

GABE RODARTE
(936) 218-2723
2800 POST OAK BLVD SUITE
4100 HOUSTON, TX 77056

ADAM OLSEN
(713) 614-2670
2800 POST OAK BLVD SUITE
4100 HOUSTON, TX 77056

INDUSTRIAL WAREHOUSE FOR LEASE

11002 SLEEPY HOLLOW RD. | CONROE, TX 77385



OFFERING SUMMARY

LEASE RATE

\$9,300 PER MONTH

YEAR BUILT

2024

PROPERTY TYPE

INDUSTRIAL/WAREHOUSE/OFFICE

BUILDING SIZE

9,200 SF

PROPERTY HIGHLIGHTS

- ±4,400 SF Office Space / ±4,800 SF Warehouse
- NNN (To be covered by Tenant): Insurance \$1,250/mth, taxes \$958.33/mth; CAM \$0
- Excellent access to Interstate 45, State Highway 242, and major surrounding corridors
- Three (3) 12' x 12' grade-level overhead doors
- Fully fenced yard with paved parking
- Outdoor storage capability
- 165' frontage along Sleepy Hollow Rd
- 18,000-gallon on-site fire tank
- 24-hour access
- Air conditioning/Fiber optic internet
- Utility service through Chateau Woods MUD
- Ideal for warehouse, contractor, service, or industrial users

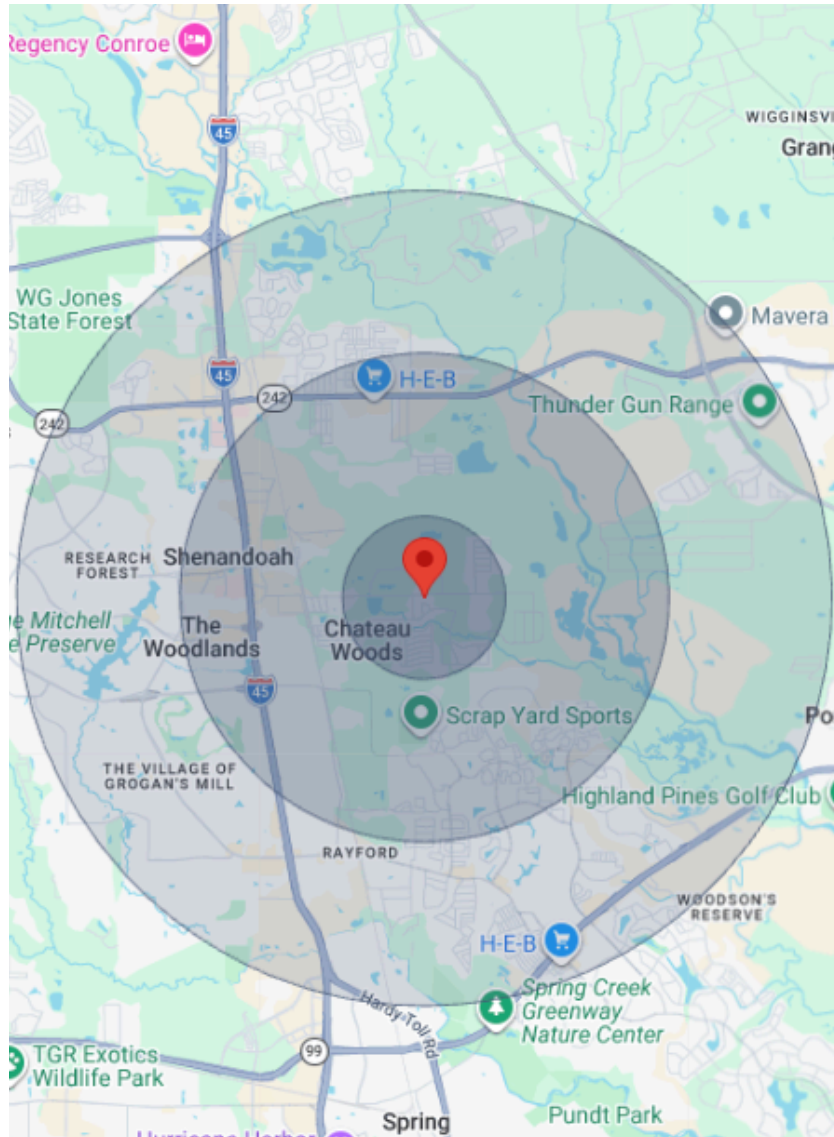
Aerial Map



Property Photos



Demographics



Located at 11002 Sleepy Hollow Rd, this property sits in a strategic North Montgomery County location between The Woodlands, Oak Ridge North, and Conroe. The site offers convenient access to Interstate 45, State Highway 242, and other major thoroughfares, providing strong connectivity to Houston, North Houston, and the broader Montgomery County market.

Positioned near growing residential and commercial development, the location is ideal for businesses seeking accessibility, visibility, and proximity to one of the fastest-growing areas in the region.

	1 Mile	3 Miles	5 Miles
Total population	3,008	40,229	129,278
Workday Population	1,505	19,589	64,347
Total household	1,093	14,882	48,867
Average household income	\$108,647	\$141,311	\$143,273
Average age	36	39.2	37.7
Male Population	1,278	18,973	62,408
Female Population	1,732	21,266	66,890

Demographics data derived from AlphaMap

Market Overview

Conroe, Texas is one of the fastest-growing cities in the Greater Houston metropolitan area and serves as the county seat of Montgomery County. Located along Interstate 45 and supported by strong regional infrastructure, Conroe offers excellent connectivity to The Woodlands, North Houston, and Downtown Houston. Its strategic location, combined with strong population growth and expanding commercial development, continues to position Conroe as a major driver of economic activity in North Houston.

The Conroe area has experienced significant residential expansion, with large-scale master-planned communities and new housing developments contributing to sustained population increases. This rapid residential growth has fueled increased demand for retail, healthcare, medical office, industrial, and service-oriented commercial uses. Continued commercial development along major corridors reflects strong consumer demand and ongoing investor confidence in the market.

From a real estate perspective, Conroe benefits from strong demographics, consistent absorption, and growing demand across multiple commercial property types. Limited availability of developable commercial sites in certain corridors, combined with rapid population growth, supports healthy occupancy and long-term value appreciation. As one of the most active growth markets in North Houston, Conroe remains well-positioned for long-term value creation and stable investment performance.



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