

# DAVIS

## HOLDINGS

# 1488 Crossing

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

## LEASING INFORMATION

Kate Davis

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☎ **713.659.3131, ext. 111**

## 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

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

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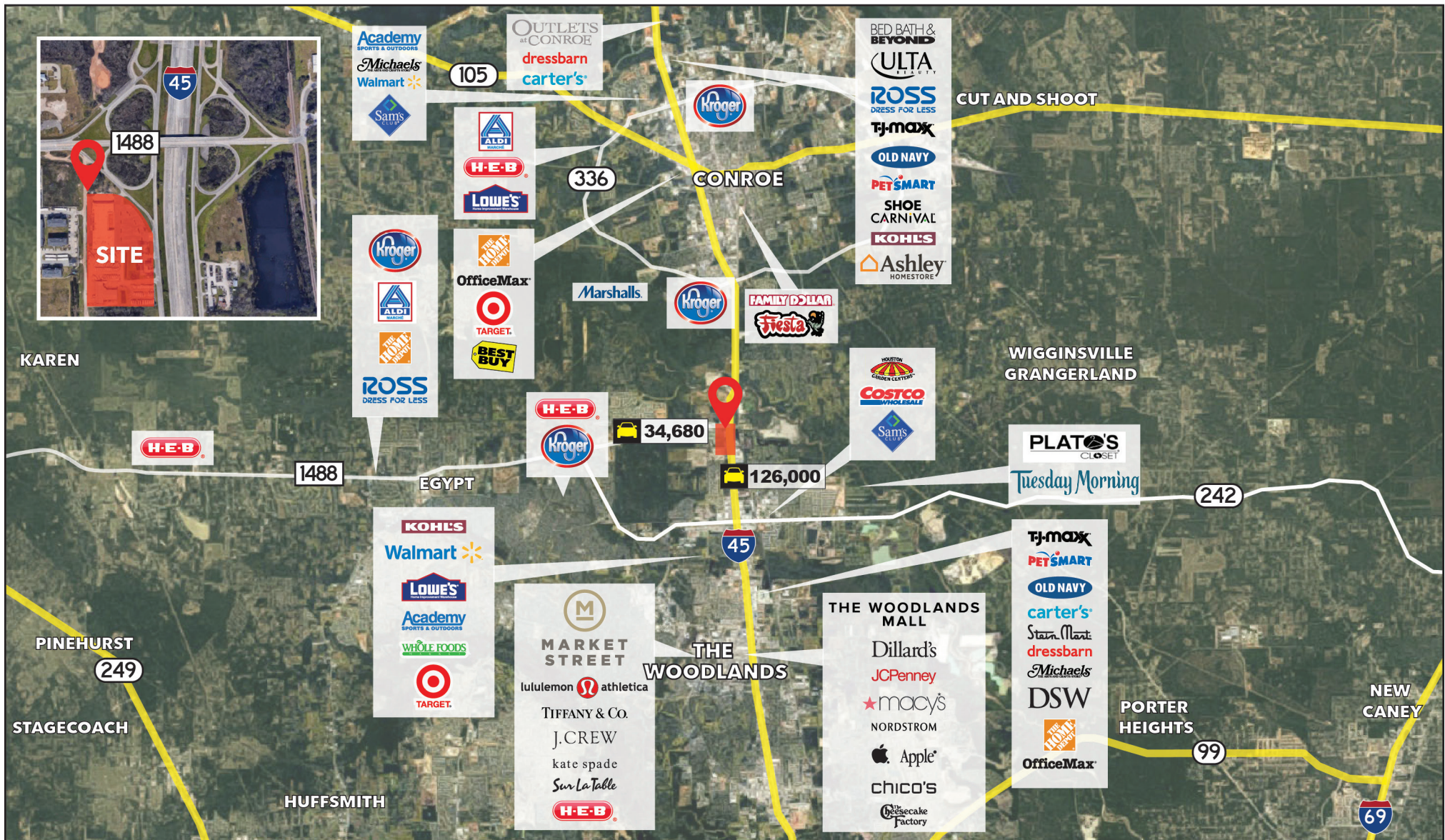
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DEMOGRAPHICS

TRADE AREA BY  
BLOCK GROUPS

RADIUS	1 MILE		2 MILE		5 MILE	
 <b>Population</b>						
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%	
 <b>2018 Population by Age</b>						
Median Age	43.00		41.00		38.50	
Average Age	42.90		40.60		38.10	
 <b>2018 Population by Occupation</b>						
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%
 <b>2018 Population by Education</b>						
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%
 <b>Households</b>						
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	
 <b>Income</b>						
2018 Avg Household Income	\$101,790		\$107,776		\$116,885	
2018 Med Household Income	\$85,361		\$88,272		\$87,226	



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### SITE PLAN

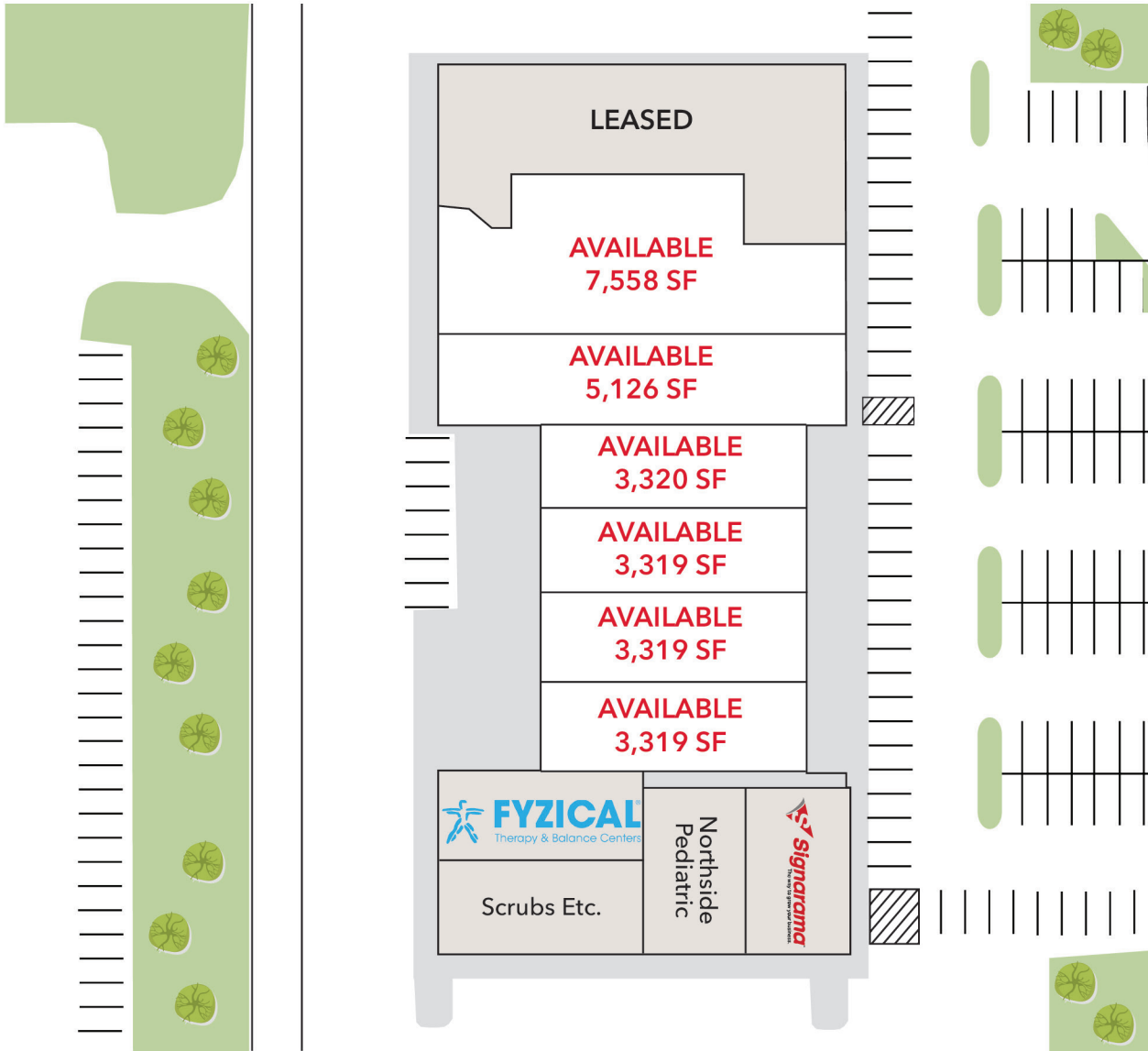
- AVAILABLE
- LEASE PENDING
- EXECUTED

#### TENANT / SQ FT

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

#### TOTAL GLA

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



This site plan rendering is provided to depict the general size and location of the building(s), property grounds, parking areas and amenities. Davis Bros. reserves the right to alter the aforementioned. Tenant names are subject to change without notice.