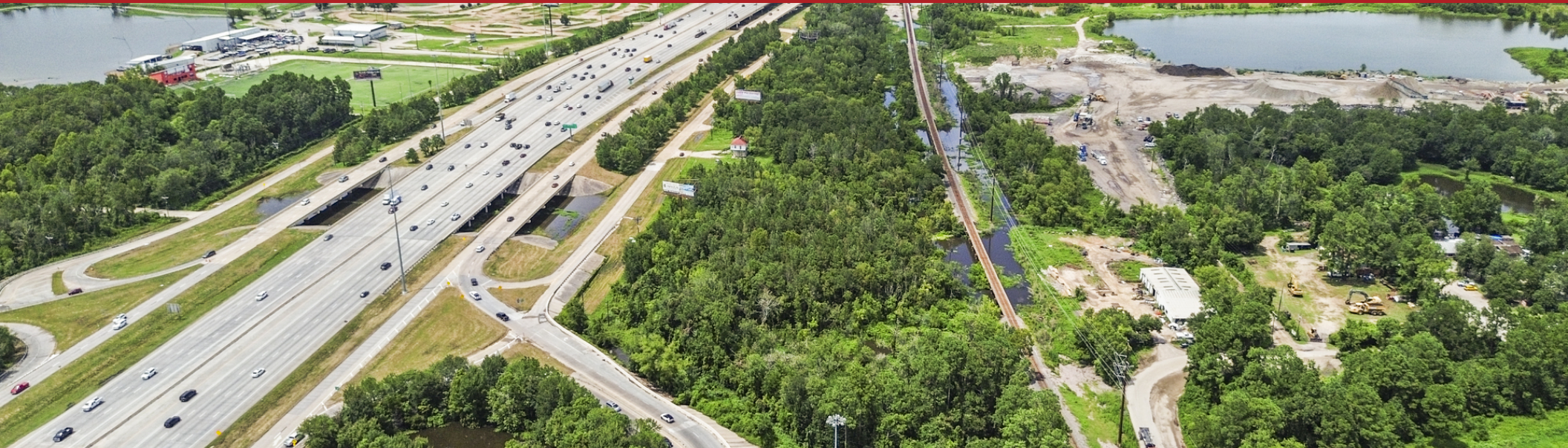


# LAND LEASE I-45 & FM 1488

14815 I-45, CONROE, TX 77385

PROPERTY SUMMARY | LAND

FOR LEASE: \$1,000.00 PER MONTH (GROSS)



## PROPERTY DESCRIPTION

- 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

## LOCATION DESCRIPTION

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

## OFFERING SUMMARY

Lease Rate:	\$1,000.00 per month (Gross)
Available SF:	1.5 Acres
Lot Size:	1.5 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	36	544	1,997
Total Population	83	1,171	4,575
Average HH Income	\$133,335	\$130,107	\$130,969

ADAM OLSEN, CCIM

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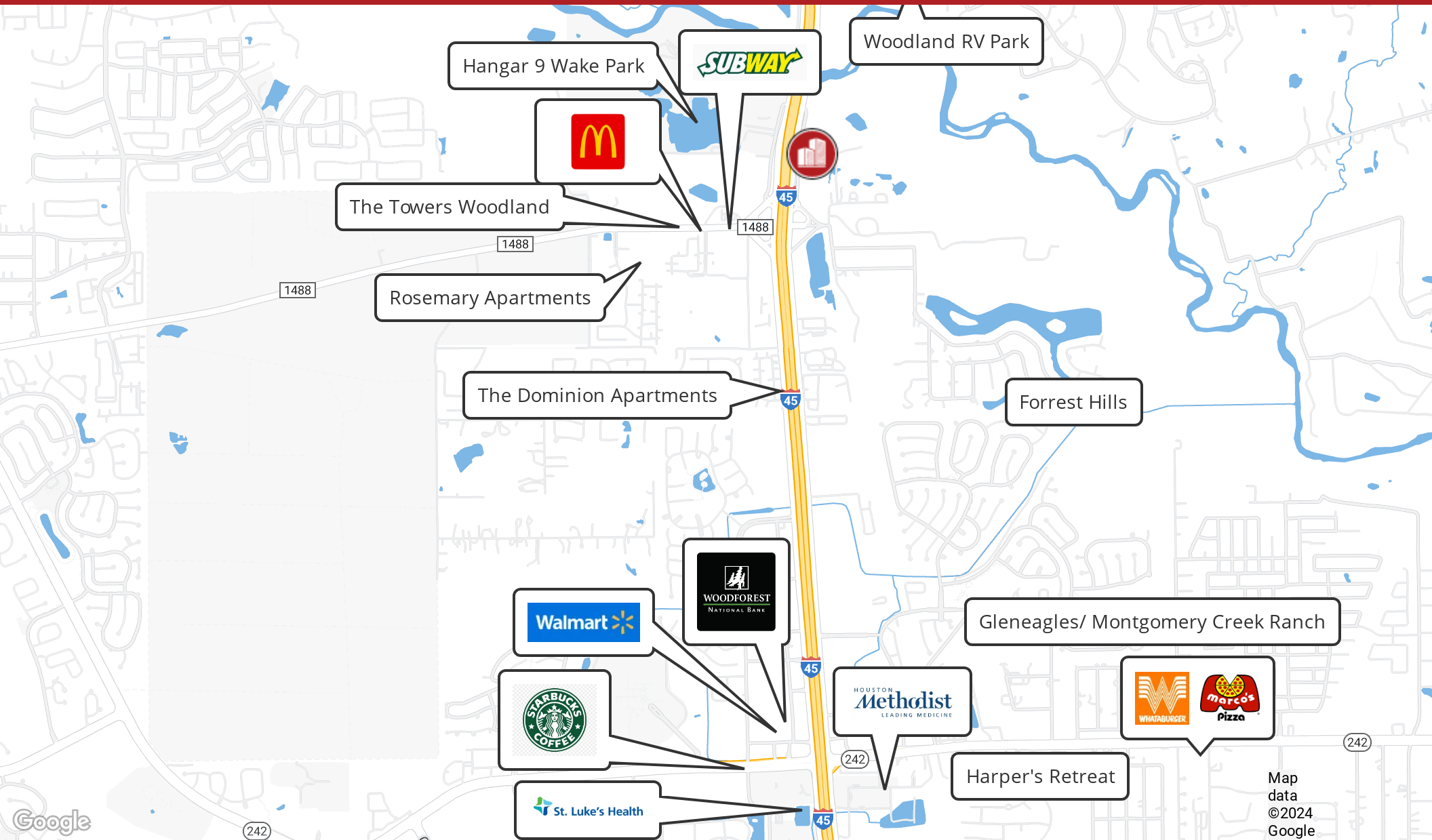
2800 Post Oak Blvd, Suite 4100, Houston, TX 77056

# LAND LEASE I-45 & FM 1488

14815 I-45, CONROE, TX 77385

RETAILER MAP | LAND

FOR LEASE: \$1,000.00 PER MONTH (GROSS)



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Map  
data  
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Google

# LAND LEASE I-45 & FM 1488

14815 I-45, CONROE, TX 77385

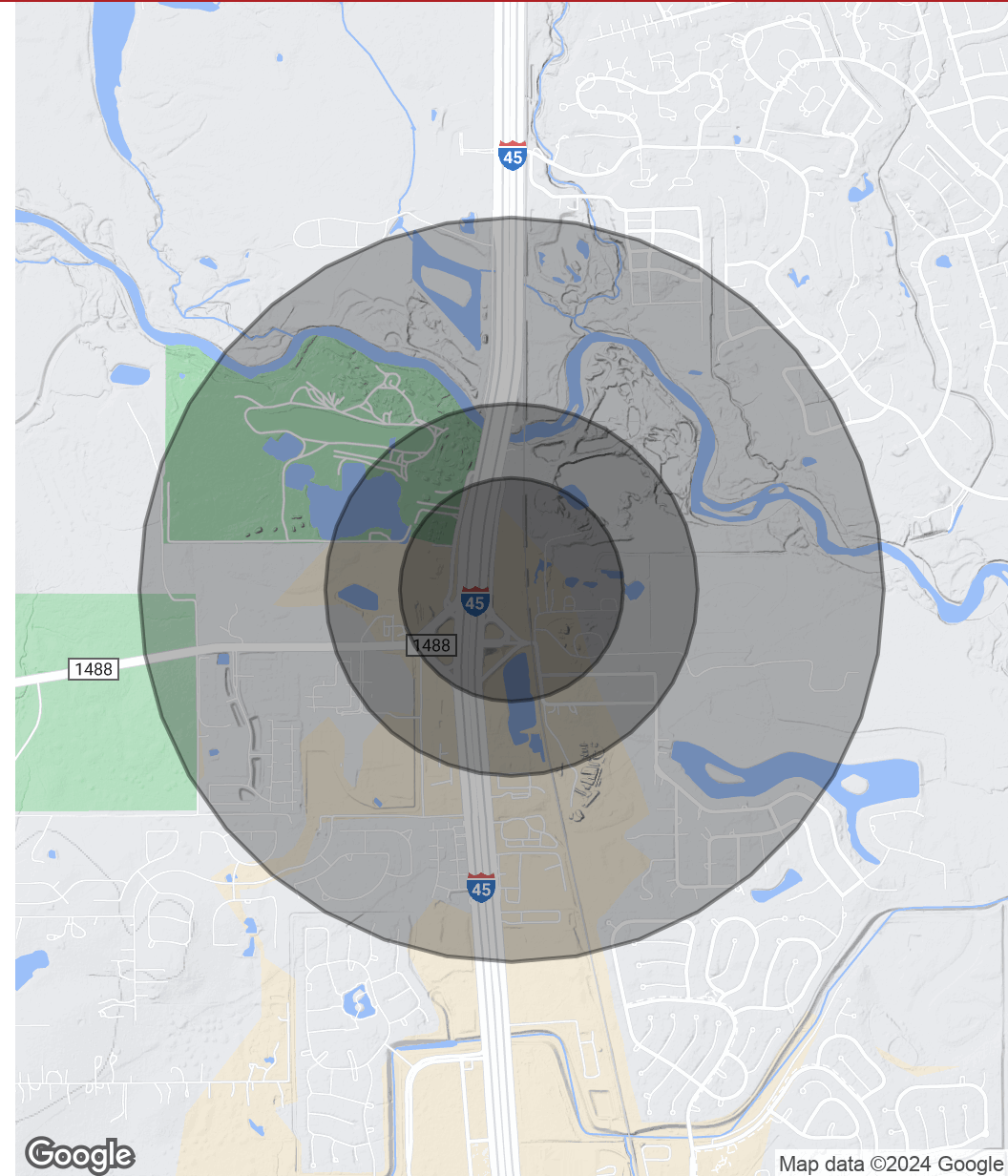
FOR LEASE: \$1,000.00 PER MONTH (GROSS)

DEMOGRAPHICS MAP & REPORT | LAND

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	83	1,171	4,575
Average Age	37	37	39
Average Age (Male)	36	36	38
Average Age (Female)	38	38	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	36	544	1,997
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$133,335	\$130,107	\$130,969
Average House Value	\$762,153	\$795,613	\$707,073

Demographics data derived from AlphaMap



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