



FOR SALE: 15,386 SF FLEX / RETAIL SPACE

**15102 I-45**

**CONROE, TX 77384**

**HOUSTON, MSA**



# 15102 I-45 CONROE, TX 77384 FOR SALE

**TWO BUILDINGS TOTALLING 15,386 SF**  
*(Main Building 13,786 SF &  
Secondary Building 1,600 SF)*  
**ON 1.48 ACRES**

## PREMISES

- Flex/Retail Space for Sale
- Built in 2016
- Visible from I 45
- Built Outside of the Floodway

## MAIN BUILDING 13,786 SF

- 3,000 SF Main Showroom
- 1,300 SF Secondary Showroom
- 21' Eave Height
- Fully Air Conditioned
- 6 Offices
- Multiple Break Rooms
- 3 Restrooms

## SECONDARY BUILDING 1,600 SF

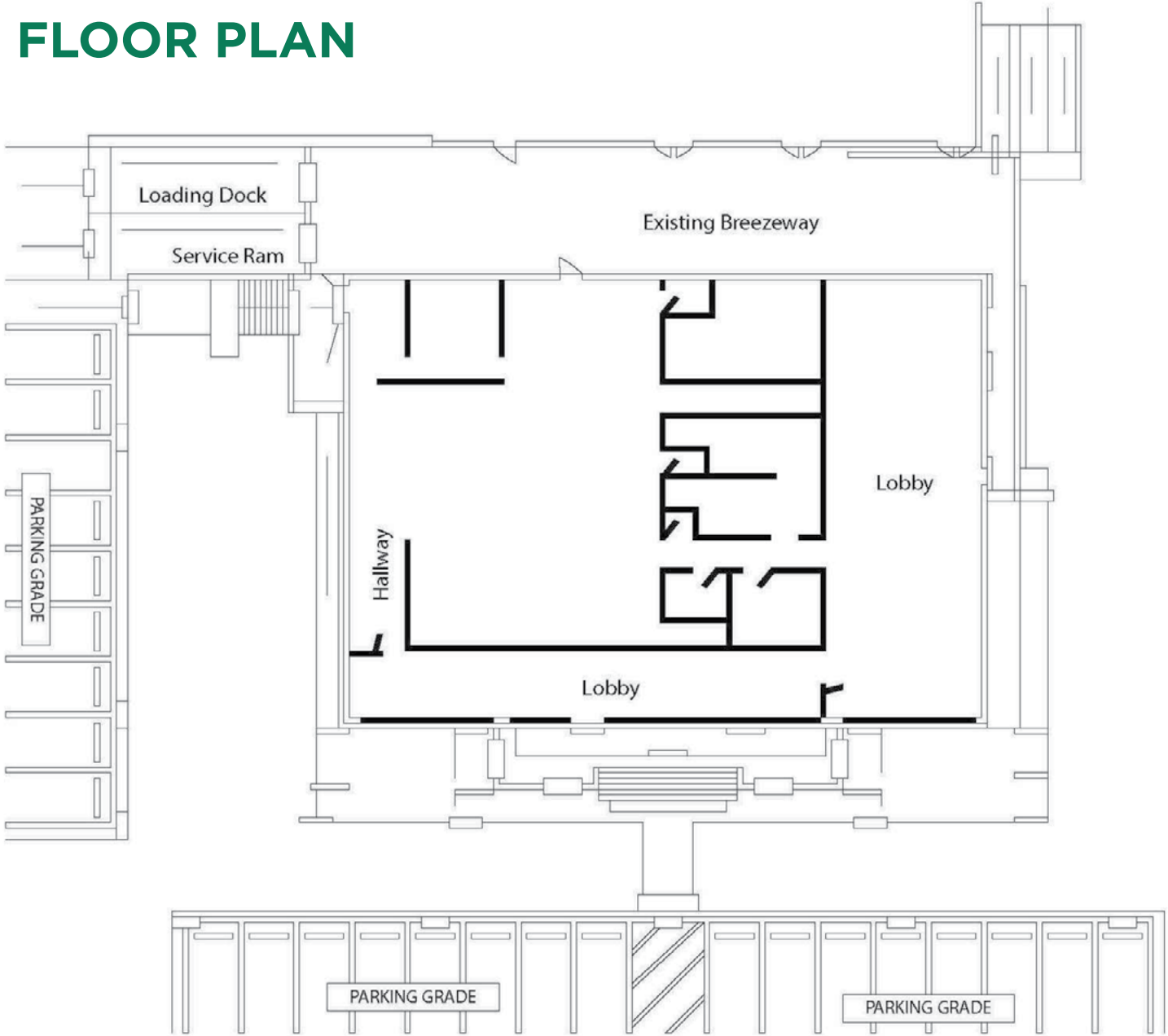
- 2,000 SF
- 8' Eave Height
- Fully Air Conditioned
- 1 Restroom
- New Roof





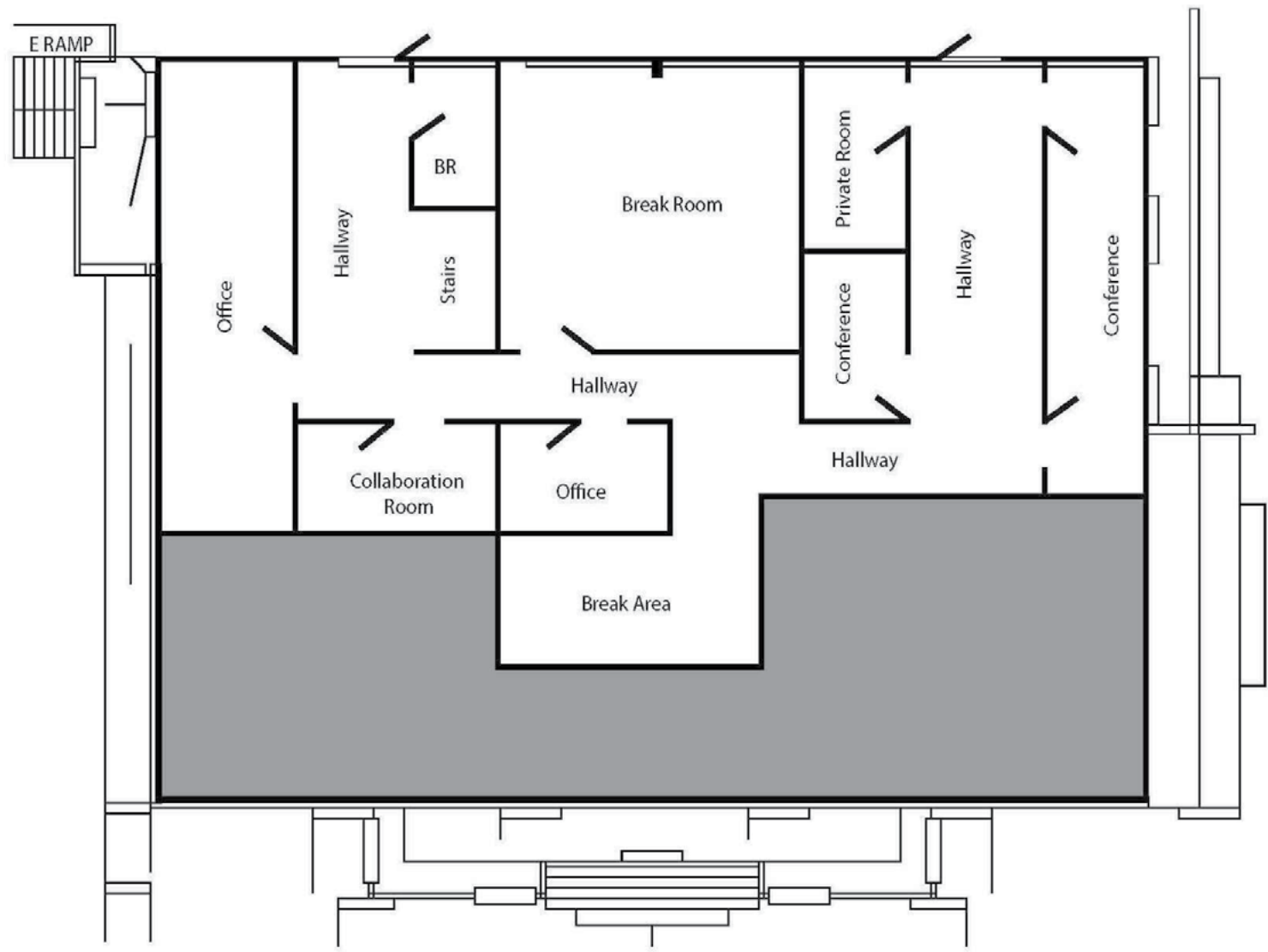
**15102 I-45**  
**CONROE, TX 77384**

**LEVEL 1 FLOOR PLAN**

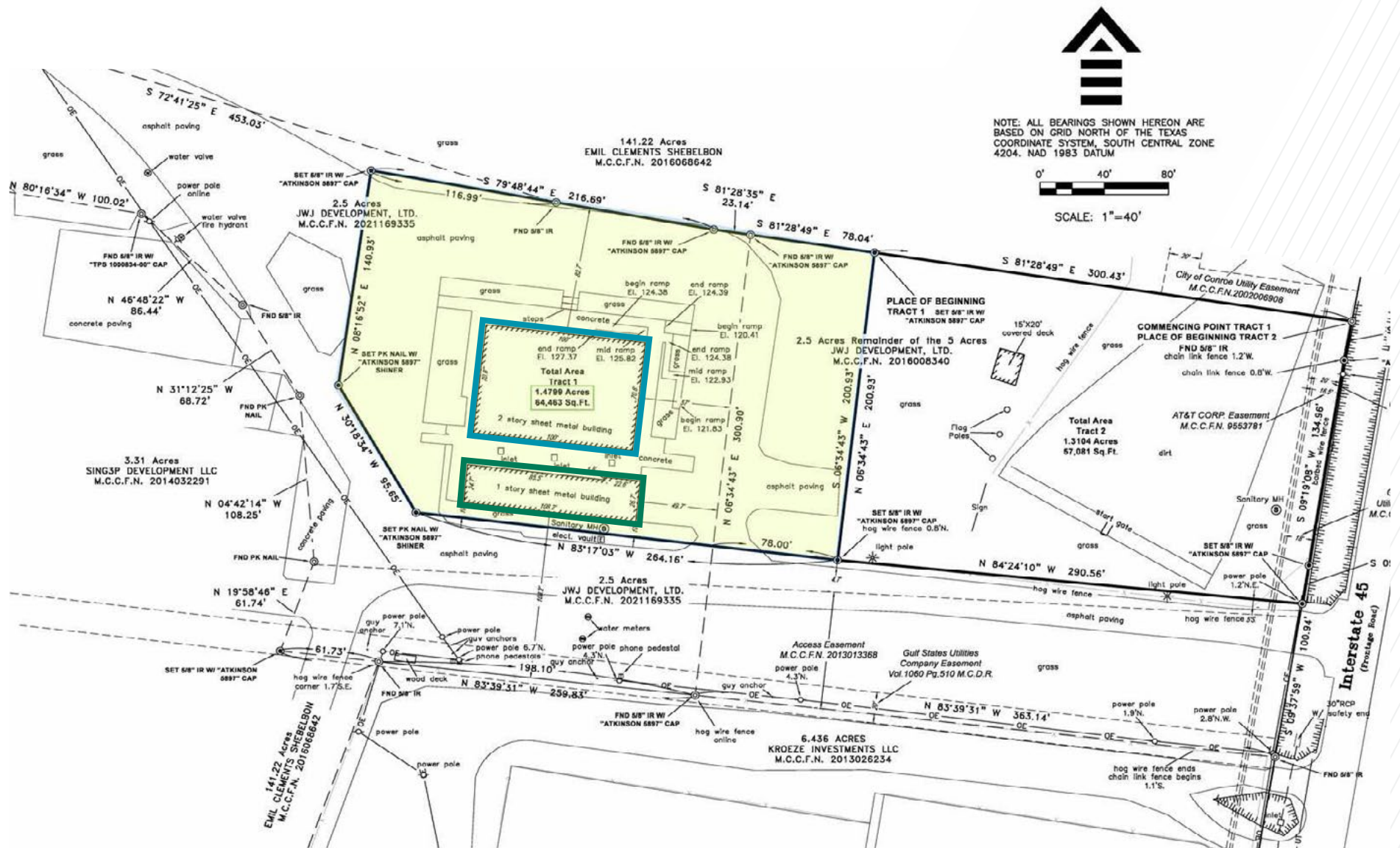


**15102 I-45**  
**CONROE, TX 77384**

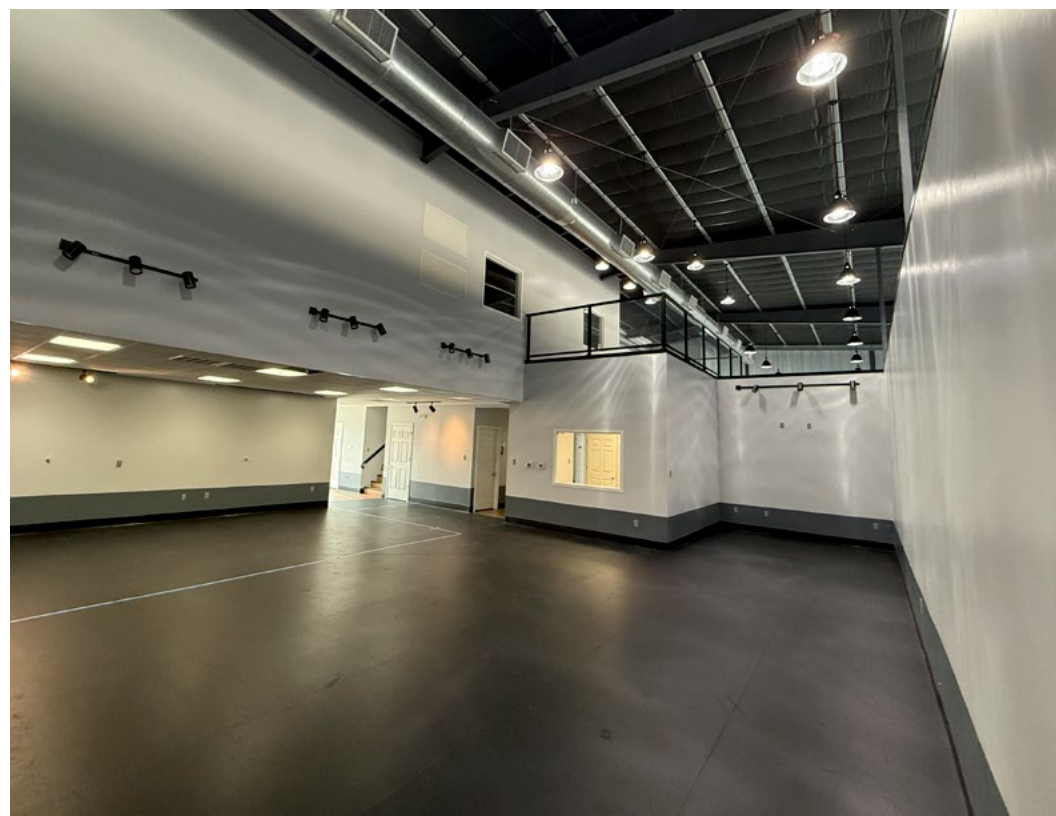
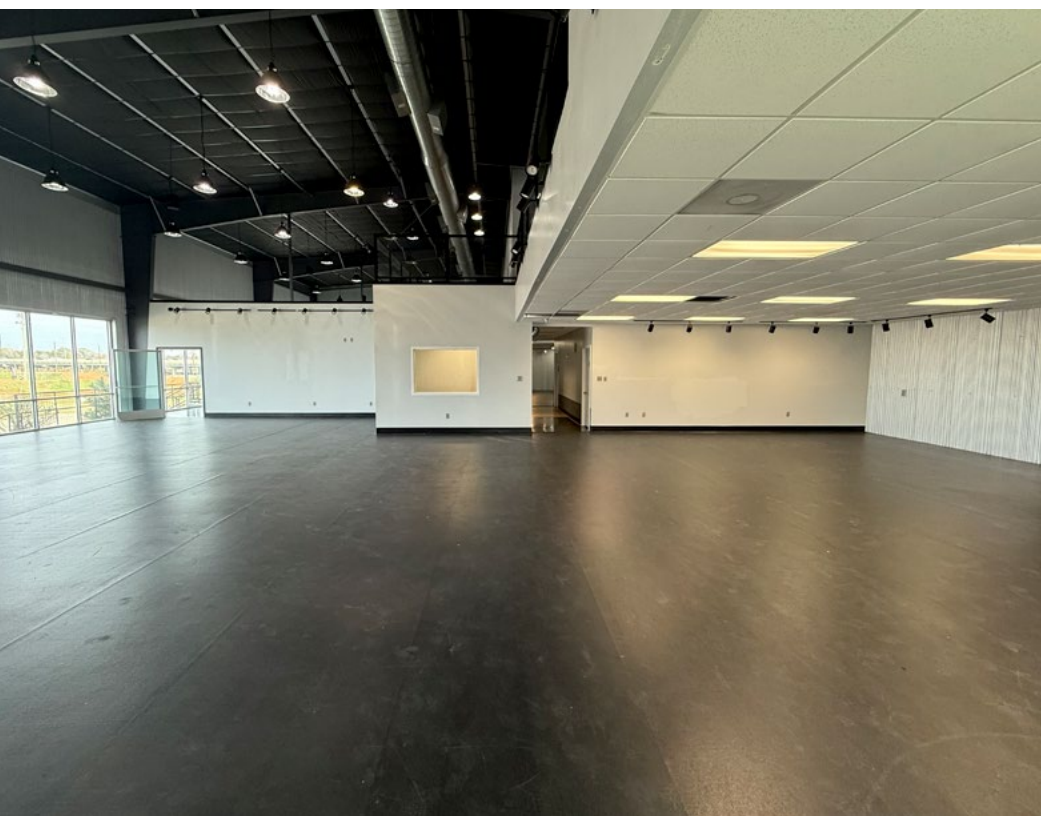
**LEVEL 2 FLOOR PLAN**



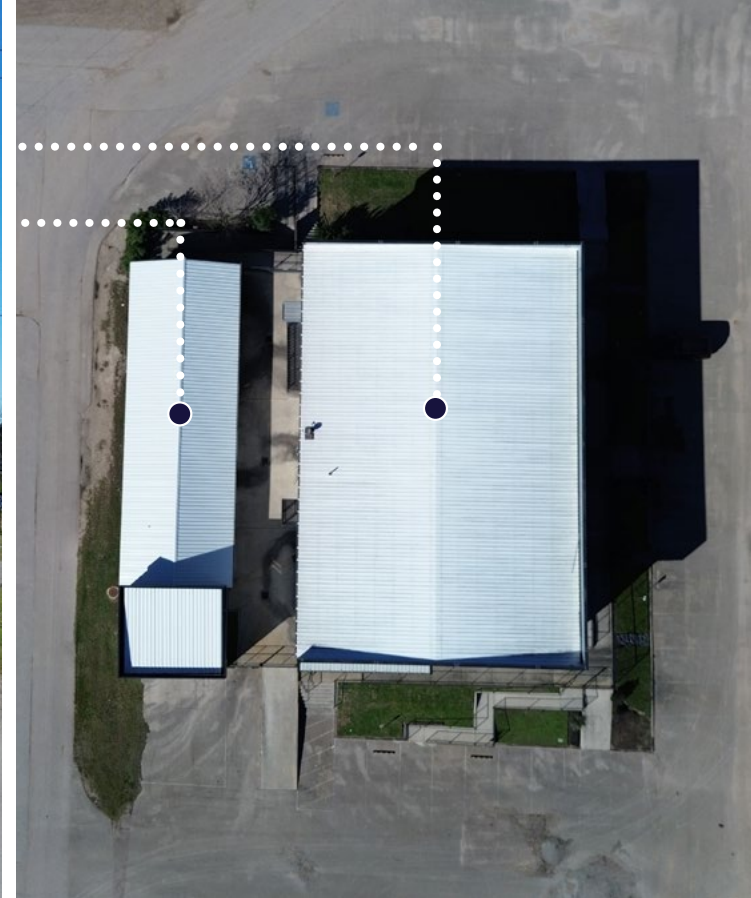
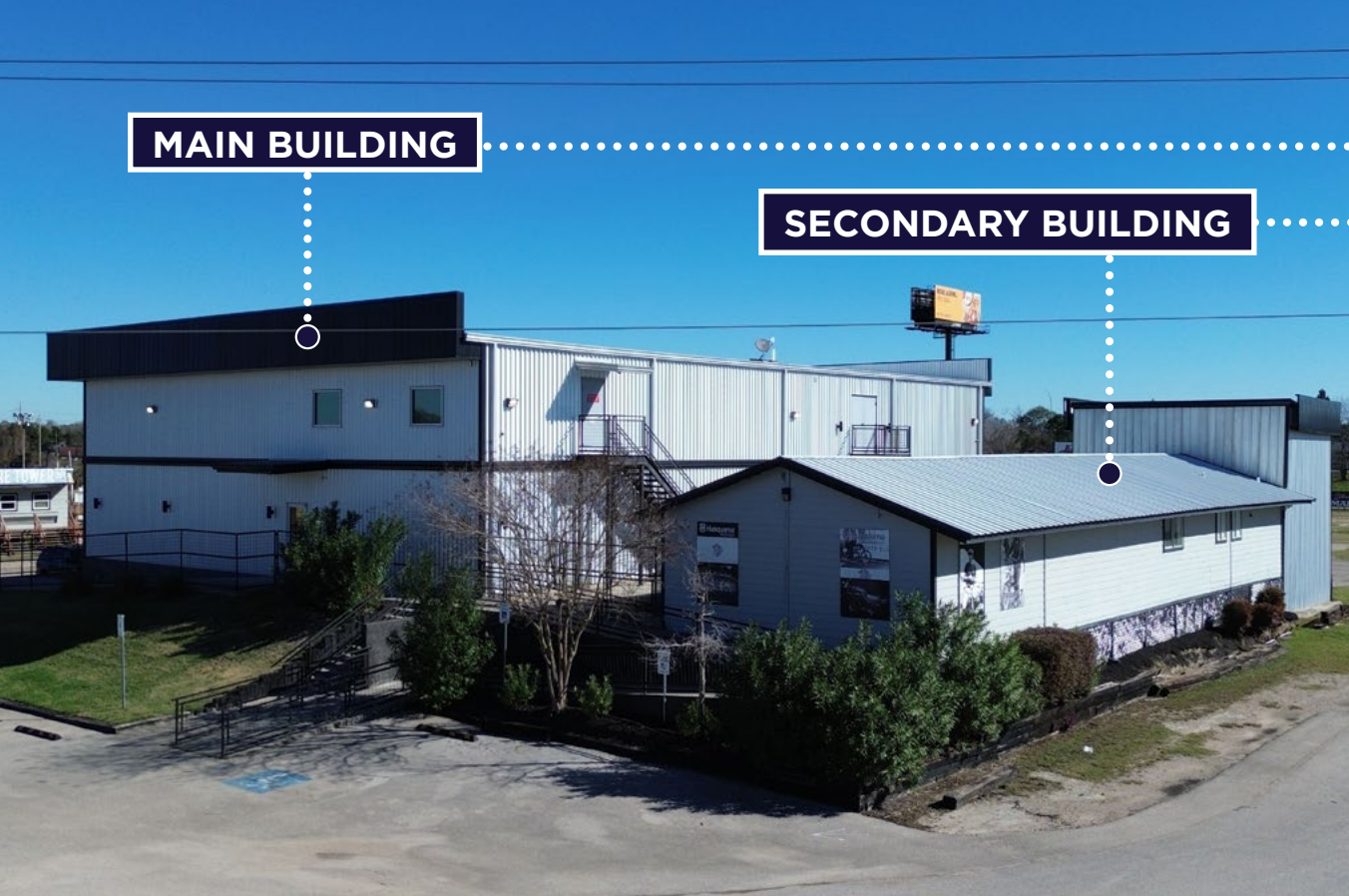
# SITE PLAN

















**SMG  
BOATS**

**15102 I-45**

**3 PALMS ACTION  
SPORTS PARK**

**CONROE ADULT  
SOCCER LEAGUE**

**171,010 VPD**



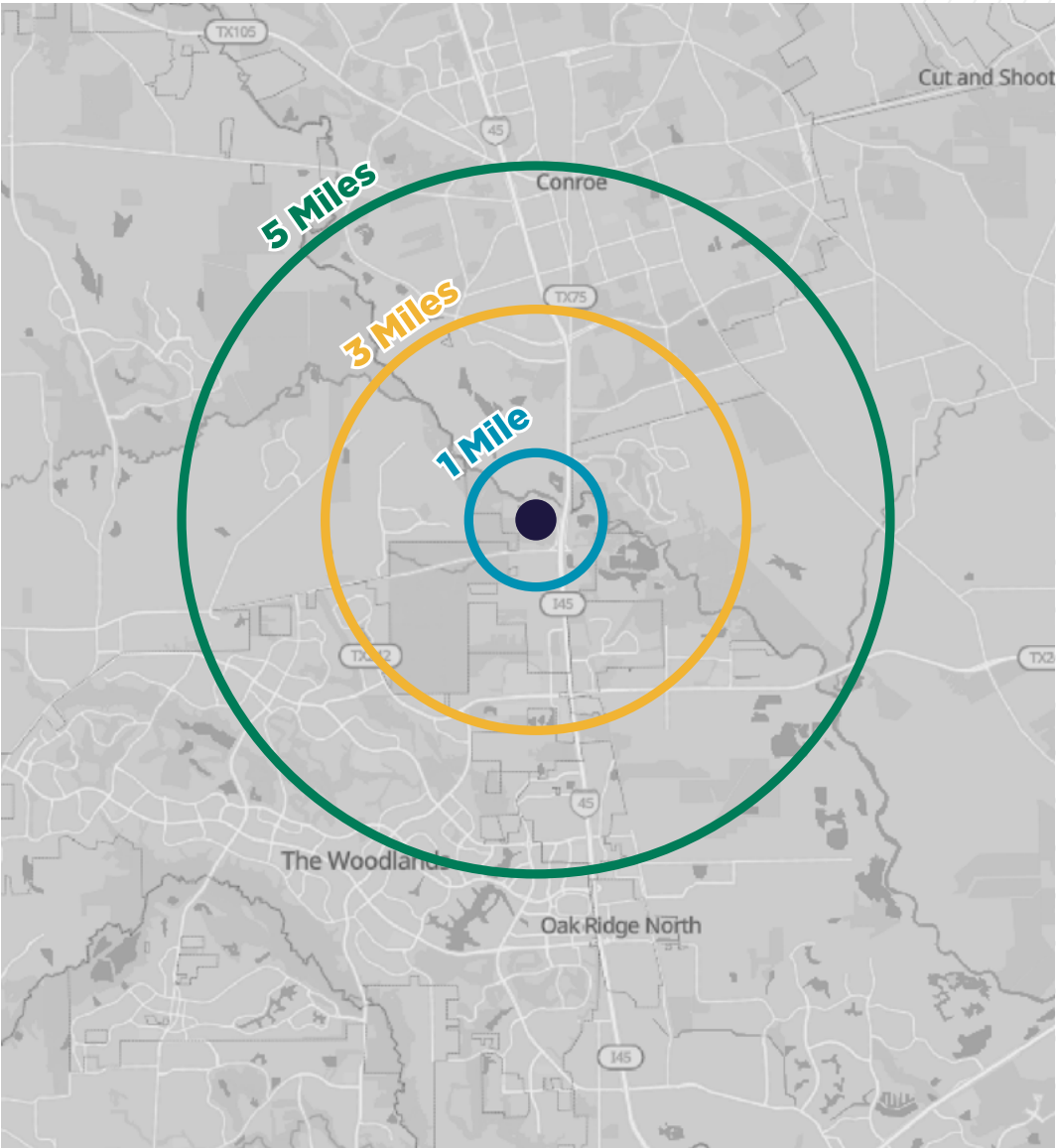


15102 I-45

CONROE, TX 77384

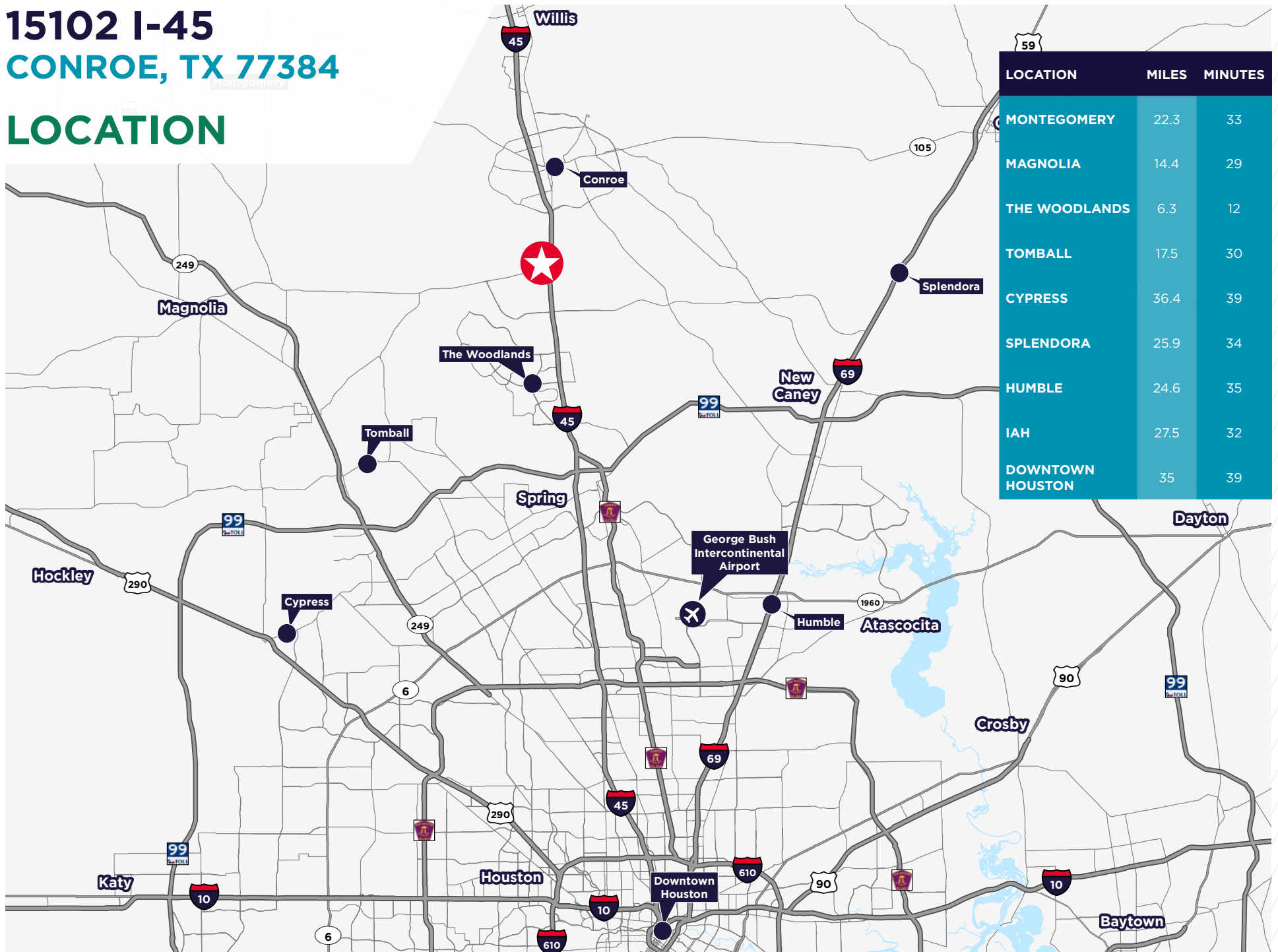
DEMOGRAPHICS

AREA DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2024 POPULATION	4,619	41,769	112,389
ANNUAL GROWTH 2024 - 2029	4.6%	4.4%	4.5%
2024 HOUSEHOLDS	2,091	15,971	41,804
ANNUAL GROWTH 2024 - 2029	4.6%	4.5%	4.6%
AVERAGE HOUSEHOLD INCOME	\$127,829	\$124,881	\$122,297
PERCENT OWNER- OCCUPIED UNITS	63%	63%	64%
MEDIAN AGE	36.9	37.8	38.2
BACHELOR'S DEGREE OR HIGHER	46%	46%	42%





## LOCATION





15102 I-45  
CONROE, TX 77384

WHY HOUSTON?



4.4%

UNEMPLOYMENT  
RATE



26.4%

ENERGY CAPITAL OF THE WORLD  
26.4% of the nation's jobs in oil &  
gas extraction are in Houston



57,397

JOBS ADDED YOY  
As of Q1 2025



+489  
New Residents  
Per Day

12.0%

POPULATION GROWTH  
Between 2019-2024



WELL-EDUCATED  
WORKFORCE WITH

13

Four-Year  
Universities

3

Tier 1  
Universities

30  
MINUTES  
Average Commute Time

4  
HOUR FLIGHT  
From Houston to  
Every Major Metro Market

26  
MINUTE DRIVE  
From IAH to  
Downtown

15  
MINUTE DRIVE  
From Hobby to  
Downtown

50  
NON-STOP  
INTERNATIONAL DESTINATIONS

230  
TOTAL DESTINATIONS  
Out of Houston



#2

IN THE COUNTRY FOR  
YOY JOB GROWTH

AMONG LARGEST U.S. METROS

For Year-Over-Year Job Growth (1.3%)



#10

AMERICA'S BEST CITIES



#1

U.S. PORT IN FOREIGN  
WATERBORNE TONNAGE



0%

STATE AND LOCAL  
INCOME TAX



39

FORTUNE 1000  
COMPANIES HQ'S



**FOR MORE INFORMATION, CONTACT:**

**JACK SULLIVAN**

Director  
Brokerage  
+1 713 805 0709  
[jack.sullivan@cushwake.com](mailto:jack.sullivan@cushwake.com)

**BRUCE VEYNA II**

Senior Associate  
Brokerage  
+1 713 822 1839  
[bruce.veyna@cushwake.com](mailto:bruce.veyna@cushwake.com)

**KRISTOPHER VON HOHN**

Director  
Brokerage  
+1 713 331 1777  
[kristopher.vonhohn@cushwake.com](mailto:kristopher.vonhohn@cushwake.com)

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

