

OFFICE LEASE I-45 & FM 1488

14815 I-45, CONROE, TX 77385

PROPERTY SUMMARY | LAND

FOR LEASE: \$2,500.00 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 accesibility from I-45, these three parcels offer prime commercial opportunities with high traffic exposure, positioned near many major retailers.

OFFERING SUMMARY

Lease Rate:	\$2,500.00 per month (Gross)
Available SF:	0.5 Acres
Lot Size:	0.5 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	95	544	1,997
Total Population	211	1,171	4,575
Average HH Income	\$131,902	\$130,107	\$130,969

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To Schedule A Showing Call 713.538.1638

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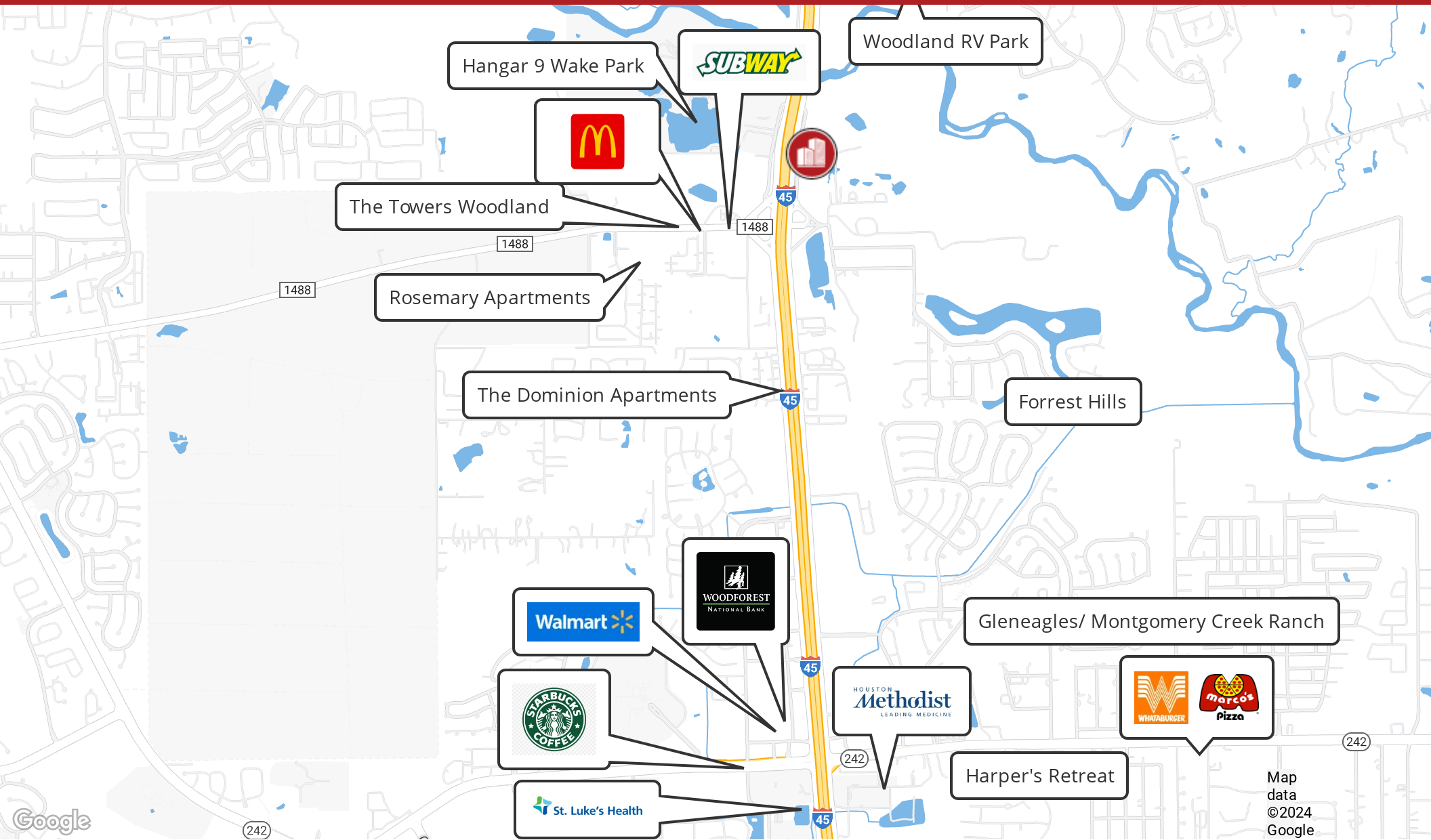
2800 Post Oak Blvd, Suite 4100, Houston, TX 77056

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RETAILER MAP | LAND

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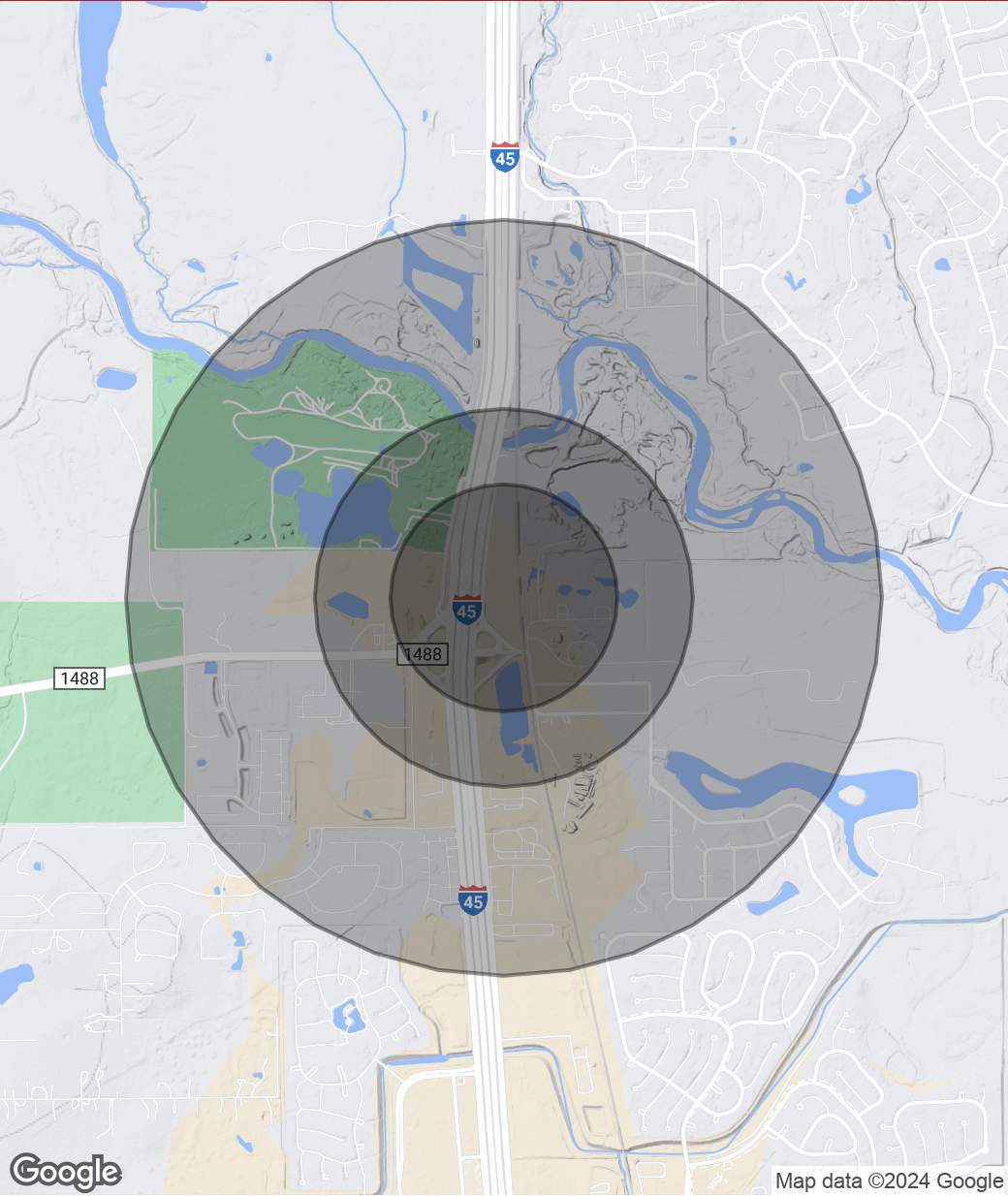
DEMOGRAPHICS MAP & REPORT | LAND

FOR LEASE: \$2,500.00 PER MONTH (GROSS)

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	211	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	95	544	1,997
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$131,902	\$130,107	\$130,969
Average House Value	\$782,440	\$795,613	\$707,073

Demographics data derived from AlphaMap



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