

MULTIPURPOSE INDUSTRIAL FOR LEASE

19285 Old Houston Rd, Conroe, TX 77302



BELVOIR
REAL ESTATE GROUP, LLC

EXECUTIVE SUMMARY



PROPERTY HIGHLIGHTS

- 5,000 SF available
- Base rent of \$15 per SF + NNN
- Two grade-level bay doors
- IMMEDIATE AVAILABILITY

PROPERTY OVERVIEW

Perfect for an Ice house/bar, auto shop and more. Ample parking. Frontage on Major Thorough Fair.



For More Information Please Contact:

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15835 Park Ten Place, Suite 150 | Houston, TX 77084

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ADDITIONAL PHOTOS



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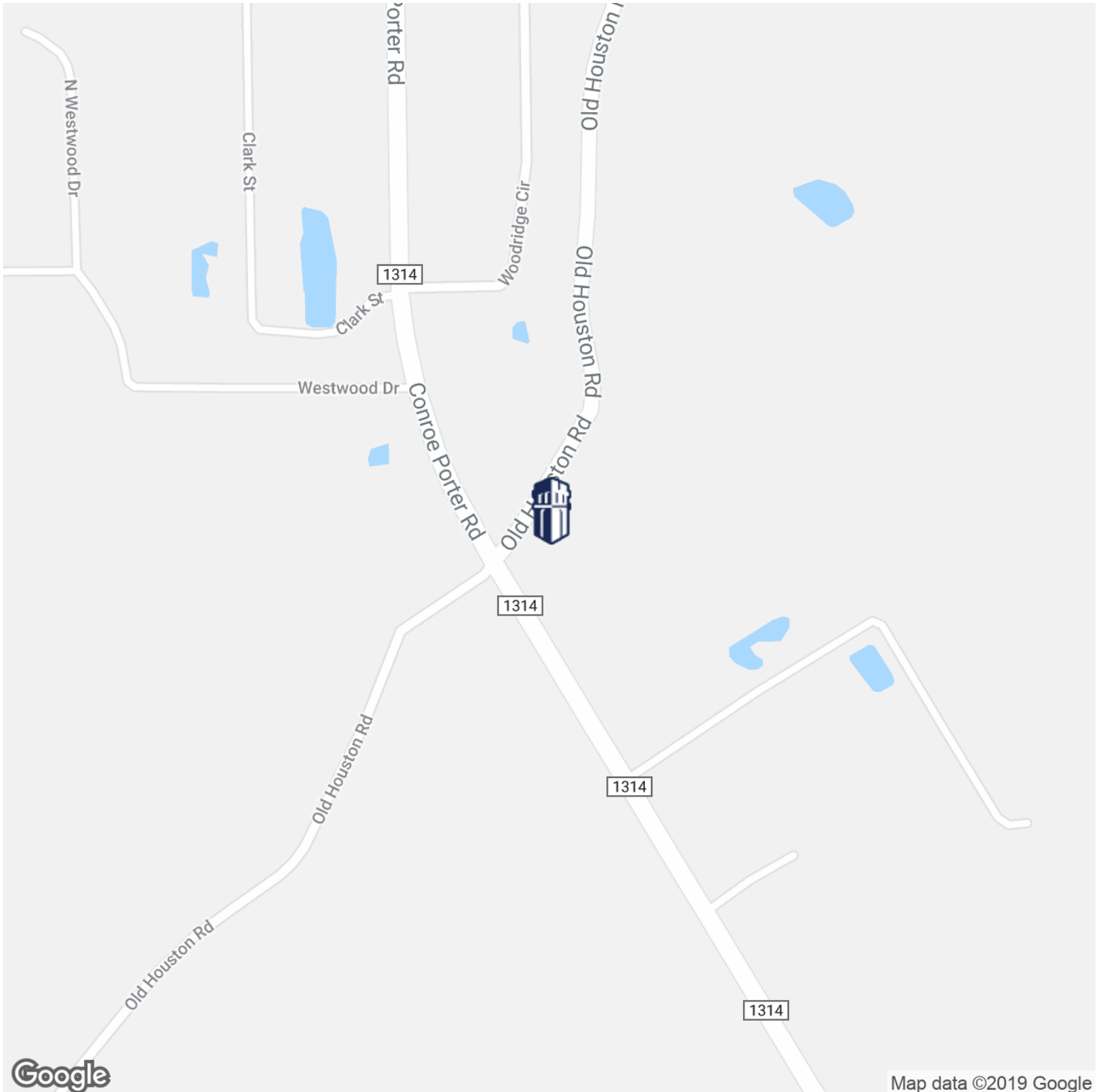
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LOCATION MAPS



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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	5 MILES	10 MILES
Total population	1,140	35,344	199,668
Median age	31.6	31.8	32.9
Median age (Male)	32.3	31.8	32.0
Median age (Female)	31.3	32.1	33.8

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	370	11,421	67,645
# of persons per HH	3.1	3.1	3.0
Average HH income	\$62,049	\$71,675	\$76,184
Average house value	\$163,253	\$173,489	\$159,881

* Demographic data derived from 2010 US Census

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