



mindcolor

FOR LEASE OR SALE: 15,386 SF FLEX / RETAIL SPACE

15102 I-45

CONROE, TX 77384  
HOUSTON, MSA



CUSHMAN &  
WAKEFIELD

**15102 I-45**  
**CONROE, TX 77384**  
**FOR LEASE OR SALE**

**TWO BUILDINGS TOTALLING 15,786 SF**  
*(Main Building 13,786 SF &  
Secondary Building 2,000 SF)*  
**ON 1.48 ACRES**

**PREMISES**

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

**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

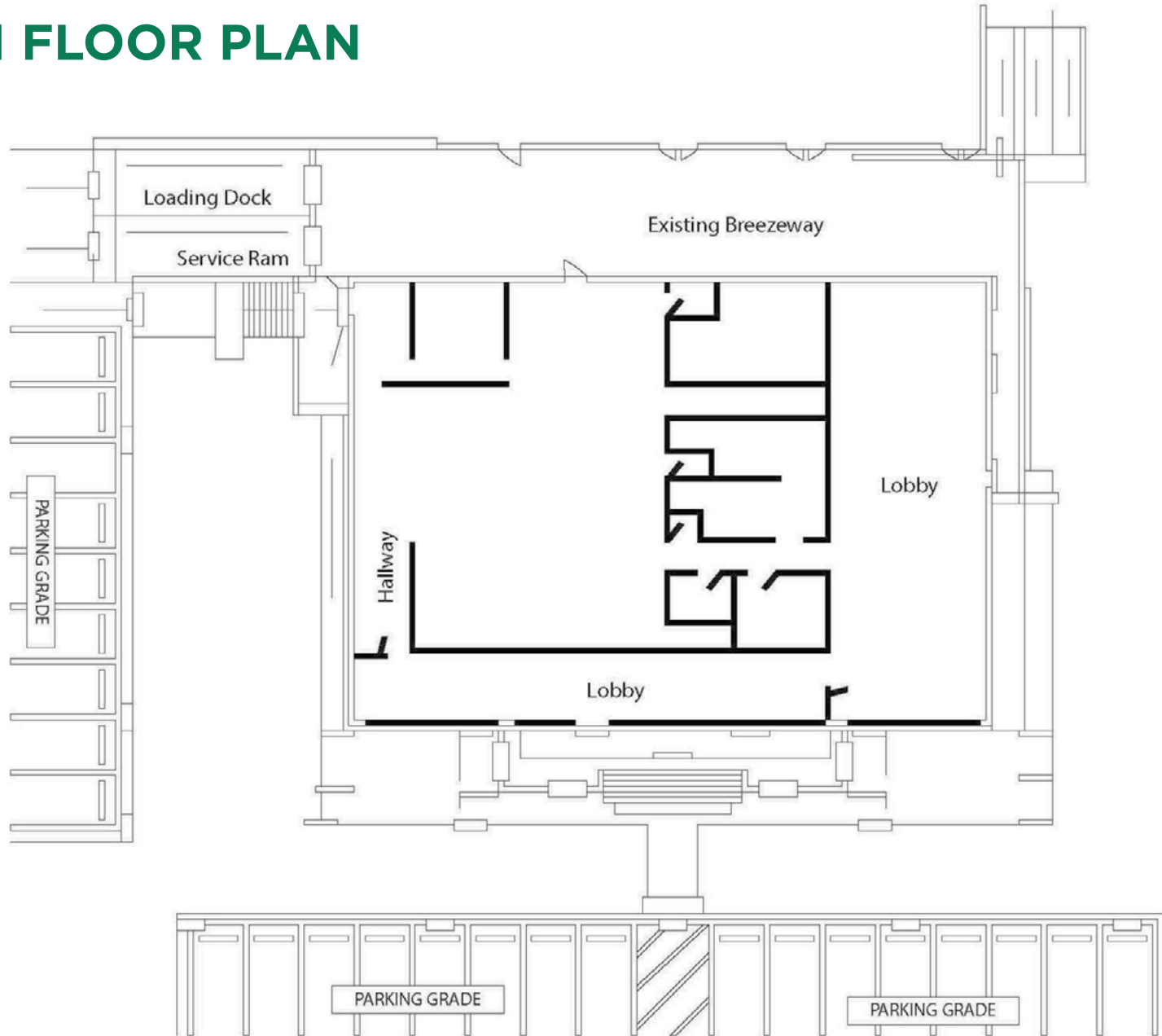
**SECONDARY BUILDING 2,000 SF**

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



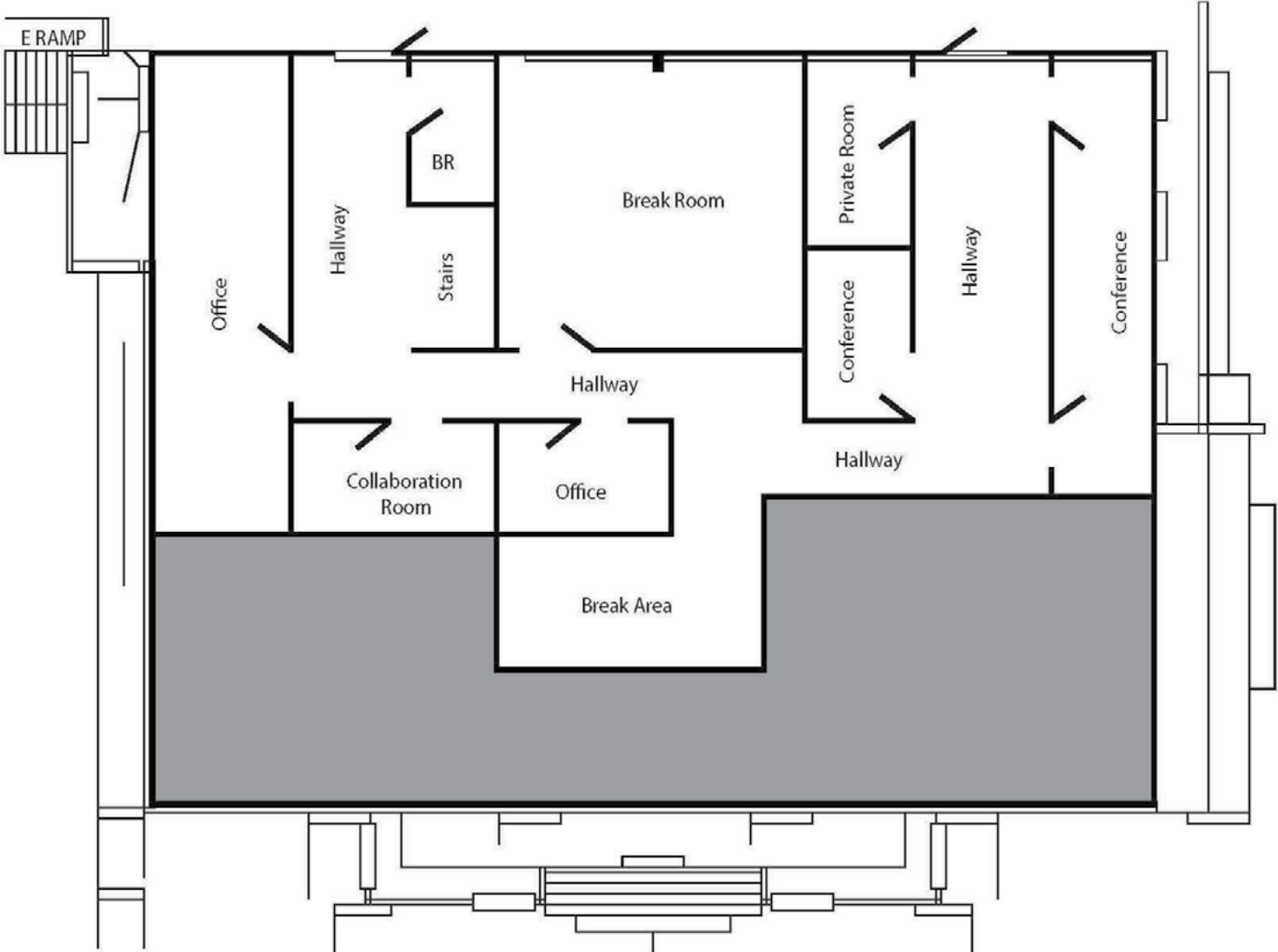
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## **LEVEL 1 FLOOR PLAN**



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**LEVEL 2 FLOOR PLAN**











**15102 I-45**

**SMG  
BOATS**

**3 PALMS ACTION  
SPORTS PARK**

**CONROE ADULT  
SOCCER LEAGUE**

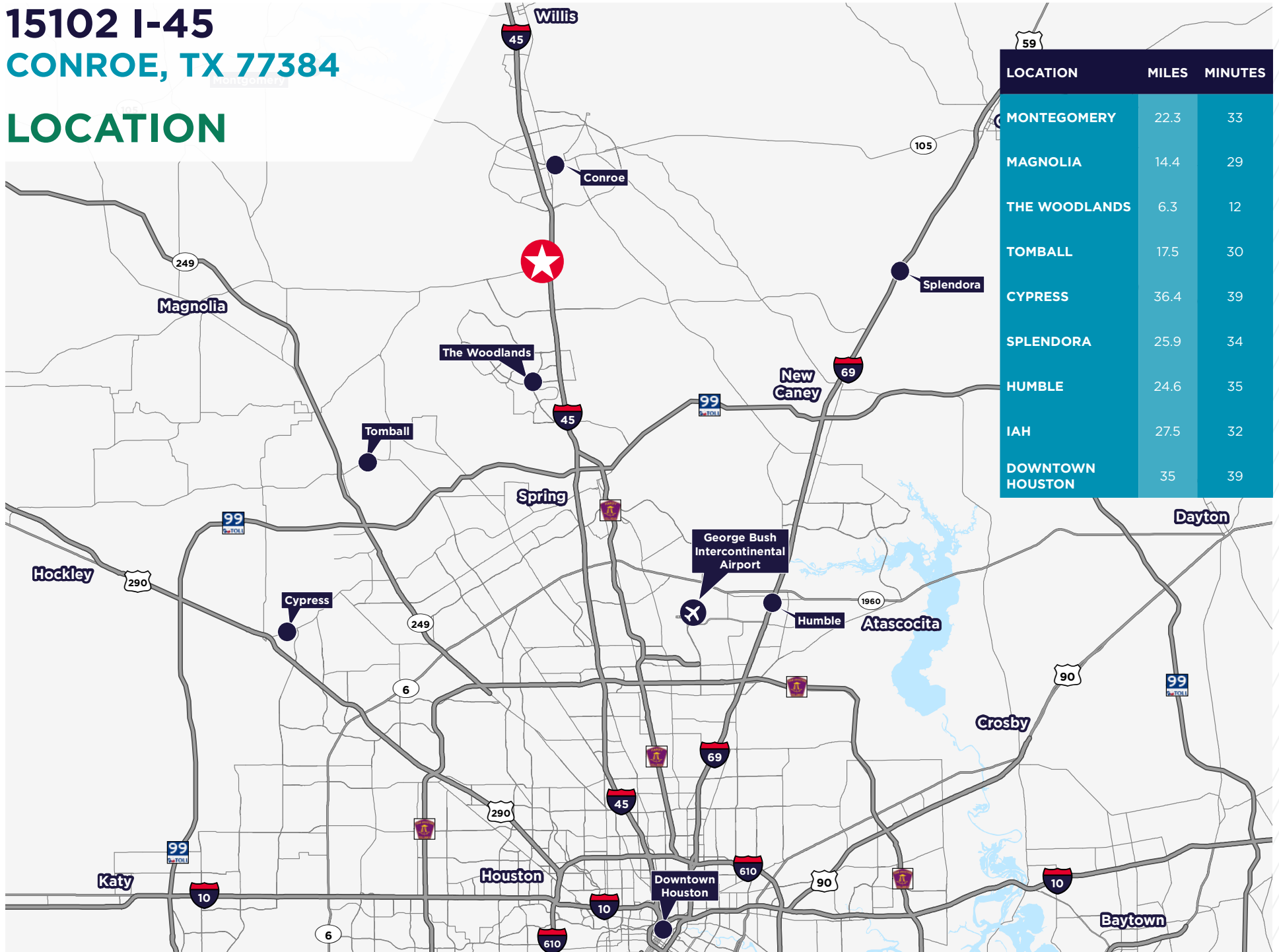
**171,010 VPD**





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**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%

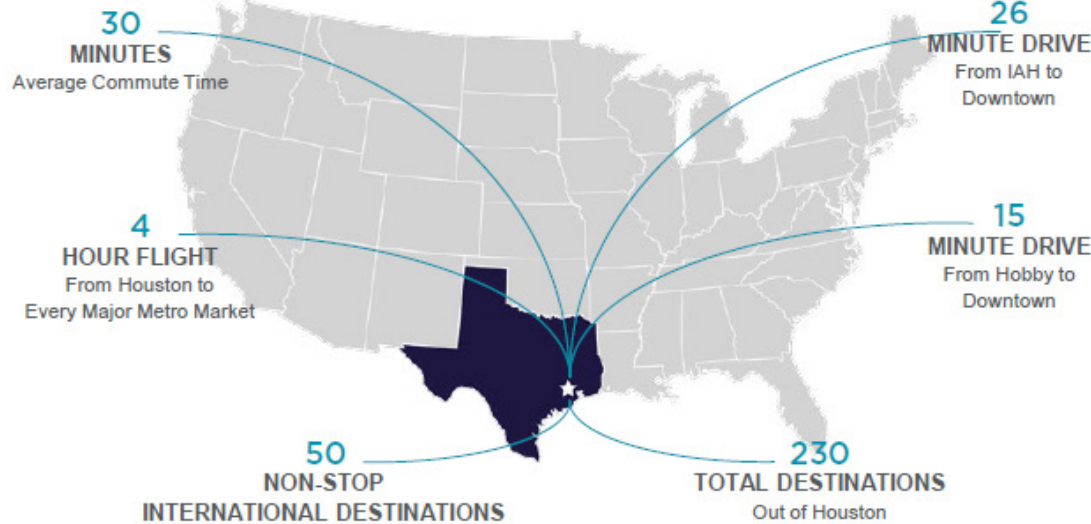
POPULATION GROWTH  
Between 2019-2024



WELL-EDUCATED  
WORKFORCE WITH

13 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



**15102 I-45**

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