



1488 TOWN PLAZA

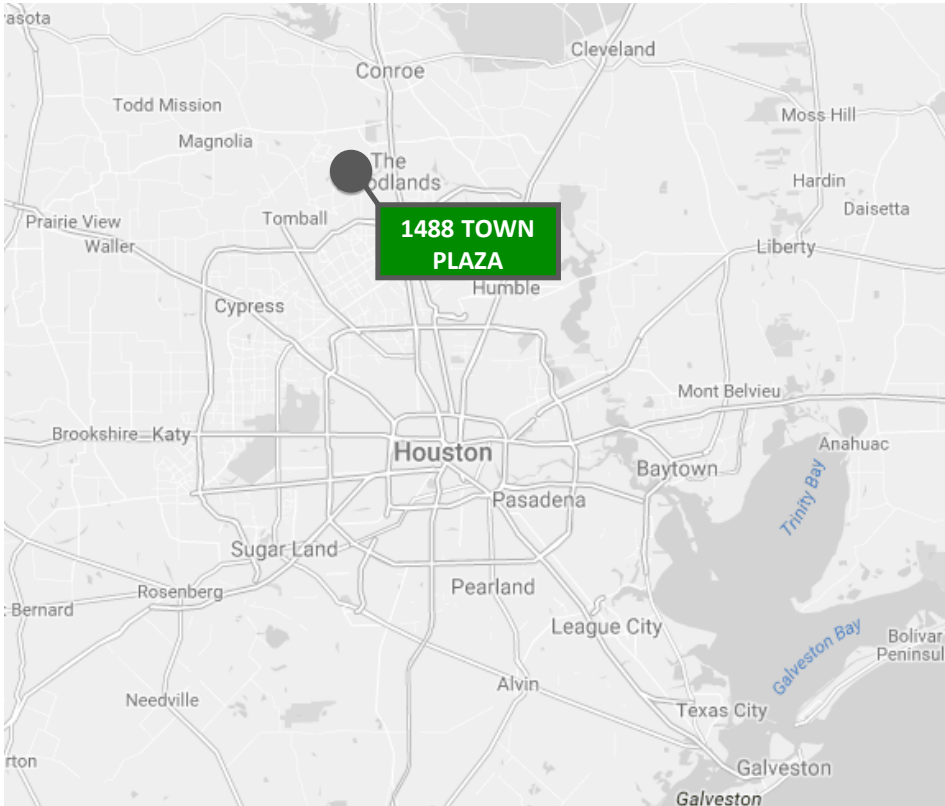
NEC OF FM 1488 & KUYKENDAHL RD

3750, 3588, and 3600 FM 1488, Conroe, Montgomery County, TX 77384

FOR LEASE

STEVEN T. STONE | KM REALTY

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HIGHLIGHTS

- + Area of Rapid Growth with High-Income Families
- + Excellent Visibility and Multiple Points of Ingress / Egress
- + Very High Traffic Counts
- + Signalized Intersection with High-Performing Grocer H-E-B Across Street

DESCRIPTION

Size: 36,586sf Retail Center on 115,521 SF Land
 Built: 2017
 Parking: 188 Spaces (5.15 Spaces per 1,000sf)
 Addtl: Monument Signs

TRAFFIC COUNTS

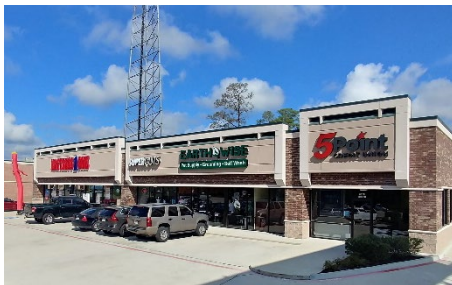
FM 1488 – 48,551 cars per day

NOTABLE CO-TENANTS

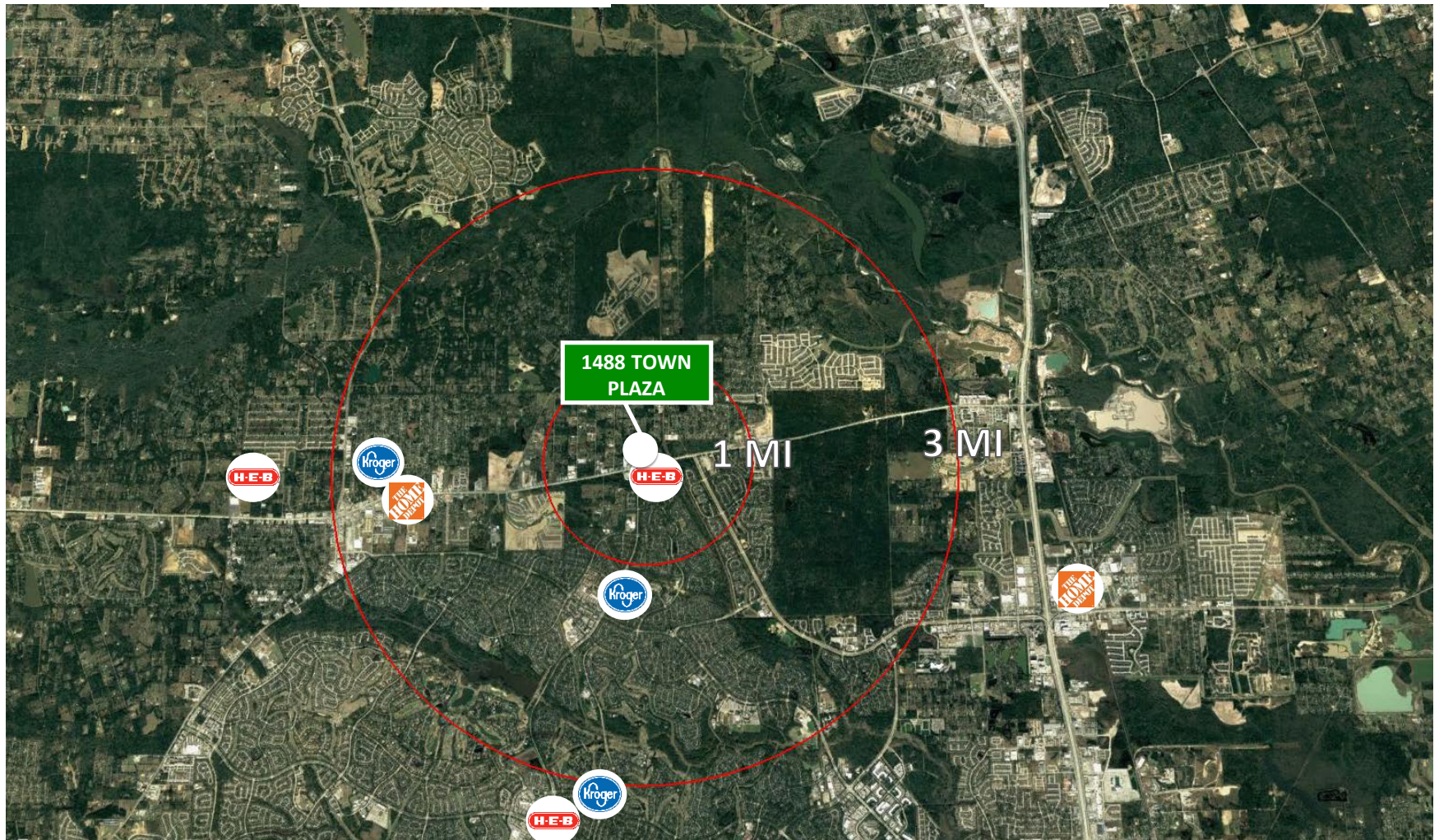


Edward Jones®

The UPS Store™



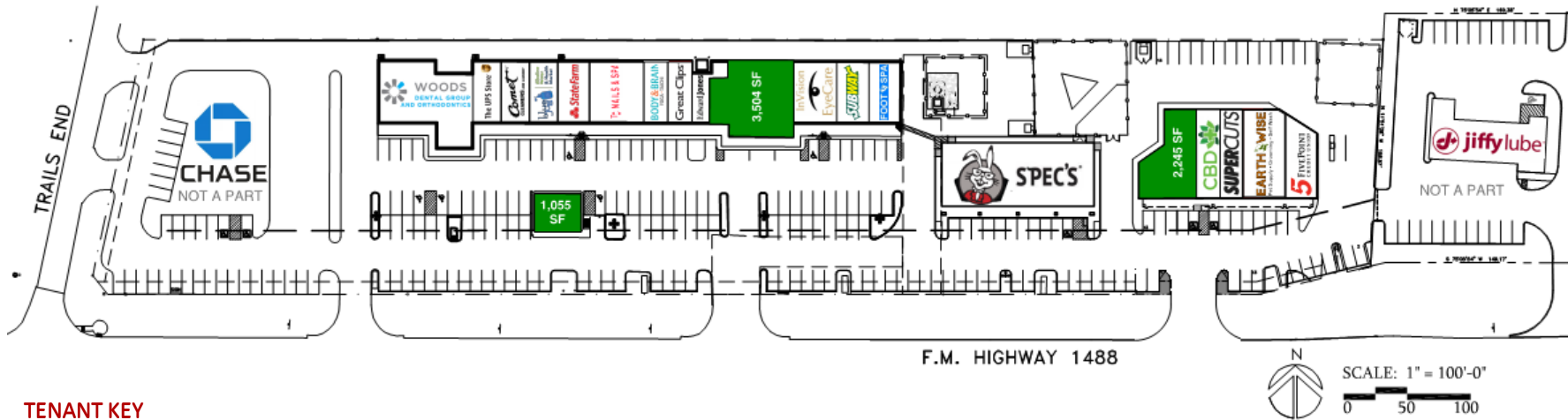
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MICRO SATELLITE IMAGERY

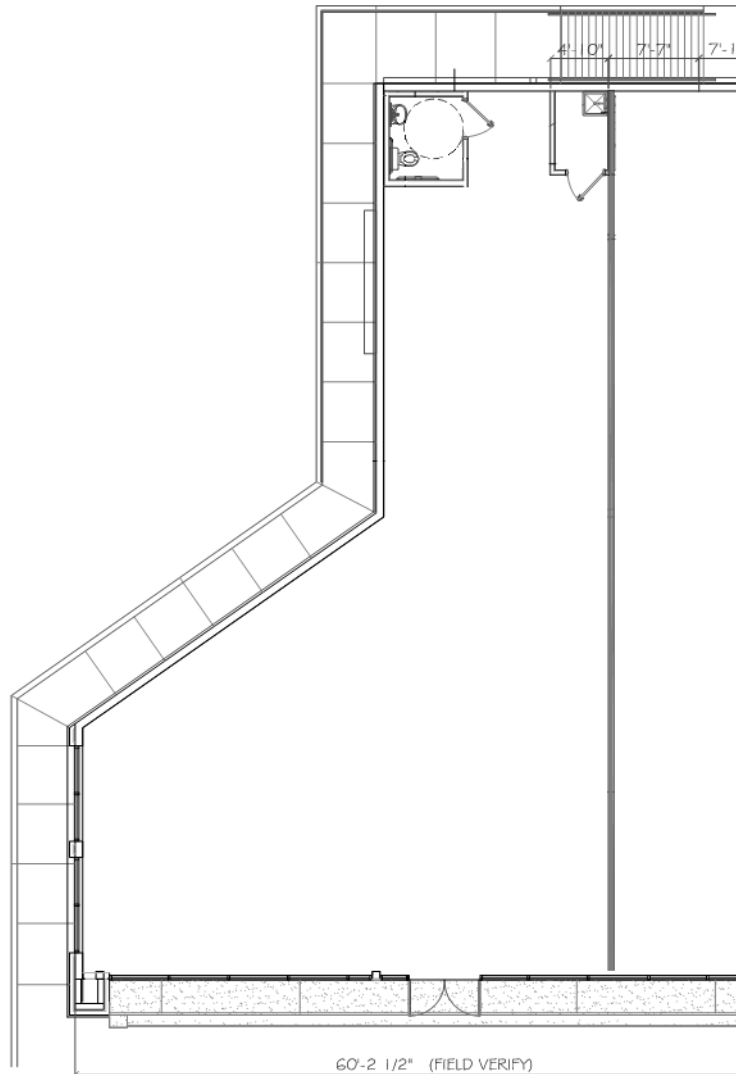


SITE PLAN



TENANT KEY

#	Tenant	SF	#	Tenant	SF
80	Woods Dental	2,245	105	AT LEASE	1,055
120	The UPS Store	1,250	100	Spec's Liquor	6,000
130	Comet Cleaners	1,000	100	AVAILABLE	2,245
140	Blue Jug Water	1,000	300	CBD Plus	1,140
150	State Farm	1,250	400	Supercuts	1,255
170	RC Nails & Spa	2,235	500	Earthwise Pet	2,403
175	Body & Brain	817	700	FivePoint CU	1,500
180	Great Clips	821			
190	Edwards Jones	1,055			
200	AVAILABLE	3,504			
220	InVision Eye	1,748			
230	Subway	1,250			
240	Foot Spa	1,250			



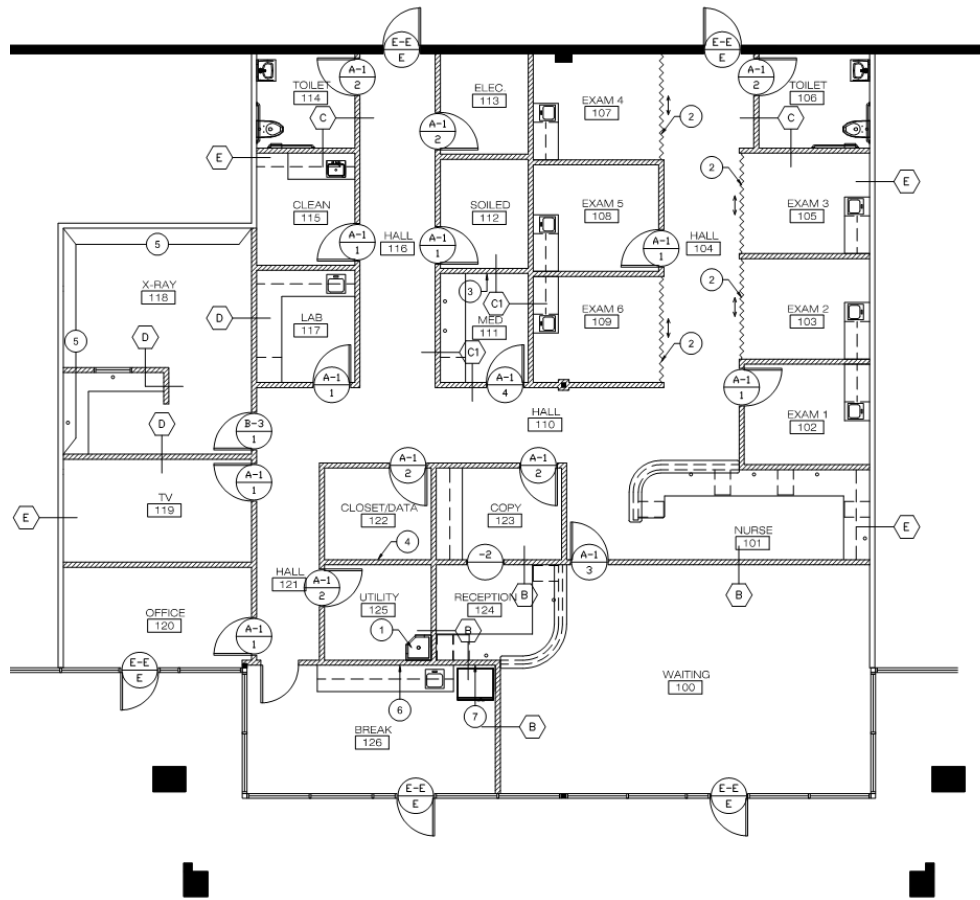
3570 FM 1488, SUITE 100

- Size: 2,245 SF
- Rate: Call Broker for Pricing
- Available: Immediately
- Fmr Use: Mattress Store
- Notes: Space is located on raised sign-band and on endcap.



STOREFRONT

AVAILABLE SPACE



3600 FM 1488, SUITE 200

- Size: 3,504 SF
- Rate: Call Broker for Pricing
- Available: Immediately
- Fmr Use: Medical Practice
- Notes: Space is located on raised sign-band.



STOREFRONT

AVAILABLE SPACE



3600 FM 1488, SUITE 105

- Size: 1,055 SF
- Rate: Call Broker for Pricing
- Available: Immediately
- Fmr Use: Restaurant
- Notes: Space is a freestanding "jewel-box"



STOREFRONT

DEMOGRAPHICS & TRAFFIC

Population	1 MI	3 MI	5 MI
2019 Population	4,411	45,352	115,620
2024 Population	5,102	51,292	131,399
Est. 5yr Growth	15.67%	13.10%	13.65%
Average Age	39.20	38.90	38.70

2019 Population by Race

White	4,022	40,903	103,030
Black	74	913	3,456
Am. Indian & Alaskan	38	253	666
Asian	194	2,390	6,227
Hawaiian & Pacific Island	2	34	97
Other	80	858	2,145

Households

2019 Total Households	1,506	16,399	42,415
HH Growth 2019 – 2024	15.67%	13.06%	13.47%
Median Household Inc	\$131,785	\$117,285	\$111,057
Avg Household Inc	\$151,273	\$141,465	\$141,734
Avg Household Size	2.90	2.80	2.70
2018 Avg HH Vehicles	2.00	2.00	2.00

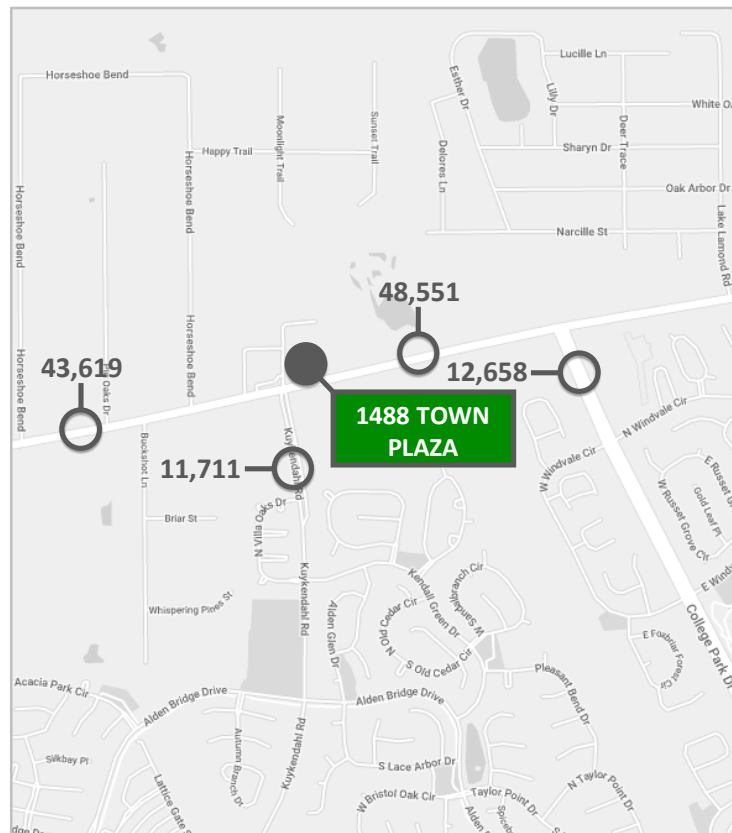
Housing

Median Home Value	\$320,543	\$325,649	\$327,803
Median Year Built	1998	1998	2000

Employment

Daytime Employment	1,185	8,245	45,252
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TRAFFIC COUNTS



Sources: 2016 TxDOT Houston Urban Saturation Map; CoStar



EXCLUSIVE LEASING BROKER

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