

DAVIS

HOLDINGS

1488 Crossing

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

LEASING INFORMATION

Kate Davis

✉ kdavis@davisholdingslp.com 🌐 davisholdingslp.com

☎ **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

PAD SITE 1
Suitable for 2,000 SF Building

PAD SITE 2
Land: Up to 1 Acre

TRAFFIC

- 140,244 at I-45 & FM 1488



AVAILABLE

5,126 SF | 7,558 SF | 7,803 SF &
2 PAD SITES ~ BUILD TO SUIT/GROUND LEASE

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DEMOGRAPHICS

TRADE AREA BY
BLOCK GROUPS



RADIUS

1 MILE

2 MILE

5 MILE



Population

| | | | |
|--------------------|--------|--------|---------|
| 2025 Projection | 6,031 | 16,711 | 122,364 |
| 2020 Estimate | 5,266 | 14,678 | 107,306 |
| 2010 Census | 3,696 | 11,010 | 79,043 |
| Growth 2020 - 2025 | 14.53% | 13.85% | 14.03% |
| Growth 2010 - 2020 | 42.48% | 33.32% | 35.76% |



2020 Population by Age

| | | | |
|-------------|-------|-------|-------|
| Median Age | 43.00 | 41.00 | 38.50 |
| Average Age | 42.90 | 40.60 | 38.10 |



2020 Population by Occupation

| | | | | | | |
|--------------------------|-------|--------|-------|--------|--------|--------|
| Civilian Employed | 2,649 | 61.16% | 7,399 | 63.19% | 53,061 | 63.57% |
| Civilian Unemployed | 55 | 1.27% | 202 | 1.73% | 1,834 | 2.20% |
| Civilian Non-Labor Force | 1,622 | 37.45% | 4,098 | 35.00% | 28,473 | 34.11% |



2020 Population by Education

| | | | | | | |
|-------------------------------------|-------|--------|-------|--------|--------|--------|
| Some High School, No Diploma | 195 | 4.76% | 734 | 6.80% | 8,491 | 11.21% |
| High School Grad (Incl Equivalency) | 962 | 23.49% | 2,317 | 21.46% | 13,422 | 17.72% |
| Some College, No Degree | 1,123 | 27.42% | 3,317 | 30.72% | 18,865 | 24.90% |
| Associate Degree | 194 | 4.74% | 523 | 4.84% | 4,343 | 5.73% |
| Bachelor Degree | 921 | 22.49% | 2,365 | 21.90% | 20,141 | 26.58% |
| Advanced Degree | 700 | 17.09% | 1,543 | 14.29% | 10,503 | 13.86% |



Households

| | | | |
|-----------------------------|-------|-------|--------|
| 2020 Average Household Size | 2.10 | 2.40 | 2.70 |
| 2025 Projection | 2,858 | 6,804 | 44,643 |
| 2020 Estimate | 2,507 | 5,991 | 39,233 |



Income

| | | | |
|---------------------------|-----------|-----------|-----------|
| 2020 Avg Household Income | \$109,134 | \$114,420 | \$119,759 |
| 2020 Med Household Income | \$91,588 | \$93,737 | \$91,307 |

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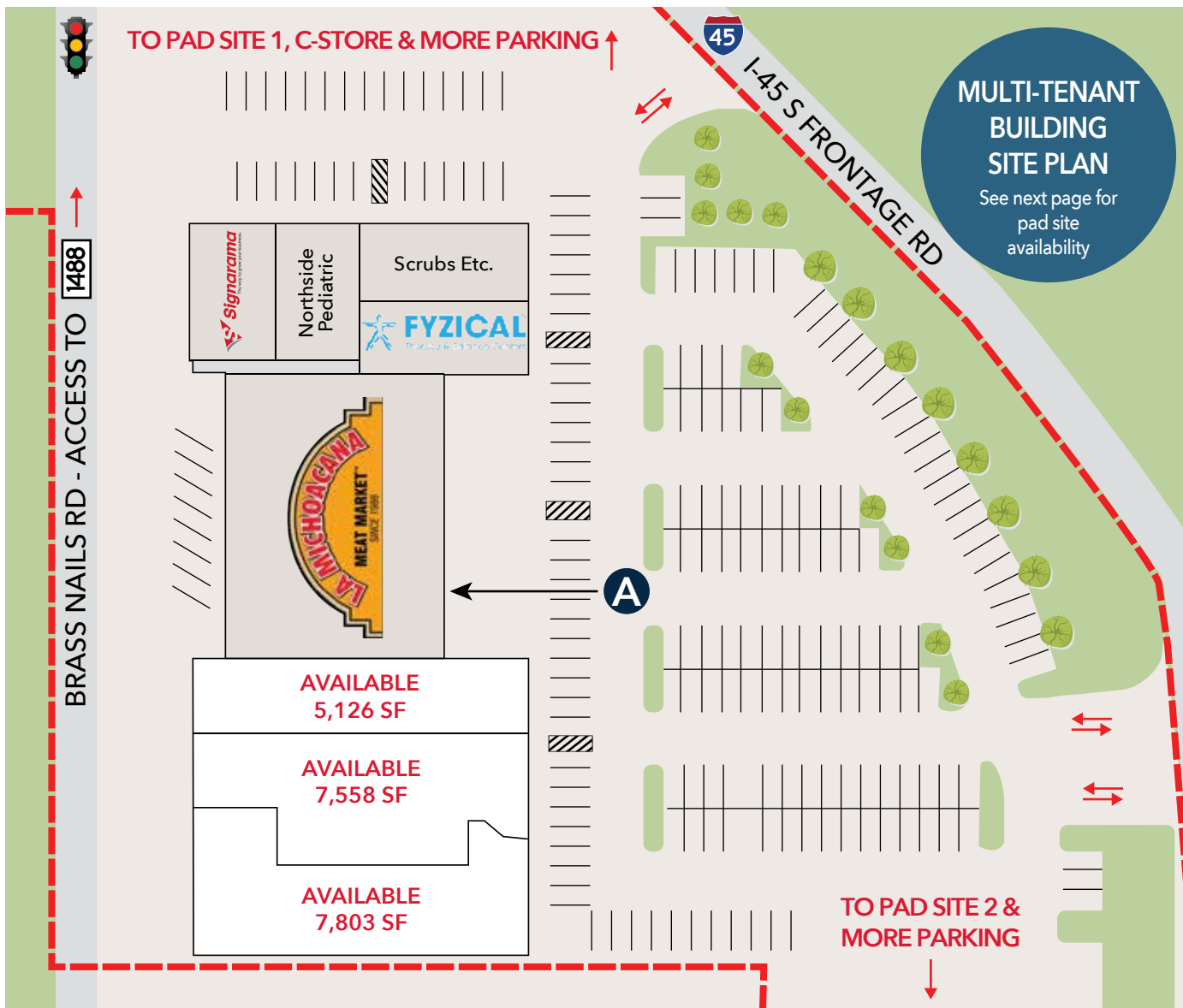
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SITE PLAN

TENANT / SQ FT

Building A

1. Fyzical / 2,416
2. La Michoacana / 13,277
3. Northside Pediatrics / 2,340
4. Scrubs / 2,615
5. Signarama / 2,351

AVAILABLE

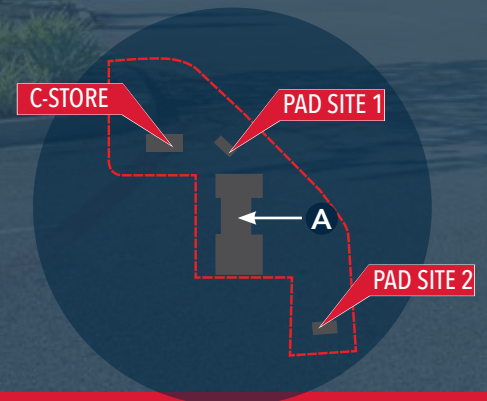
- Pad Site 1
- Pad Site 2
- Space in Building A (see left)

PARKING*

- 207 Spots
- 4.71/1,000 SF Parking Ratio
- * Parking & GLA not including pad sites

ENTIRE SITE

Inset below: 1488 Crossing & 3 pad sites



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.

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RESIDENTIAL DEVELOPMENTS

ACTIVE PLANNED COMMUNITIES

| | | |
|--------------|--------------------------|------------------|
| 1 | The Woodlands Part 11 | 4,600 Lots |
| 2 | Water Crest | 800 Lots |
| 3 | Greystone Hills | 750 Lots |
| 4 | Conroe Waterfront Center | 350 Multi-family |
| 5 | Woodforest | 5,500 Lots |
| 6 | Fosters Ridge | 1,600 Lots |
| 7 | Grand Central Park | 2,600 Lots |
| 8 | Stewart's Forest | 646+ Lots |
| 9 | Jacobs Reserve | 1,000+ Lots |
| 10 | The Forest | TBD |
| TOTAL | | 17,876 |

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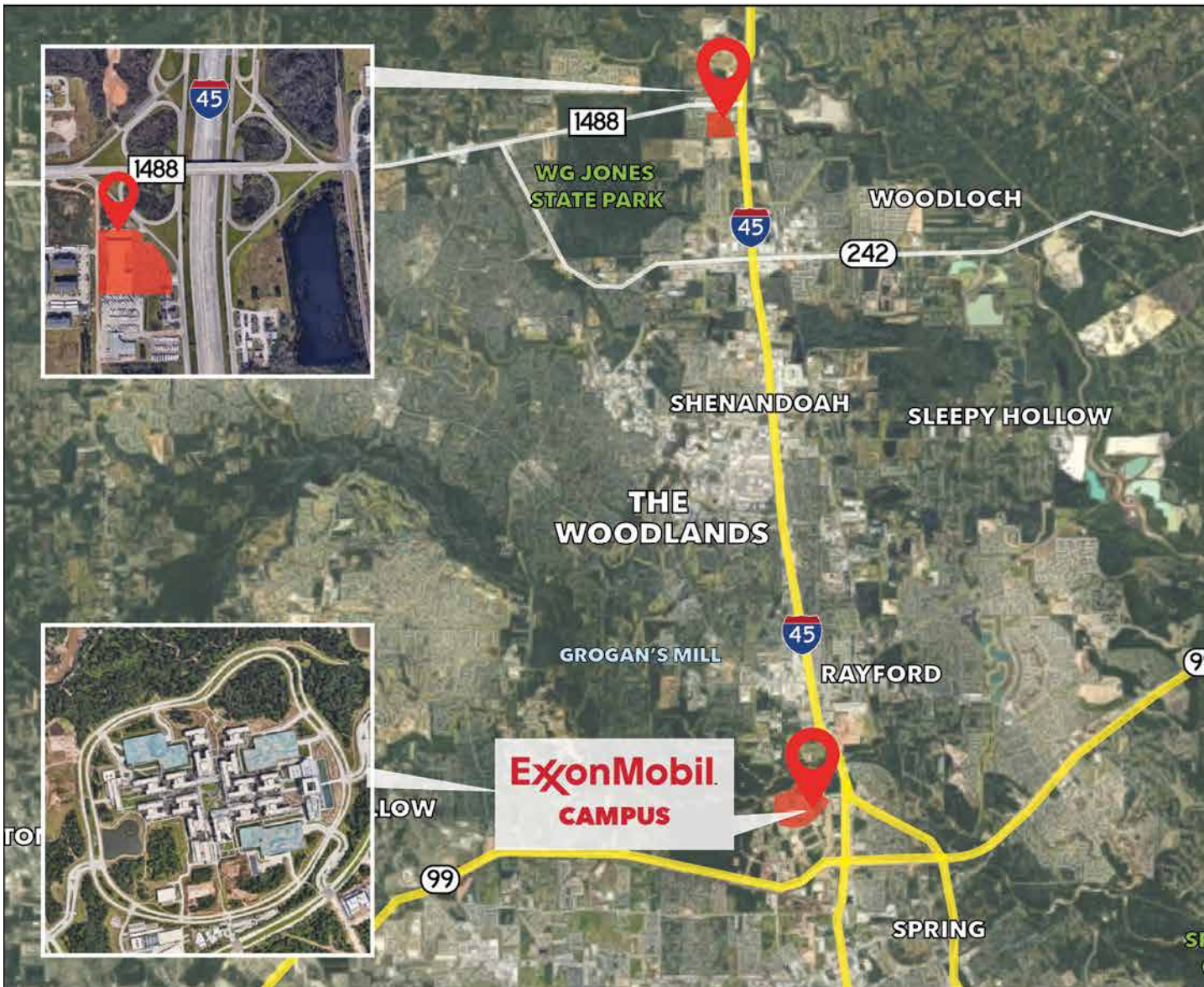
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EXXONMOBIL CAMPUS

ExxonMobil Moving 1,600 XTO Energy Employees To Houston's Springwoods Campus by 2020

ExxonMobil plans to move 1,600 jobs from its Fort Worth-based business line XTO Energy to its campus in Springwoods Village over the next two years.

The relocation will occur in two phases—1,200 people moved to the Spring campus in summer 2018 and another 400 will transfer in 2020.

Before the move, about 9,000 people worked at the North Houston campus.

Currently about 10,200 people work at the North Houston campus, which is located just 10.8 miles from 1488 Crossing.