

**INDUSTRIAL**

**For Lease**



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[Contact us for more information](#)

**19820 FM 1485, New Caney**  
**TX 77357**



# PROPERTY HIGHLIGHTS

**Great traffic Counts**

**Easy access to major Highways**

**Pylon Sign available on FM 1485**

**Can be used as an Office space, Gym, Tire Shop, Warehouse/Flex Space, and much more**

**Fully Customizable Units**

**Built in 2023- New Construction**

# SPACE AVAILABLE

**BUILDING "A"- 3000 SF**

**BUILDING "B"- 1,784 to 10,704 SF**

**BUILDING "C"- 1,514 to 6,056 SF**

**BUILDING "D"- 2,000 to 8,000 SF**

**BUILDING "E"- 2,000 to 8,000 SF**

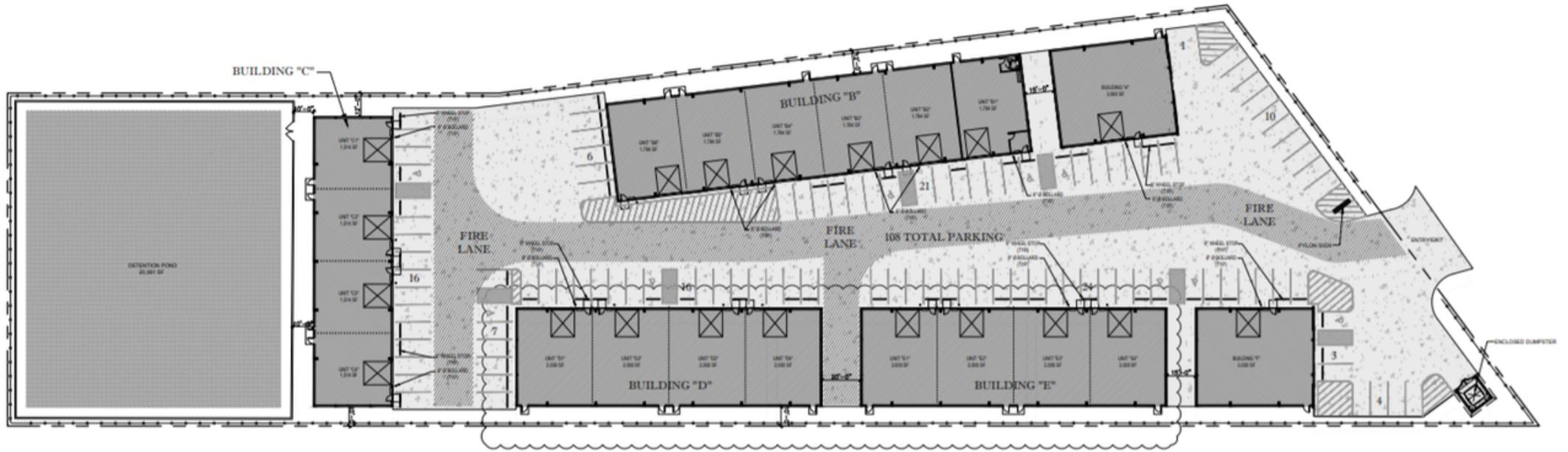
**BUILDING "F"- 3,000 SF**

## ASKING RATES

**\$ 12 to \$18 psf/yr plus NNN**



# SITE PLAN



# DEMOGRAPHICS

3 MILE

1 MILE

24,766

3,878

Population

8,176

1,255

Households

35.50

34.90

Median Age

\$75,609

\$61,091

Median HH Income

7,033

1,227

Daytime Employees

↑10.02%

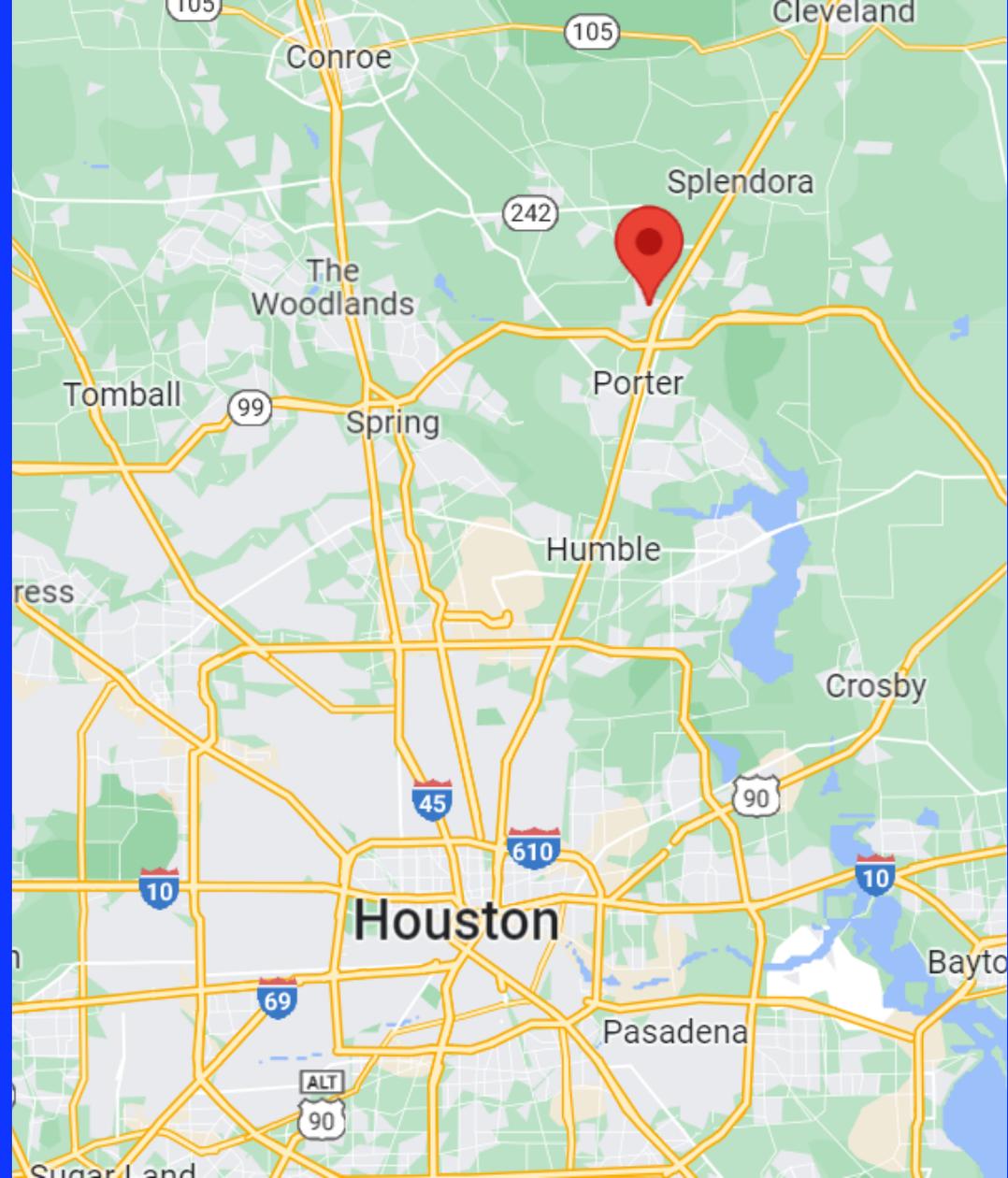
↑9.36%

Population Growth ' 23-"28

↑10.01%

↑9.32%

Household Growth ' 23-"28

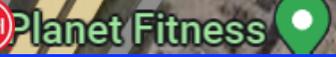
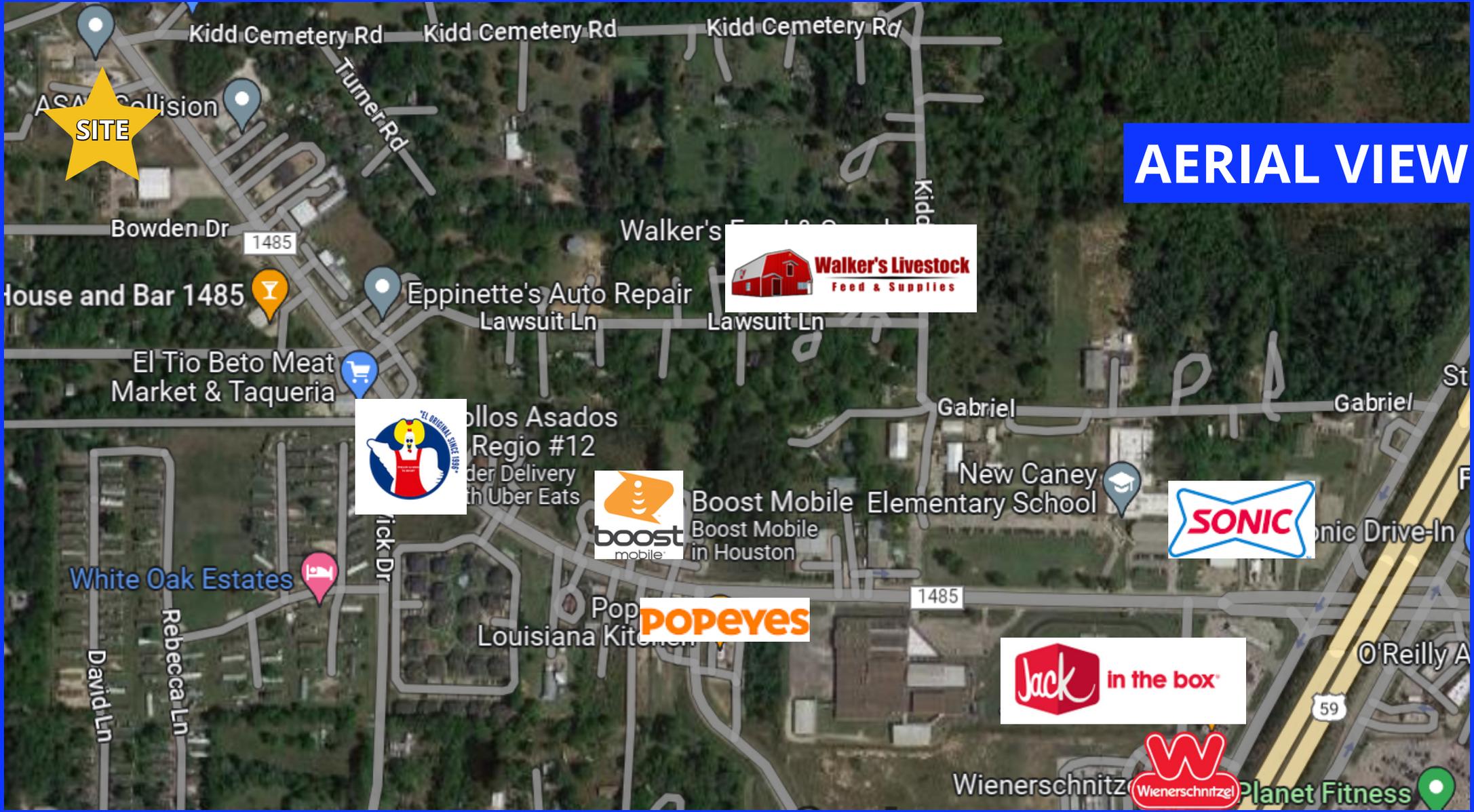




# TRAFFIC

Collection Street	Cross Street	Traffic Vol	Last Measured	Distance
Vick Dr	Little Dirt Rd N	4,338	2022	0.30 mi
Mexican Rd	FM 1485 E	712	2022	0.35 mi
FM 1485	Lawsuit Ln NW	14,931	2018	0.54 mi
Russell Dr	Vick Dr E	2,640	2022	0.61 mi
FM 1485	Hwy 59 E	19,975	2022	0.78 mi
FM 1485	US Hwy 59 E	19,863	2020	0.78 mi
I 20-N Business	Lawsuit Ln NW	21,117	2020	0.81 mi
Gabriel	Hwy 59 E	565	2022	0.86 mi
US Hwy 59	FM 1485 NE	57,041	2022	0.88 mi
US Hwy 59	Payne Rd SW	9,199	2018	0.96 mi

# AERIAL VIEW



# PROPERTY OVERVIEW



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