



mindcolor

FOR SALE: 15,386 SF FLEX / RETAIL SPACE

15102 I-45

CONROE, TX 77384
HOUSTON, MSA



CUSHMAN &
WAKEFIELD

15102 I-45
CONROE, TX 77384
FOR SALE

TWO BUILDINGS TOTALLING 15,386 SF
*(Main Building 13,786 SF &
Secondary Building 1,600 SF)*
ON 1.48 ACRES

PREMISES

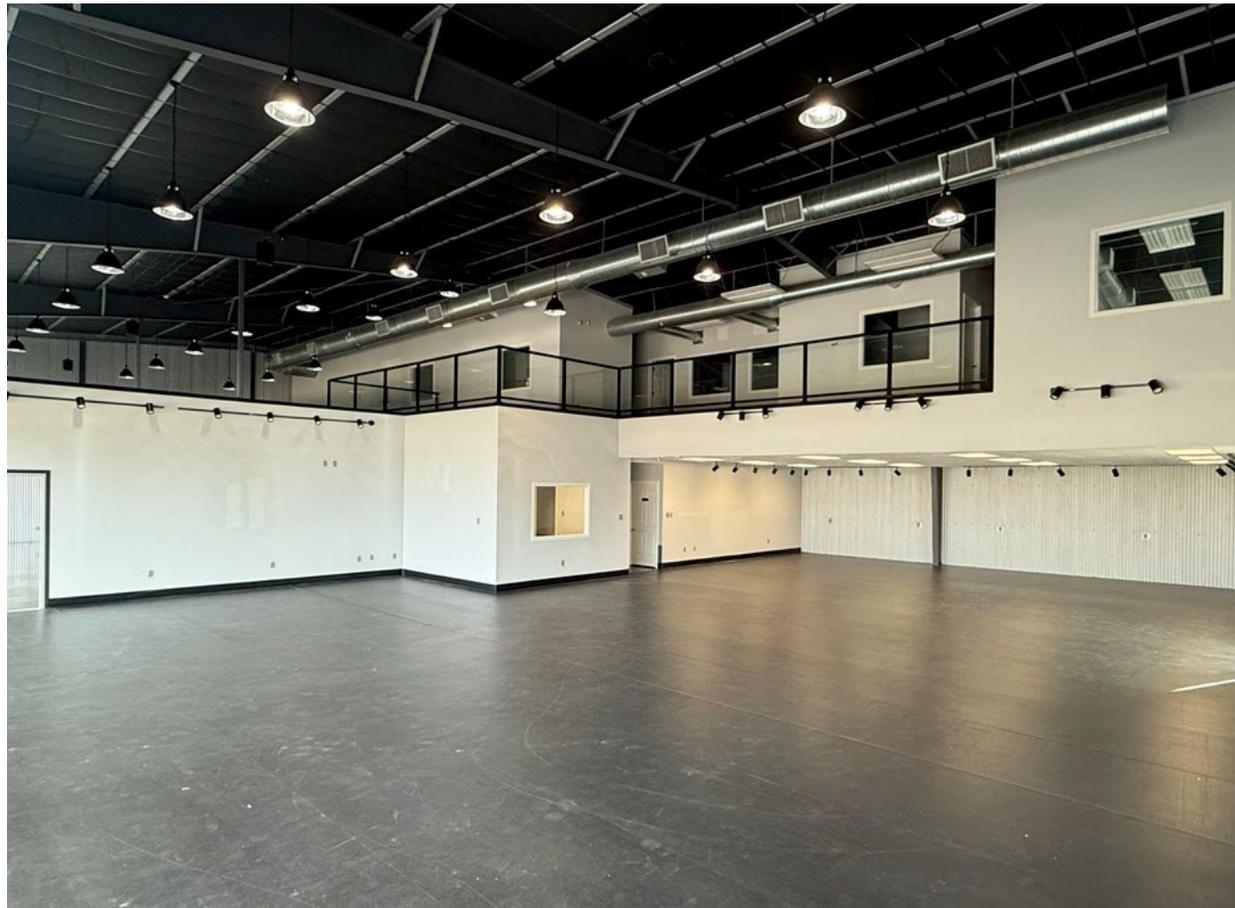
- Flex/Retail Space for Sale
- Built in 2016
- Visible from I 45
- Built Outside of the Floodway
- XX of HVAC units

MAIN BUILDING 13,786 SF

- 3,000 SF Main Showroom
- 1,300 SF Secondary Showroom
- 21' Eave Height
- Fully Air Conditioned
- 6 Offices
- Multiple Break Rooms
- 3 Restrooms

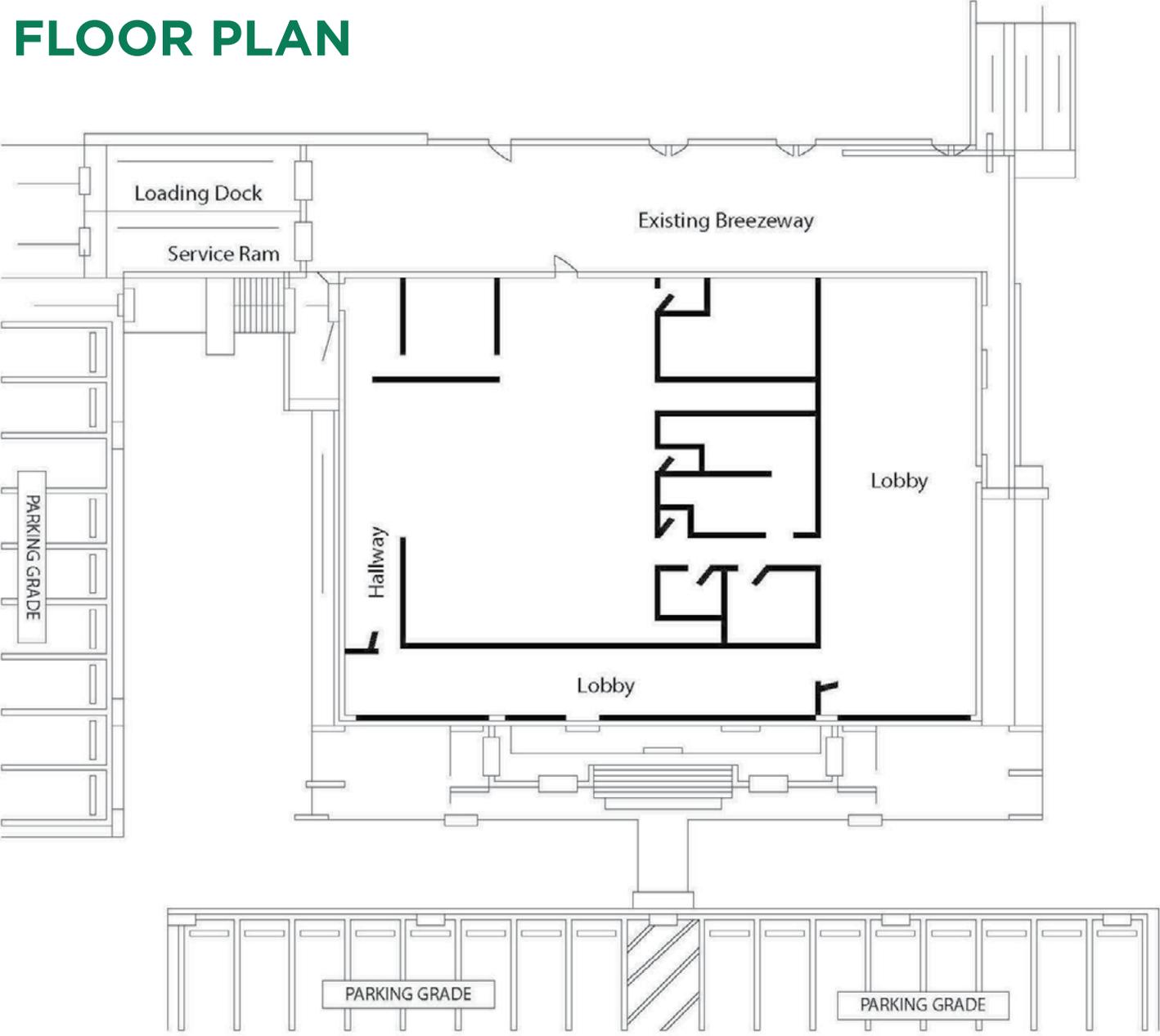
SECONDARY BUILDING 1,600 SF

- 2,000 SF
- 8' Eave Height
- Fully Air Conditioned
- 1 Restroom
- New Roof



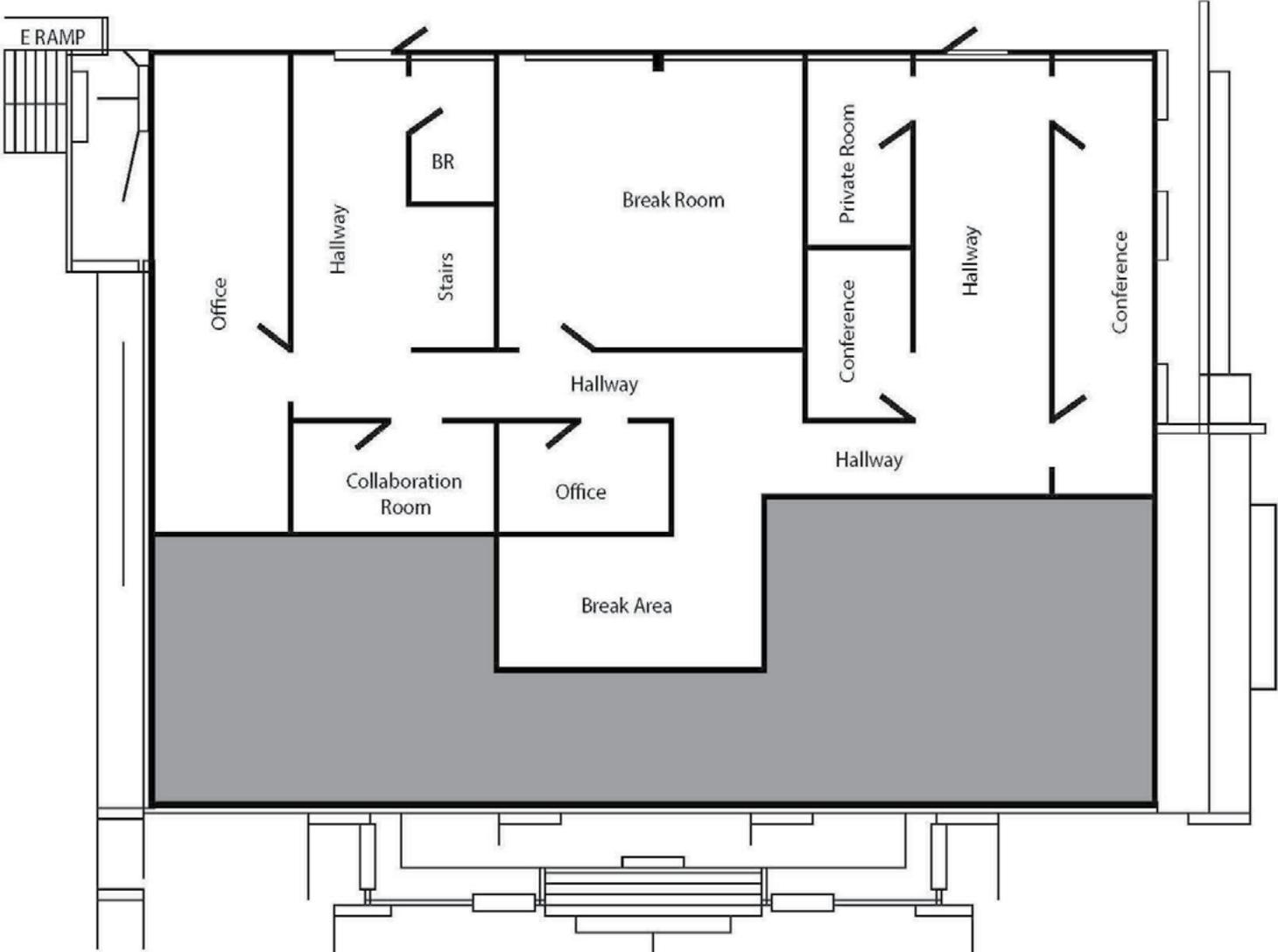
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LEVEL 1 FLOOR PLAN



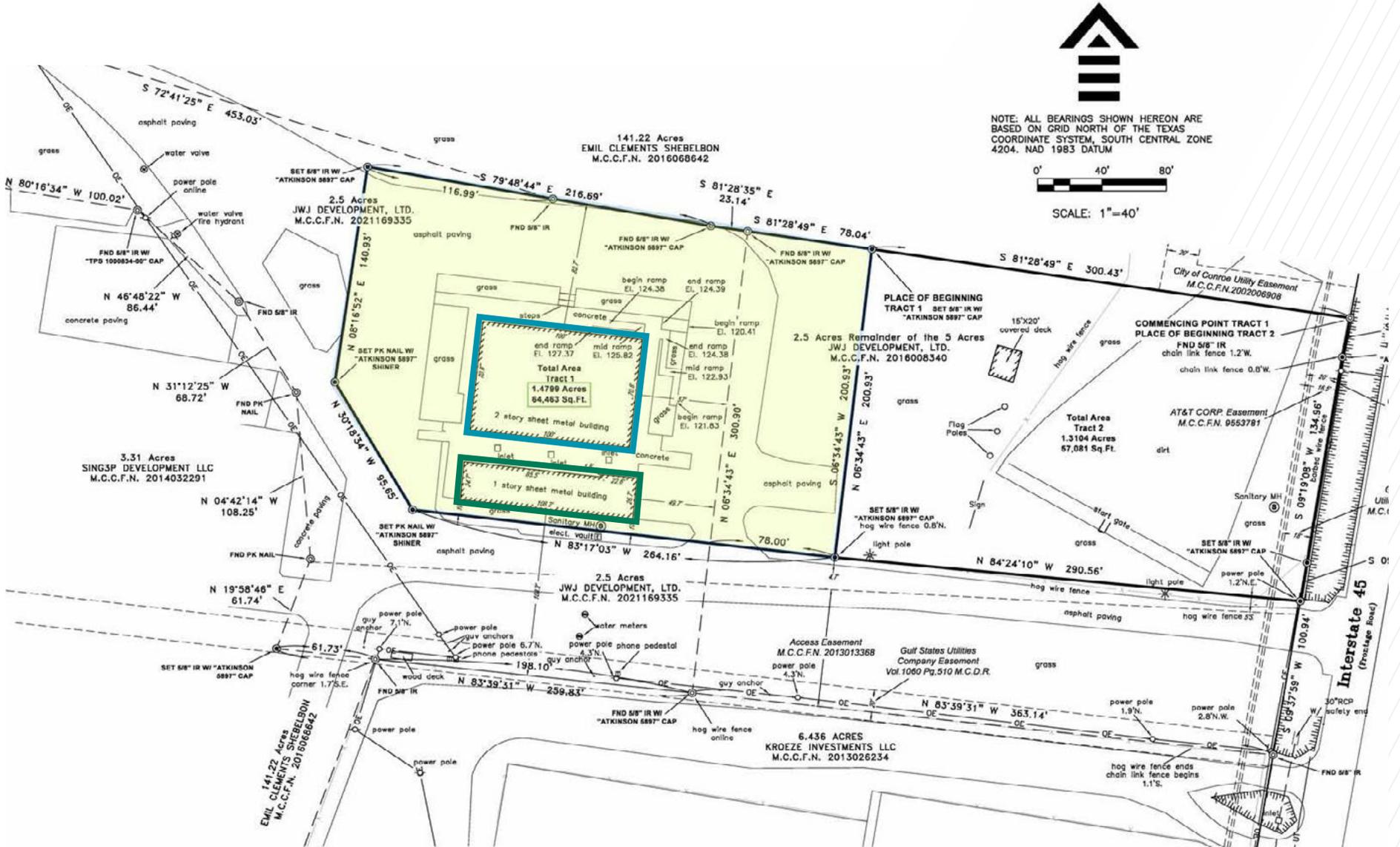
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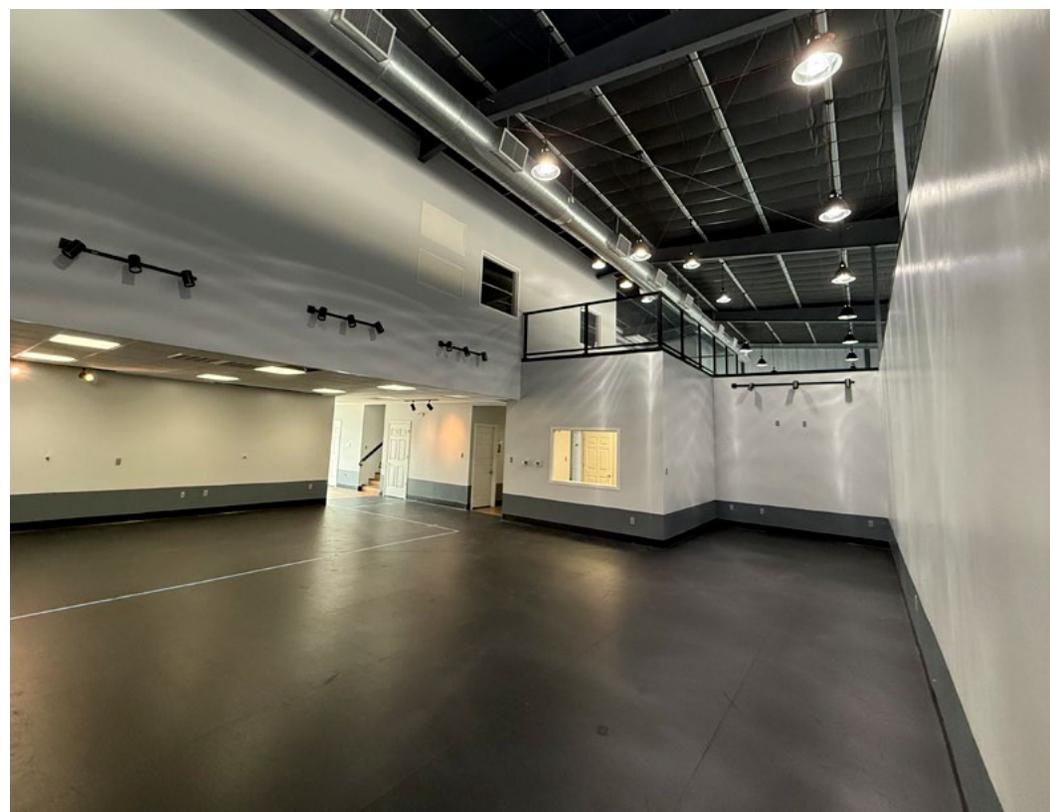
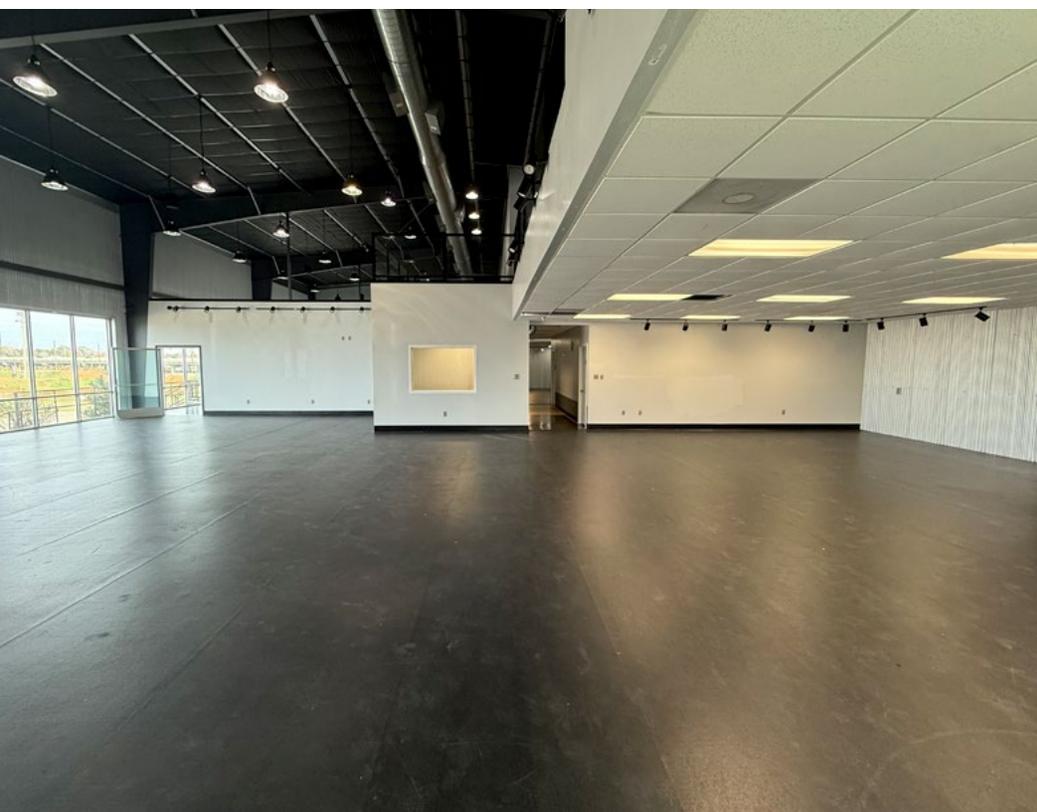
LEVEL 2 FLOOR PLAN

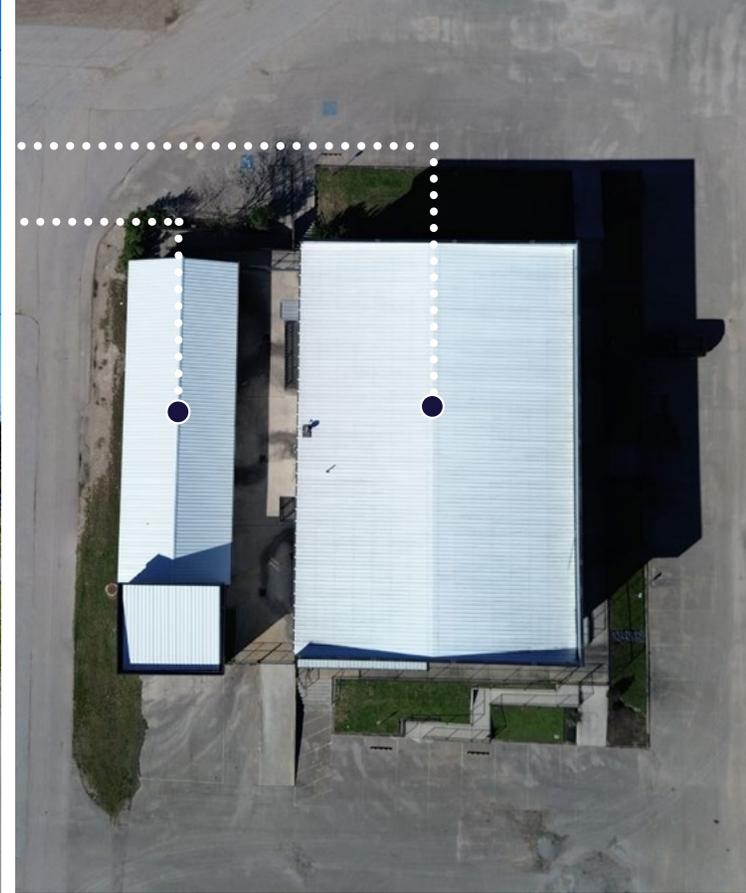
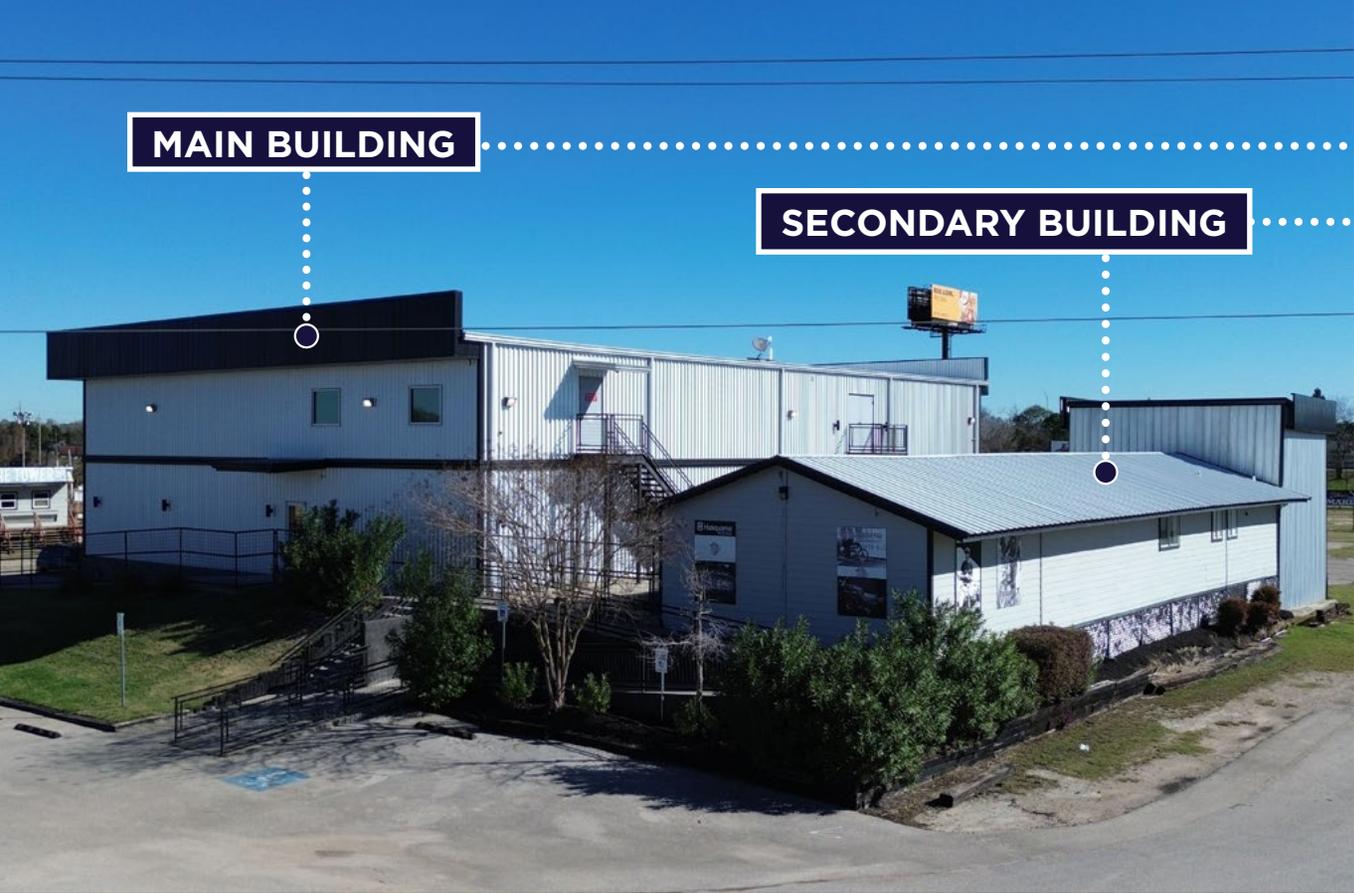


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SITE PLAN









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**SMG
BOATS**

**3 PALMS ACTION
SPORTS PARK**

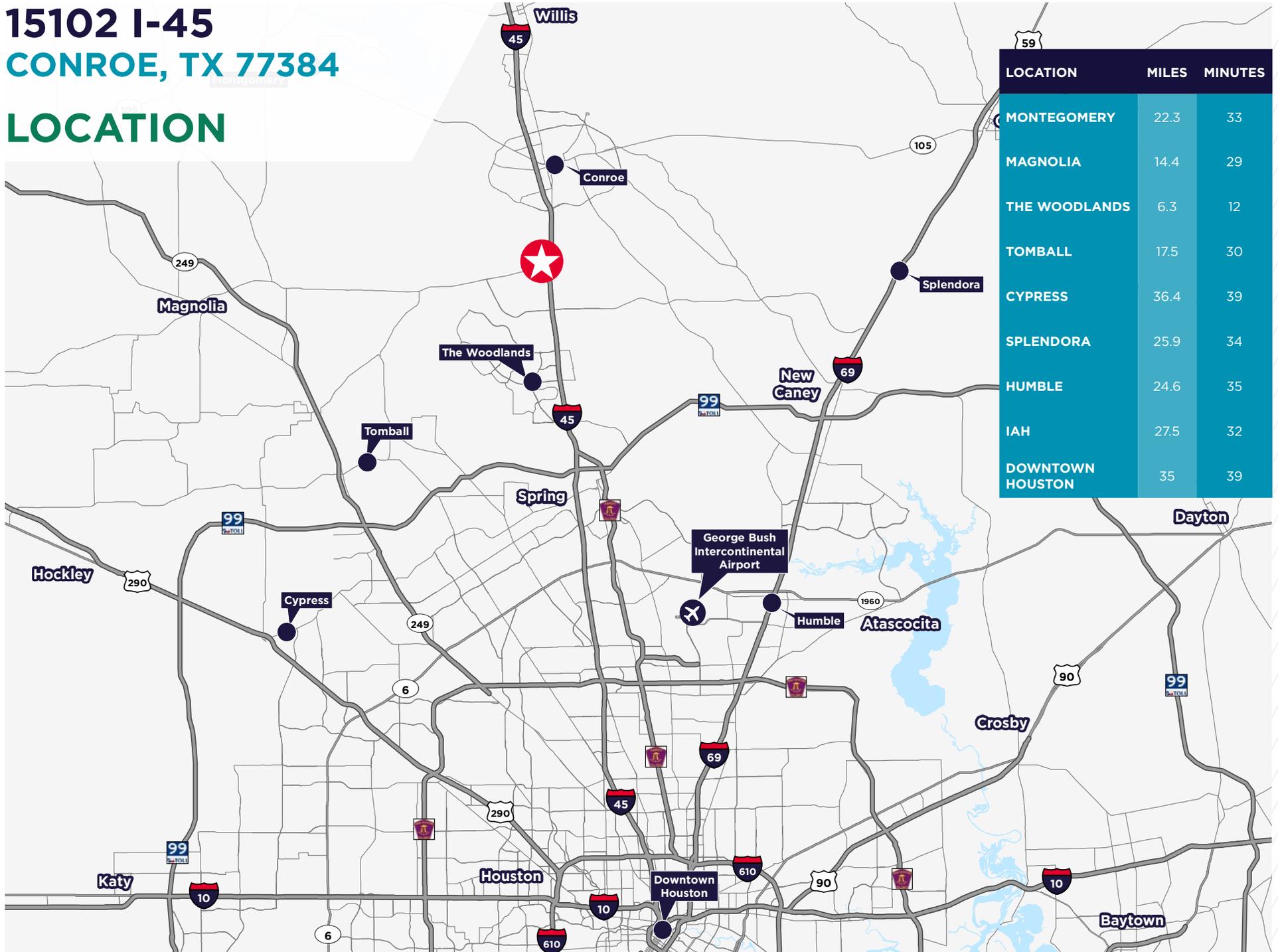
**CONROE ADULT
SOCCER LEAGUE**

171,010 VPD



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LOCATION



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WHY HOUSTON?



4.4%

UNEMPLOYMENT
RATE



26.4%

ENERGY CAPITAL OF THE WORLD
26.4% of the nation's jobs in oil &
gas extraction are in Houston



57,397

JOBS ADDED YOY
As of Q1 2025



12.0%

POPULATION GROWTH
Between 2019-2024

+489
New Residents
Per Day



WELL-EDUCATED
WORKFORCE WITH

13 3

Four-Year Universities Tier 1
Universities



#2

IN THE COUNTRY FOR
YOY JOB GROWTH
AMONG LARGEST U.S. METROS

For Year-Over-Year Job Growth (1.3%)



#10

AMERICA'S BEST CITIES



#1

U.S. PORT IN FOREIGN
WATERBORNE TONNAGE



0%

STATE AND LOCAL
INCOME TAX



39

FORTUNE 1000
COMPANIES HQ'S



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