

PRICE REDUCED

\$2,100,000

\$1,850,000

mindcolor

FOR LEASE OR SALE: 15,786 SF FLEX / RETAIL SPACE

15102 I-45

CONROE, TX 77384

HOUSTON, MSA



FOR LEASE OR SALE

TWO BUILDINGS TOTALLING 15,786 SF

*(Main Building 13,786 SF &
Secondary Building 2,000 SF)*

ON 1.48 ACRES

PRICE REDUCED

~~\$2,100,000~~ **\$1,850,000**

PREMISES

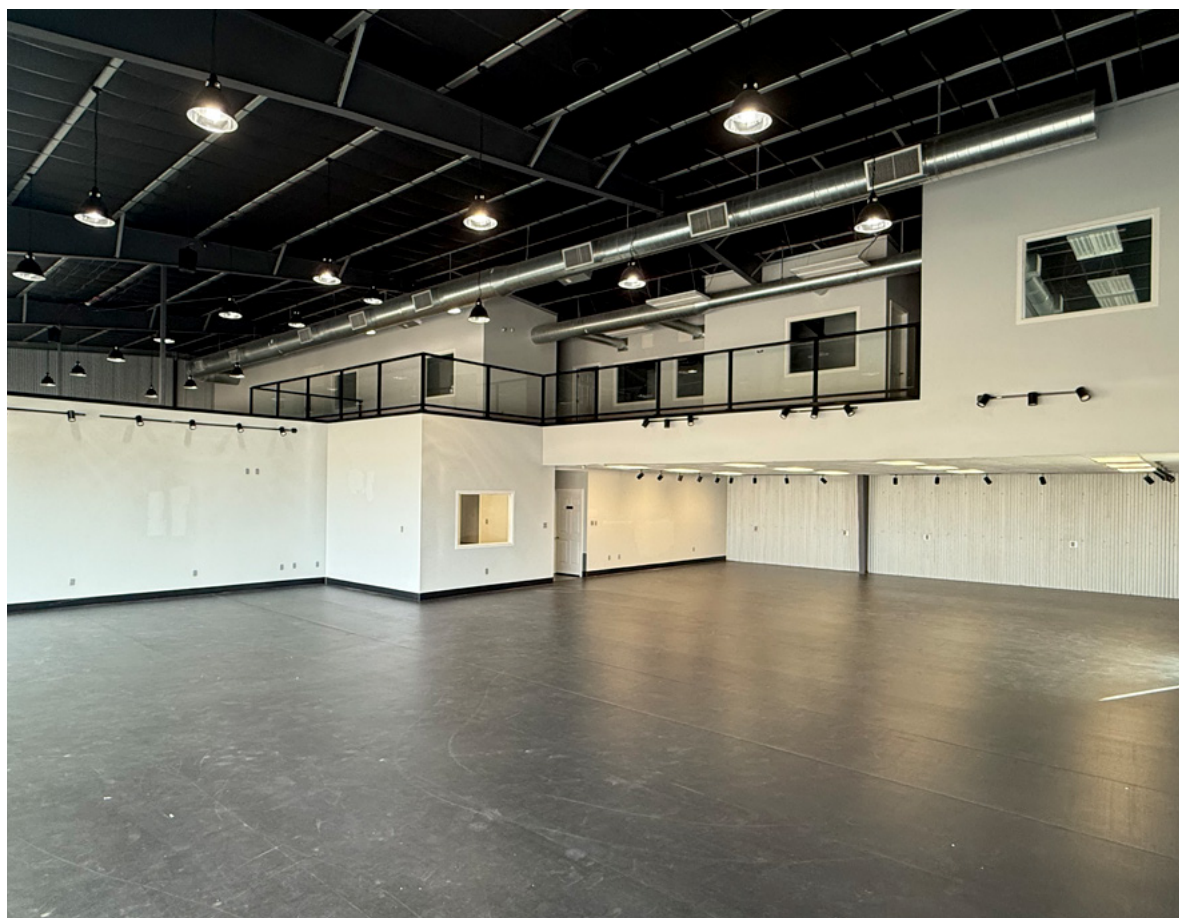
- Flex/Retail Space for Sale
- Built in 2016
- Visible from I 45

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

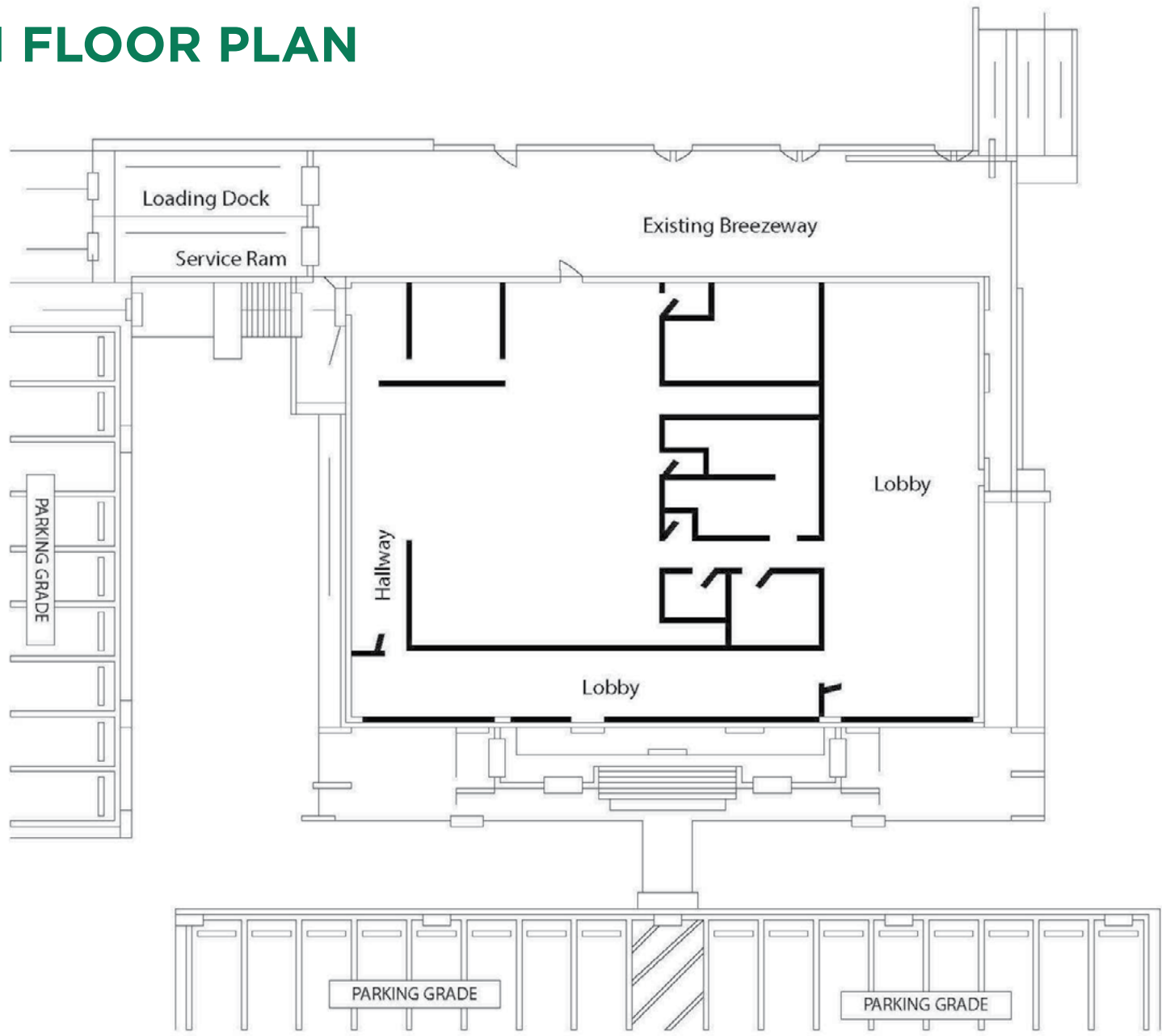
SECONDARY BUILDING 2,000 SF

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



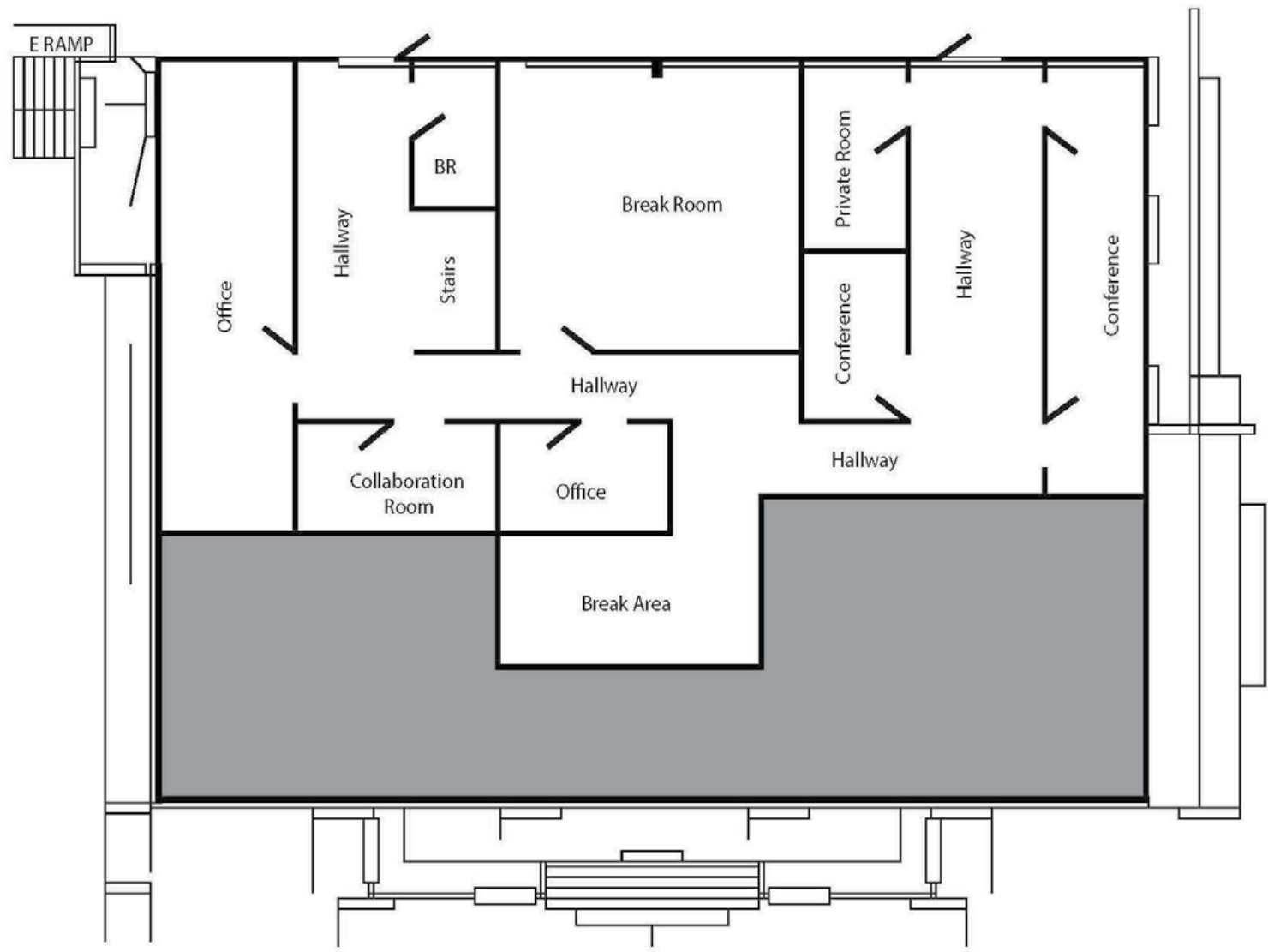
15102 I-45
CONROE, TX 77384

LEVEL 1 FLOOR PLAN

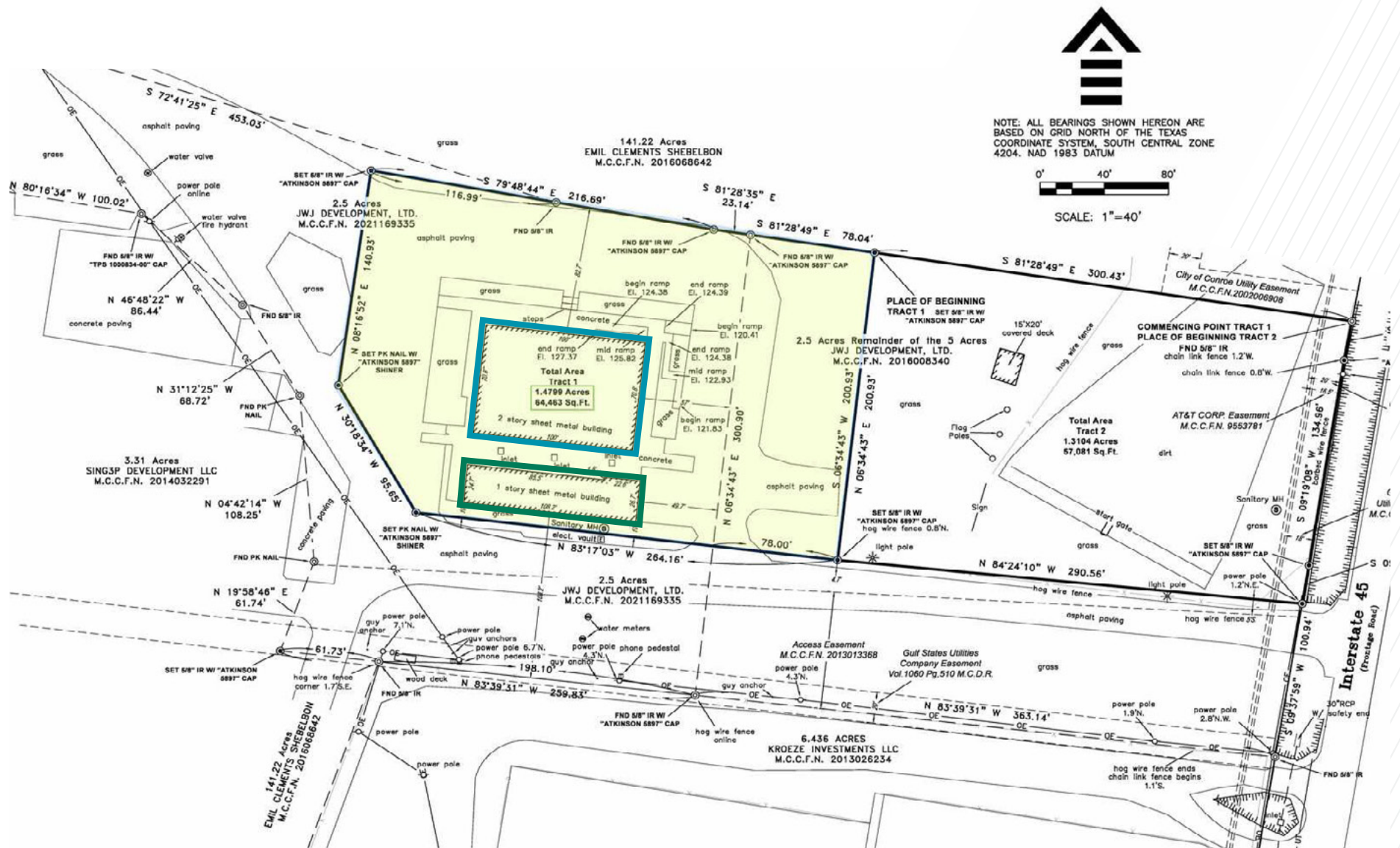


15102 I-45
CONROE, TX 77384

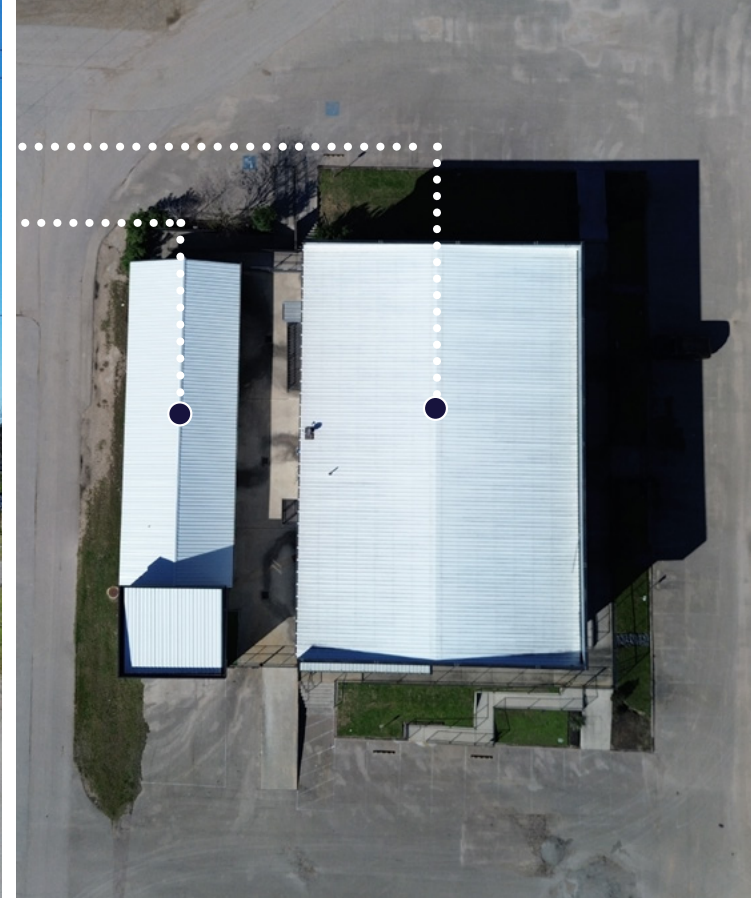
LEVEL 2 FLOOR PLAN



SITE PLAN









**SMG
BOATS**

15102 I-45

**3 PALMS ACTION
SPORTS PARK**

**CONROE ADULT
SOCCER LEAGUE**

171,010 VPD

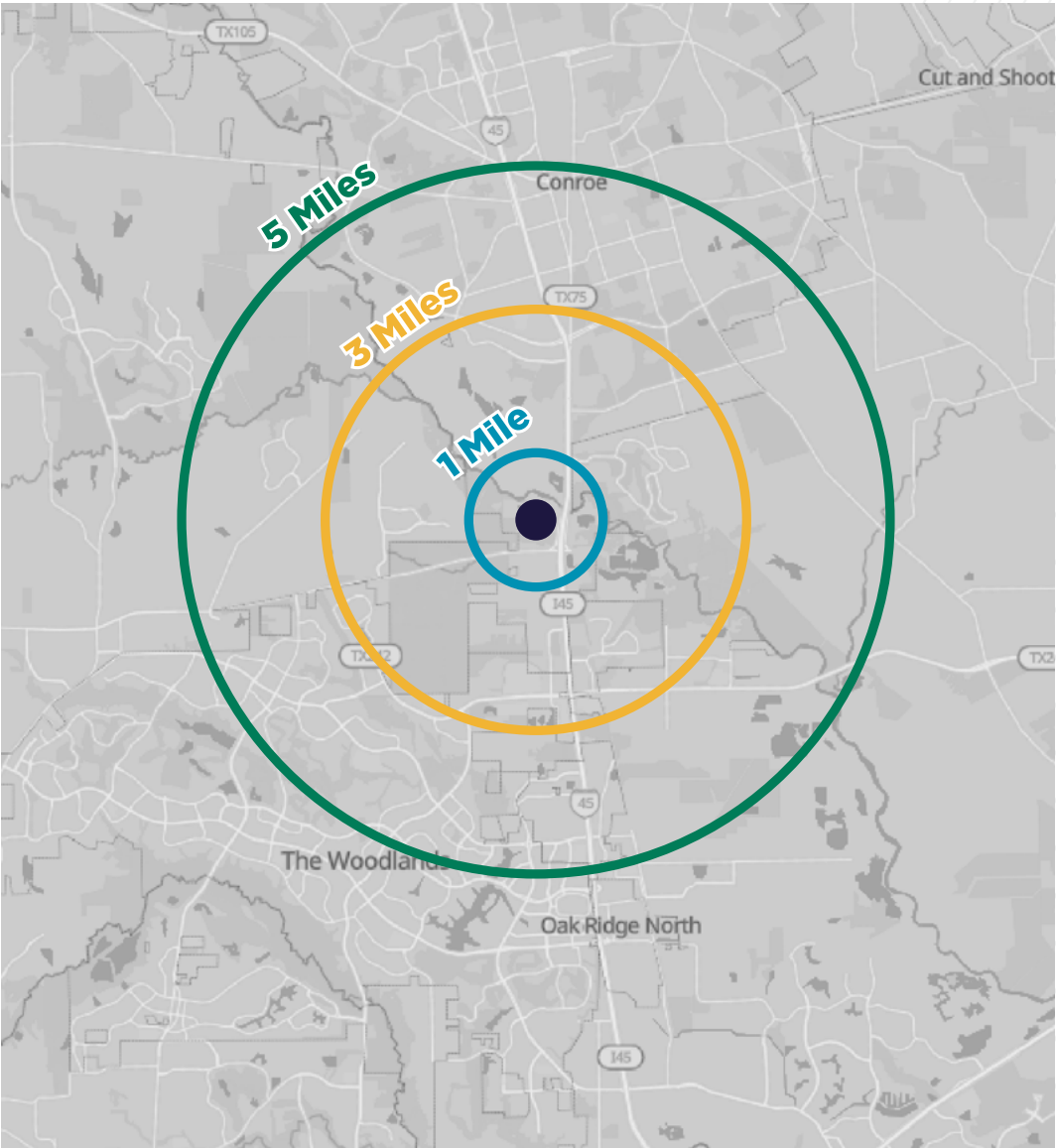


15102 I-45

CONROE, TX 77384

DEMOGRAPHICS

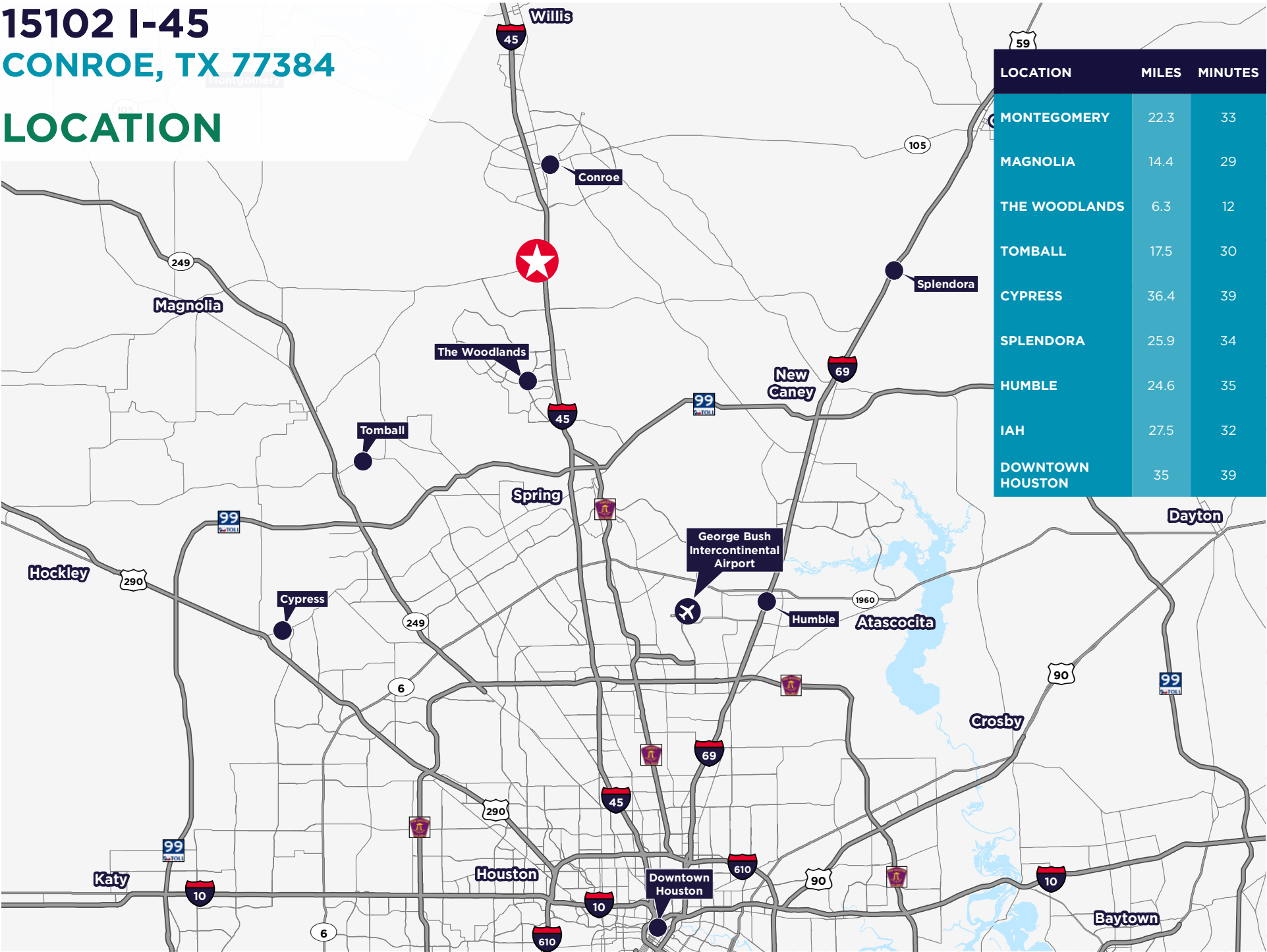
AREA DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2024 POPULATION	4,619	41,769	112,389
ANNUAL GROWTH 2024 - 2029	4.6%	4.4%	4.5%
2024 HOUSEHOLDS	2,091	15,971	41,804
ANNUAL GROWTH 2024 - 2029	4.6%	4.5%	4.6%
AVERAGE HOUSEHOLD INCOME	\$127,829	\$124,881	\$122,297
PERCENT OWNER- OCCUPIED UNITS	63%	63%	64%
MEDIAN AGE	36.9	37.8	38.2
BACHELOR'S DEGREE OR HIGHER	46%	46%	42%



15102 I-45

CONROE, TX 77384

LOCATION



15102 I-45
CONROE, TX 77384

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



+489
New Residents
Per Day

12.0%

POPULATION GROWTH
Between 2019-2024



WELL-EDUCATED
WORKFORCE WITH

13

Four-Year
Universities

3

Tier 1
Universities

30
MINUTES
Average Commute Time

4
HOUR FLIGHT
From Houston to
Every Major Metro Market

26
MINUTE DRIVE
From IAH to
Downtown

15
MINUTE DRIVE
From Hobby to
Downtown

50
NON-STOP
INTERNATIONAL DESTINATIONS

230
TOTAL DESTINATIONS
Out of Houston



#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



FOR MORE INFORMATION, CONTACT:

JACK SULLIVAN

Director
Brokerage
+1 713 805 0709
jack.sullivan@cushwake.com

BRUCE VEYNA II

Senior Associate
Brokerage
+1 713 822 1839
bruce.veyna@cushwake.com

KRISTOPHER VON HOHN

Director
Brokerage
+1 713 331 1777
kristopher.vonhohn@cushwake.com

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

