

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

TRAFFIC

- 140,244 at I-45 & FM 1488

AVAILABLE

1st GEN RETAIL: 7,573 SF
2nd GEN RETAIL: 5,127 SF
2nd GEN RETAIL: 2,578 SF



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DEMOGRAPHICS

TRADE AREA BY
BLOCK GROUPS

RADIUS	1 MILE		3 MILE		5 MILE	
Population						
2028 Projection	6,066		46,869		124,084	
2023 Estimate	5,567		42,761		114,057	
2010 Census	3,821		27,185		79,838	
Growth 2023 - 2028	8.96%		9.61%		8.79%	
Growth 2010 - 2023	45.69%		57.30%		42.86%	
2023 Population by Age						
Median Age	42.50		39.80		38.80	
Average Age	42.60		39.40		38.70	
2023 Population by Occupation						
Civilian Employed	2,665	58.67%	21,616	63.70%	56,753	63.01%
Civilian Unemployed	109	2.40%	963	2.84%	2,456	2.73%
Civilian Non-Labor Force	1,768	38.93%	11,355	33.46%	30,855	34.25%
2020 Population by Education						
Some High School, No Diploma	308	7.30%	1,552	5.01%	7,579	9.31%
High School Grad (Incl Equivalency)	649	15.38%	5,386	17.39%	13,679	16.80%
Some College, No Degree	1,366	32.37%	9,148	29.53%	21,283	26.15%
Associate Degree	152	3.60%	1,794	5.79%	4,654	5.72%
Bachelor Degree	1,003	23.77%	8,109	6.18%	20,811	25.57%
Advanced Degree	742	17.58%	4,985	16.09%	13,395	16.46%
Households						
2023 Average Household Size	2.00		2.60		2.70	
2028 Projection	2,928		18,188		46,012	
2023 Estimate	2,692		16,610		42,270	
Income						
2023 Avg Household Income	\$119,972		\$130,570		\$132,130	
2023 Med Household Income	\$105,999		\$110,475		\$103,812	



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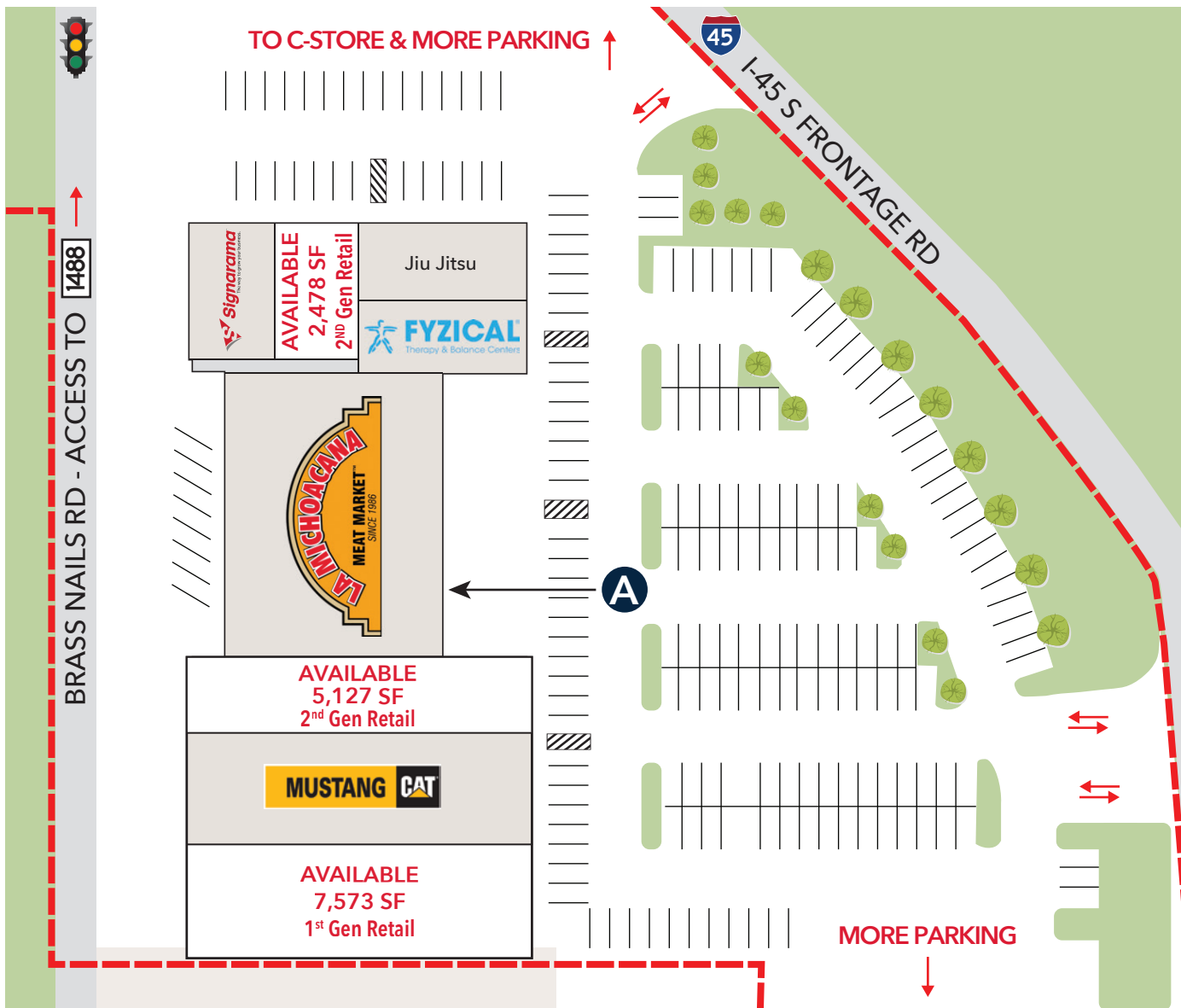
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SITE PLAN: SPACE AVAILABLE

TENANT / SQ FT

Building A

1. Fyzical / 2,614
2. Jiu Jitsu / 2,615
3. La Michoacana / 13,277
4. Mustang Cat / 7,578
5. Signalarama / 2,351

AVAILABLE

- Bldg A: 7,573 SF, 1st Gen Retail
- Bldg A: 5,127 SF, 2nd Gen Retail
- Bldg A: 2,748 SF, 2nd Gen Retail

PARKING*

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

ENTIRE SITE

Inset below



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



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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.