

**FOR LEASE**

13658 OIL FIELD ROAD



## **PROPERTY OVERVIEW**

Located just outside the city center in a quiet, accessible area of Conroe, this recently remodeled 2,400 SF metal building offers a versatile setup ideal for office or flex use. Situated on approximately ½ acre and fully fenced, the property provides ample security, outdoor space, and parking. The interior has been updated with modern finishes and features multiple private offices, a reception area, conference space, and restrooms. The layout can easily accommodate a variety of professional, administrative, or light industrial uses. Exterior highlights include covered parking, gated entry, and open land for equipment or vehicle storage. With convenient access to major roadways and the surrounding rural and industrial community, this property is perfectly suited for a growing business looking for flexible space in Montgomery County.

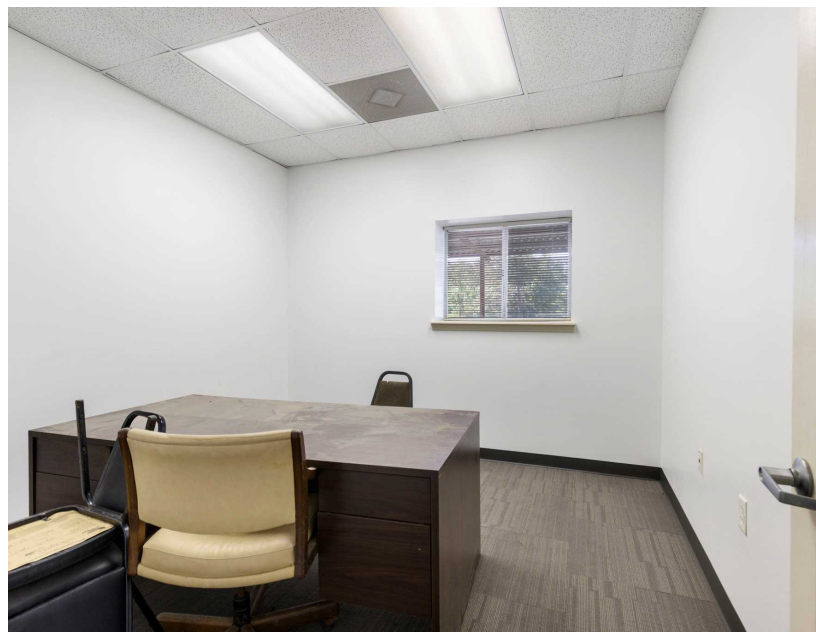
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Each Office Independently Owned and Operated

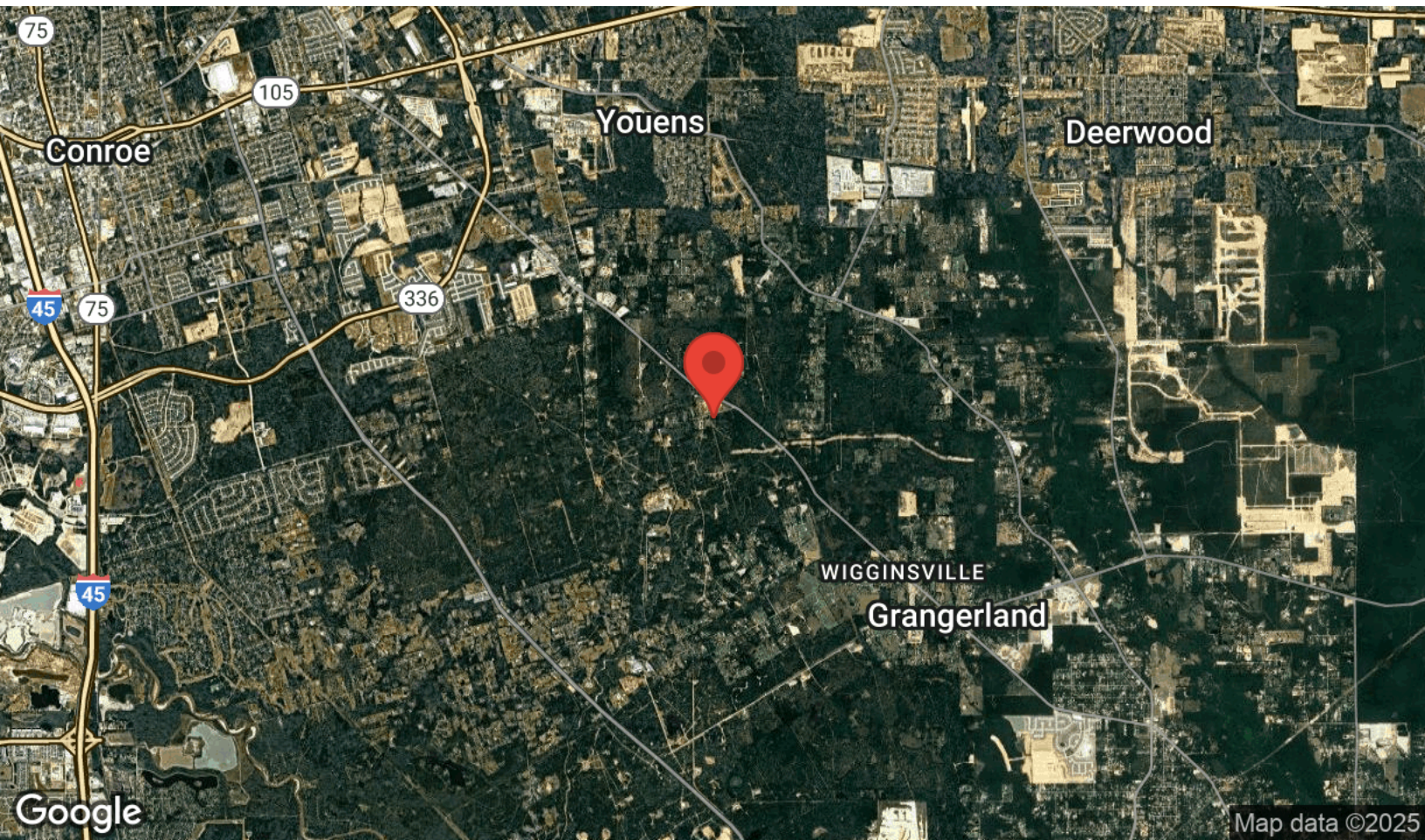
# PROPERTY PHOTOS

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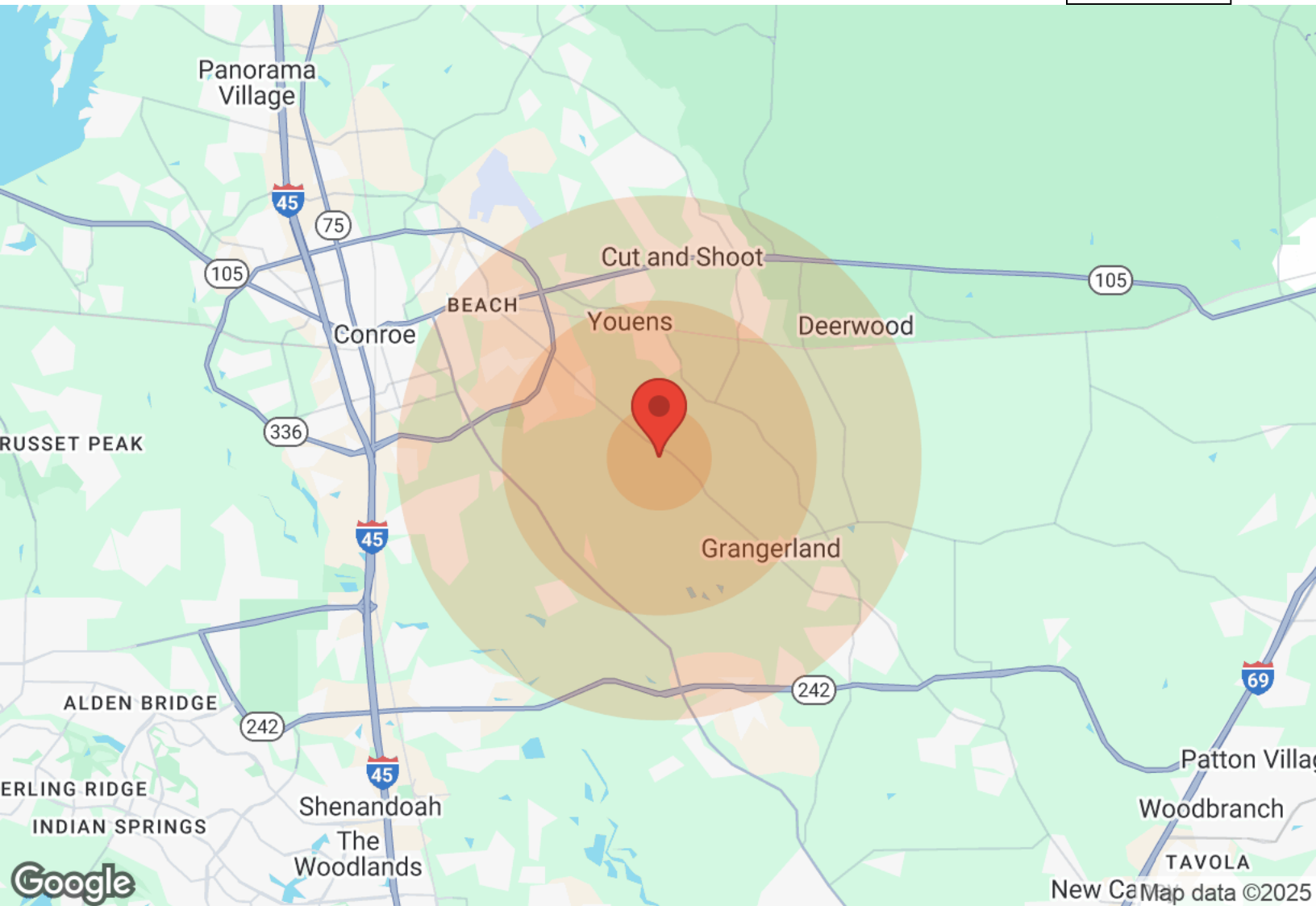
# LOCATION MAPS

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# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	N/A	3,001	11,410
Female	N/A	2,924	11,500
Total Population	N/A	5,925	22,910

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	1,393	5,339
Ages 15-24	N/A	917	3,463
Ages 25-54	N/A	2,227	8,308
Ages 55-64	N/A	648	2,474
Ages 65+	N/A	740	3,326

Race	1 Mile	3 Miles	5 Miles
White	N/A	5,164	18,695
Black	N/A	42	527
Am In/AK Nat	N/A	60	220
Hawaiian	N/A	N/A	N/A
Hispanic	N/A	1,829	8,152
Multi-Racial	N/A	1,318	6,594

Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$35,052	\$47,648
< \$15,000	N/A	234	649
\$15,000-\$24,999	N/A	322	941
\$25,000-\$34,999	N/A	341	917
\$35,000-\$49,999	N/A	348	1,166
\$50,000-\$74,999	N/A	304	1,300
\$75,000-\$99,999	N/A	170	1,146
\$100,000-\$149,999	N/A	222	818
\$150,000-\$199,999	N/A	16	354
> \$200,000	N/A	17	271

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	1,929	7,706
Occupied	N/A	1,762	7,177
Owner Occupied	N/A	1,326	5,570
Renter Occupied	N/A	436	1,607
Vacant	N/A	167	529

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### *PRESENTED BY:*

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