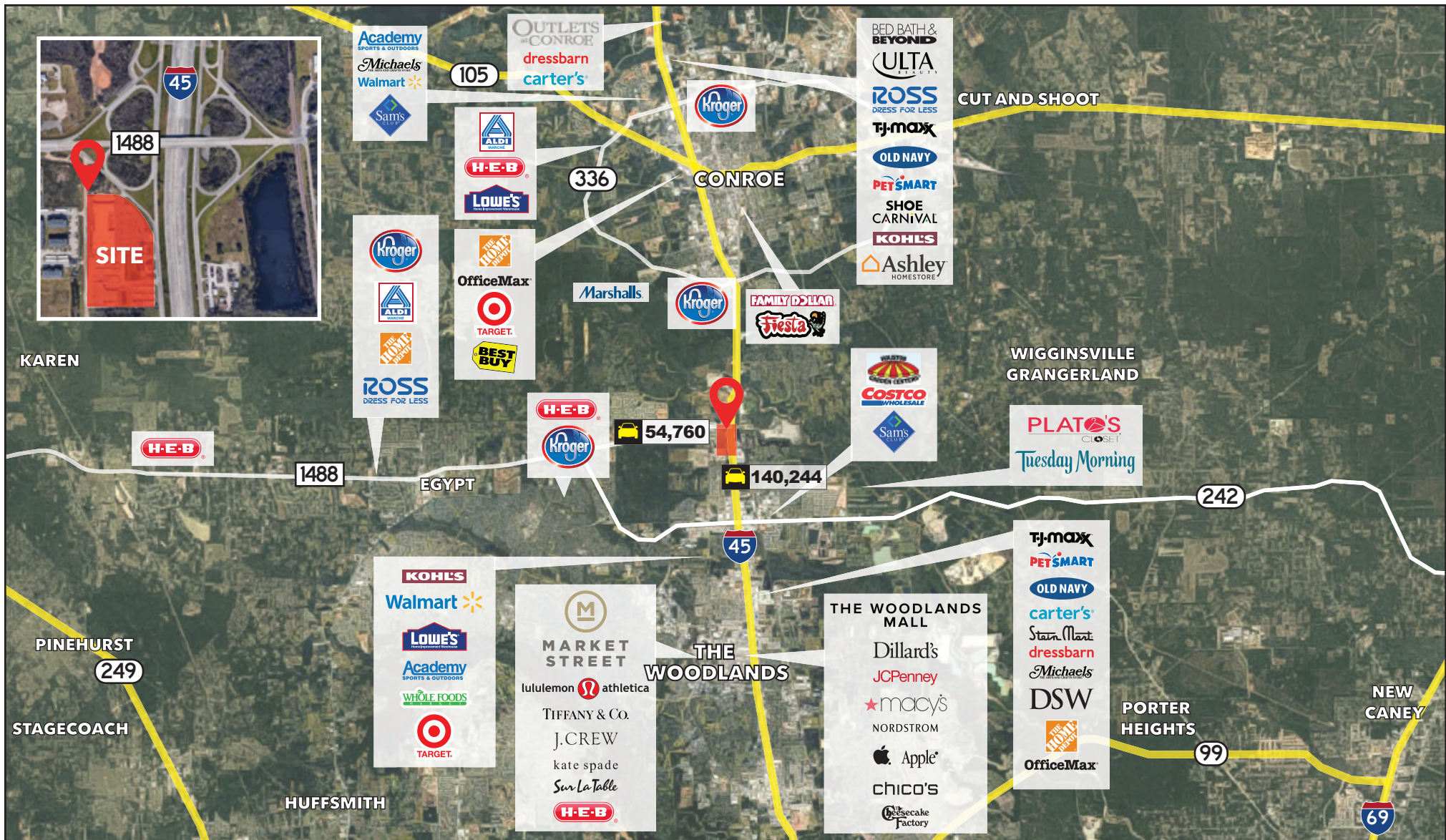
15210 Interstate 45 South
Conroe, TX 77384
SWQ of FM 1488 & I-45 S

LEASING INFORMATION

Kate Davis

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DEMOGRAPHICS

TRADE AREA BY BLOCK GROUPS



RADIUS

1 MILE

3 MILES

5 MILES

Population

2028 Projection	6,066	46,869	124,084
2023 Estimate	5,567	42,761	114,057
2010 Census	3,821	27,185	79,838
Growth 2023 - 2028	8.96%	9.61%	8.79%
Growth 2010 - 2023	45.69%	57.30%	42.86%

2023 Population by Age

Median Age	42.50	39.80	38.80
Average Age	42.60	39.40	38.70

2023 Population by Occupation

Civilian Employed	2,665	58.67%	21,616	63.70%	56,753	63.01%
Civilian Unemployed	109	2.40%	963	2.84%	2,456	2.73%
Civilian Non-Labor Force	1,768	38.93%	11,355	33.46%	30,855	34.25%

2020 Population by Education

Some High School, No Diploma	308	7.30%	1,552	5.01%	7,579	9.31%
High School Grad (Incl Equivalency)	649	15.38%	5,386	17.39%	13,679	16.80%
Some College, No Degree	1,366	32.37%	9,148	29.53%	21,283	26.15%
Associate Degree	152	3.60%	1,794	5.79%	4,654	5.72%
Bachelor Degree	1,003	23.77%	8,109	26.18%	20,811	25.57%
Advanced Degree	742	17.58%	4,985	16.09%	13,395	16.46%

Households

2023 Average Household Size	2.00	2.60	2.70
2028 Projection	2,928	18,188	46,012
2023 Estimate	2,692	16,610	42,270

Income

2023 Avg Household Income	\$119,972	\$130,570	\$132,130
2023 Med Household Income	\$105,999	\$110,475	\$103,812

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SITE PLAN: SPACE AVAILABLE

TENANT / SQ FT

Building A

1. Fyzical / 2,614
2. Jiu Jitsu / 2,615
3. La Michoacana / 13,277
4. Mustang Cat / 7,578
5. Signarama / 2,351

AVAILABLE

- Bldg A: 7,573 SF, 1st Gen Retail
- Bldg A: 2,351 SF, 2nd Gen Retail

PARKING*

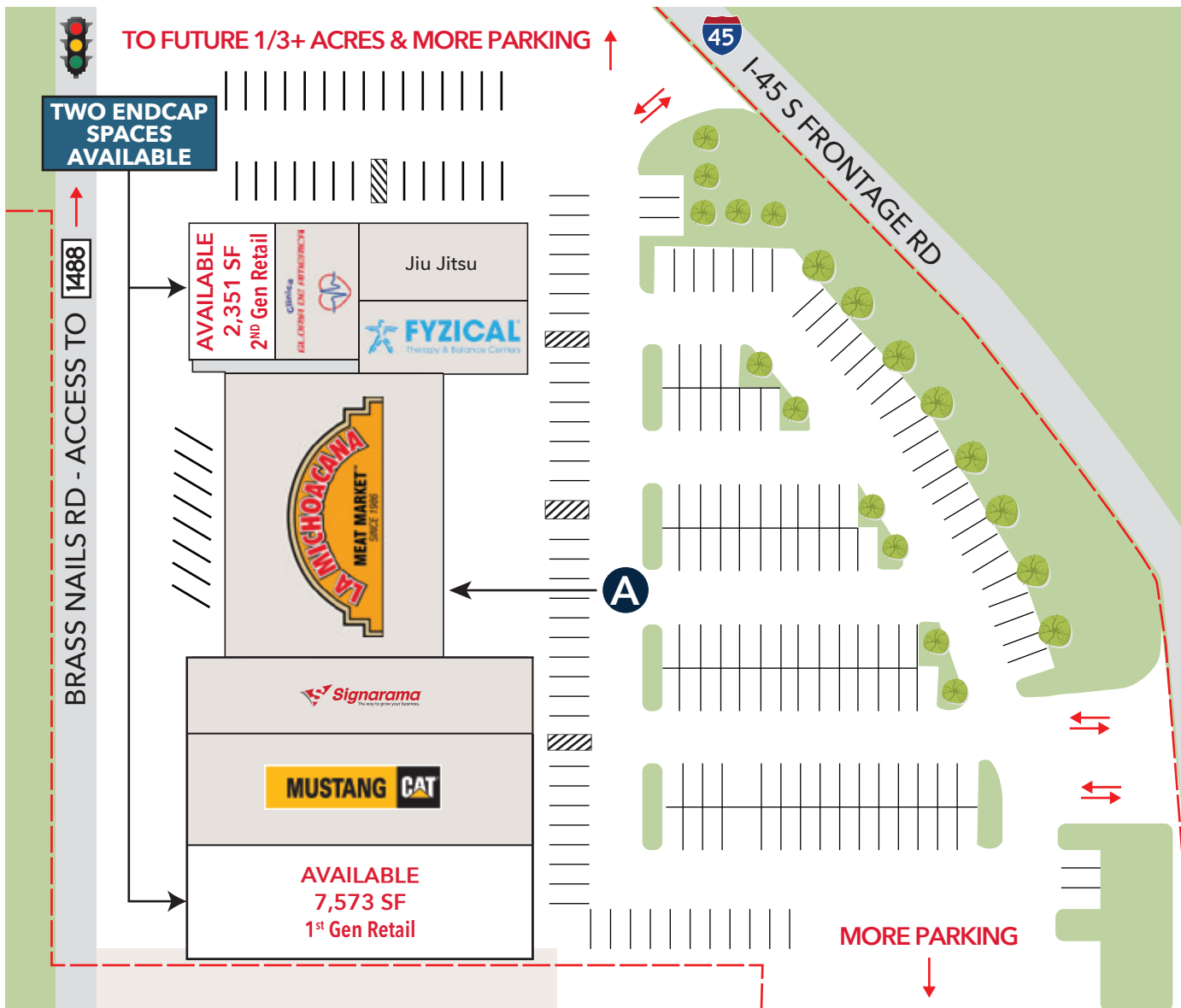
- 207 Spots
- 4.71/1,000 SF Parking Ratio
- * Parking & GLA not including pad sites

ENTIRE SITE

Inset below

FUTURE 1/3+ ACRES
(COMBINABLE)

A



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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.