

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

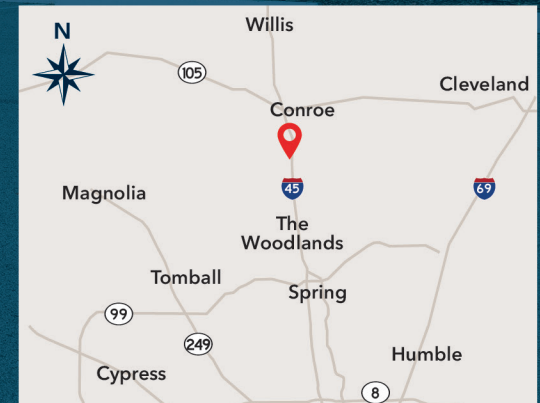
- Building: 44,013 SF
- Land: 4 acres

TRAFFIC

- 126,000 at I-45 & FM 1488

AVAILABLE

7,803 SF • 7,558 SF • 5,126 SF • 3,320 SF
3,319 SF • 3,319 SF • 3,319 SF



1488 Crossing

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

LEASING INFORMATION

Kate Davis

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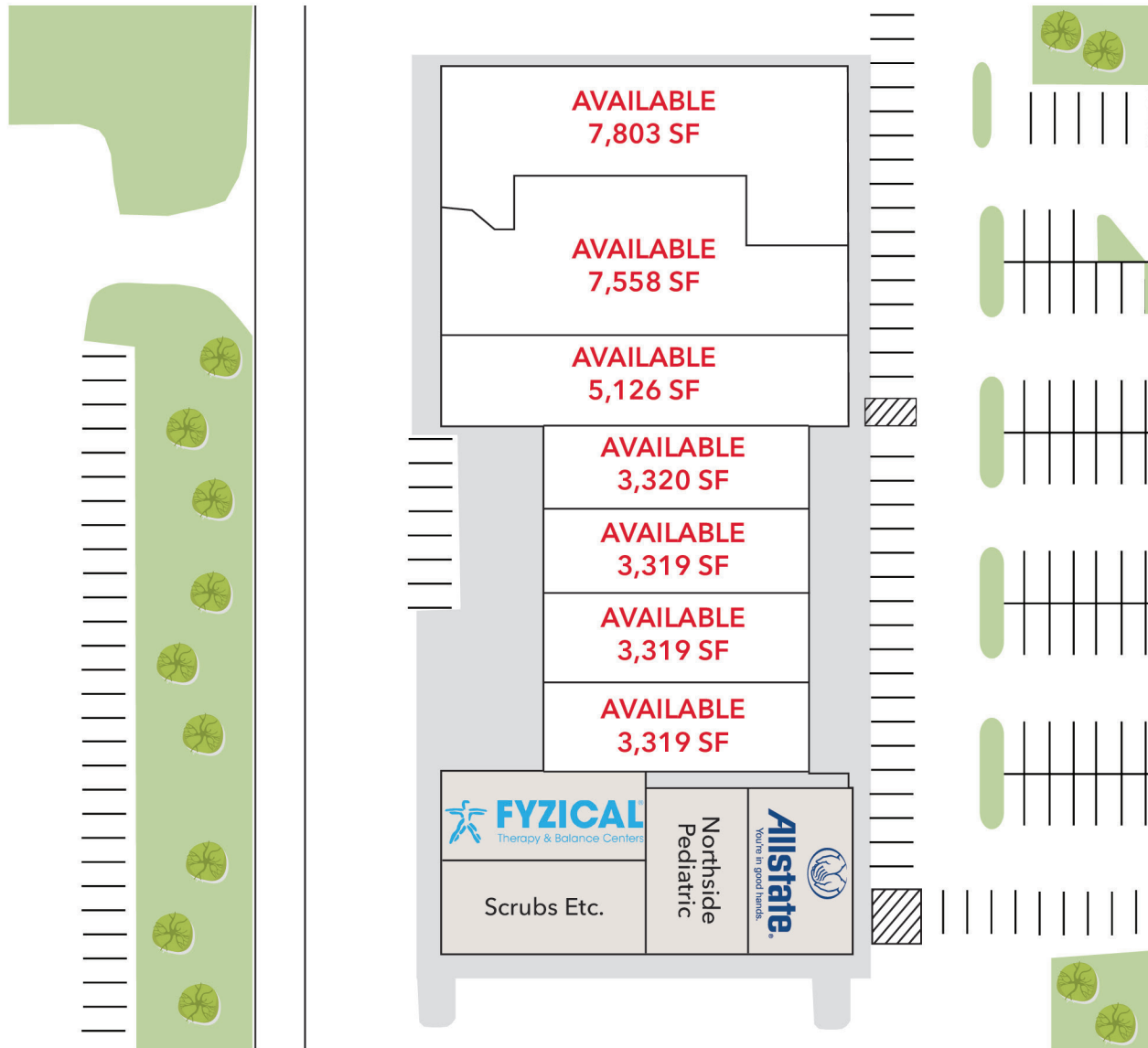
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DEMOGRAPHICS

TRADE AREA BY BLOCK GROUPS

RADIUS	1 MILE	2 MILE	5 MILE
 Population			
2023 Projection	5,913	16,244	118,552
2018 Estimate	5,046	13,952	101,693
2010 Census	3,724	10,991	79,060
Growth 2018 - 2023	17.18%	16.43%	16.58%
Growth 2010 - 2018	35.50%	26.94%	28.63%
 2018 Population by Age			
Median Age	43.00	41.00	38.50
Average Age	42.90	40.60	38.10
 2018 Population by Occupation			
Civilian Employed	2,522 60.67%	7,031 62.86%	50,552 63.50%
Civilian Unemployed	96 2.31%	306 2.74%	2,073 2.60%
Civilian Non-Labor Force	1,533 36.88%	3,836 34.29%	26,905 33.80%
 2018 Population by Education			
High School Grad (Incl Equivalency)	915 23.47%	2,210 21.56%	12,705 17.73%
Some College, No Degree	1,066 27.35%	3,155 30.78%	17,692 24.69%
Associate Degree	184 4.72%	504 4.92%	4,144 5.78%
Bachelor Degree	880 22.58%	2,225 21.71%	18,961 26.46%
Advanced Degree	663 17.01%	1,446 14.11%	9,906 13.82%
 Households			
Average Household Size	2.10	2.40	2.70
# of Households 2023 Projection	2,799	6,656	43,400
# of Households 2018 Estimate	2,394	5,723	37,287
 Income			
2018 Avg Household Income	\$101,790	\$107,776	\$116,885
2018 Med Household Income	\$85,361	\$88,272	\$87,226





SITE PLAN

- AVAILABLE
- LEASE PENDING
- EXECUTED

TENANT / SQ FT

1. Allstate / 2,351
2. Northside Pediatrics / 2,340
3. Fyzical / 2,416
4. Scrubs / 2,615

TOTAL GLA

- Building: 44,013 SF
- Land: 4 acres