

# 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

## MULTI-TENANT RETAIL/WAREHOUSE BUILDING FOR LEASE + 2 PAD SITES



### 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

1ST GEN RETAIL: 2,415 SF • 2,415 SF

2ND GEN RETAIL: 7,712 SF

1ST GEN RETAIL / WAREHOUSE: 7,648 SF • 9,864 SF • 15,360 SF





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DEMOGRAPHICS

TRADE AREA BY  
BLOCK GROUPS

RADIUS	1 MILE		2 MILE		5 MILE	
<b>Population</b>						
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%	
<b>2020 Population by Age</b>						
Median Age	43.00		41.00		38.50	
Average Age	42.90		40.60		38.10	
<b>2020 Population by Occupation</b>						
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%
<b>2020 Population by Education</b>						
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%
<b>Households</b>						
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	
<b>Income</b>						
2020 Avg Household Income	\$109,134		\$114,420		\$119,759	
2020 Med Household Income	\$91,588		\$93,737		\$91,307	





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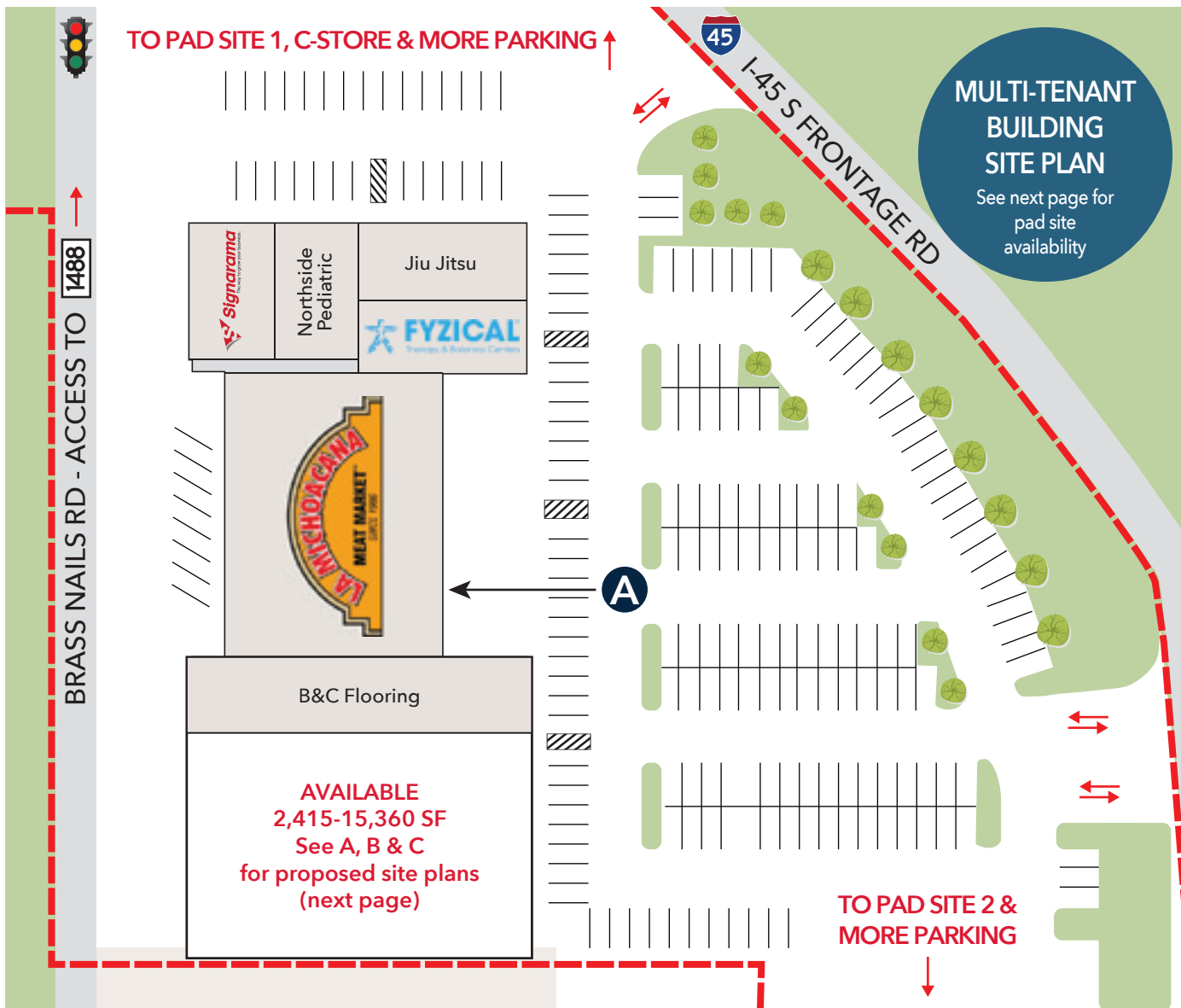
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## SITE PLAN: SPACE AVAILABLE

### TENANT / SQ FT

#### Building **A**

1. B&C Flooring / 5,127
2. Fyzical / 2,614
3. Jiu Jitsu / 2,615
4. La Michoacana / 13,277
5. Northside Pediatrics / 2,340
6. Signarama / 2,351

### AVAILABLE

- Pad Site 1
- Pad Site 2

### 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



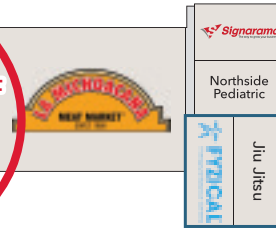
This site plan rendering is provided to depict the general size and location of the building(s), property grounds, parking areas and amenities. Davis Bros. reserves the right to alter the aforementioned. Tenant names are subject to change without notice.

### PROPOSED SITE PLANS

BUILDING

**A**

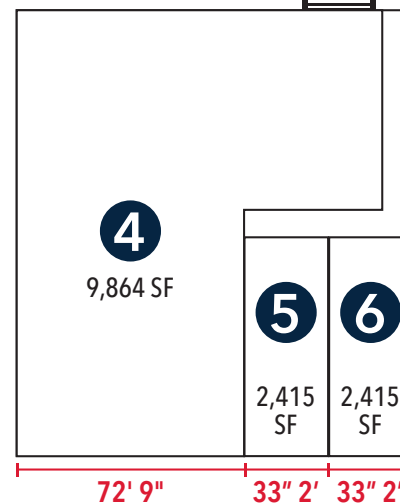
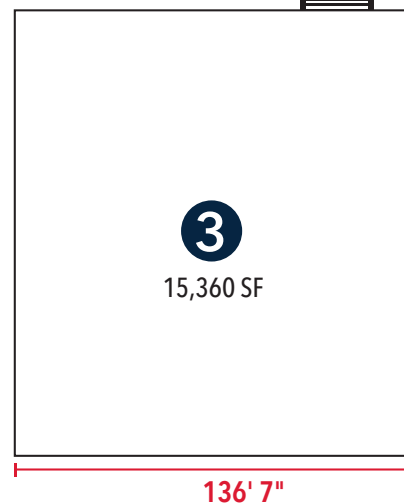
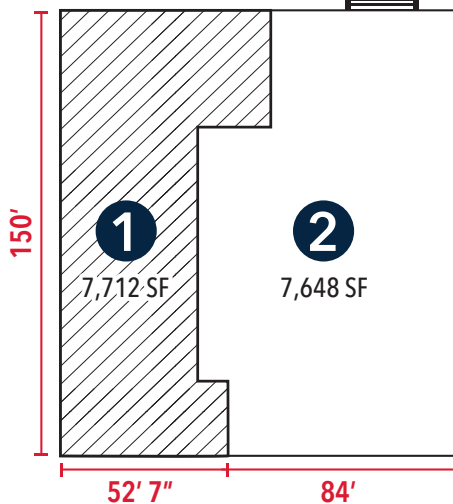
AVAILABLE  
2,415-15,360 SF  
See A, B & C  
for proposed  
site plans



### OPTION A

### OPTION B

### OPTION C



### TENANT / SQ FT

Building **A**

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### PARKING\*

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SPACE	CATEGORY	SF	\$/SF	SPACE	CATEGORY	SF	\$/SF
1	2nd Gen Retail	7,712	\$13	4	1st Gen Retail/Warehouse	9,864	\$12
2	1st Gen Retail/Warehouse	7,648	\$12	5	1st Gen Retail	2,415	\$22
3	1st Gen Retail/Warehouse	15,360	\$12	6	1st Gen Retail	2,415	\$22

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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	Stewarts Forest	646+ Lots
9	Jacobs Reserve	1,000+ Lots
10	The Forest	TBD
<b>TOTAL</b>		<b>17,876</b>



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### EXXONMOBIL CAMPUS

### ExxonMobil Moved 1,600 XTO Energy Employees to Springwoods Campus Proximate to 1488 Crossing

ExxonMobil moved 1,600 jobs from its Fort Worth-based business line XTO Energy to its campus in Springwoods Village.

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