

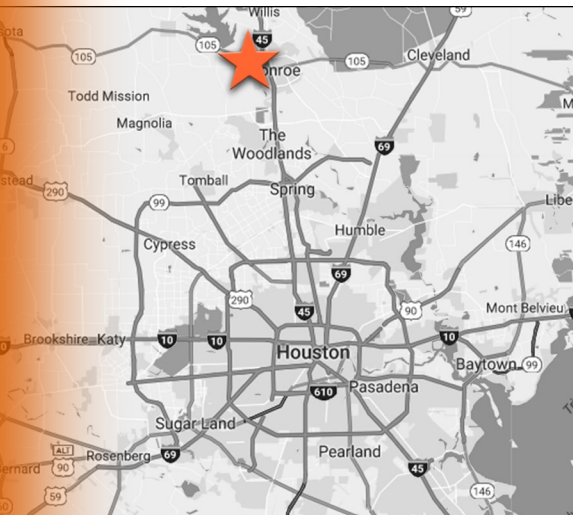
# WESTSIDE CROSSING

3828 - 3832 WEST DAVIS STREET

CONROE, TEXAS 77304

## PROPERTY INFORMATION:

- 1,190 SF & 1,267 SF Spaces Available
- 0,8022 acer pad site available for sale, lease, or build to suit
- Located at the northwest corner of Loop 336 & W. Davis St / Hwy 105
- Signalized intersection
- Across from new HEB
- Huge pylon sign
- Contact broker for more details



SCAN ME

Contact: **Jolie Duhon**  
225-281-6246



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4601 Washington Ave, Ste. 220  
Houston, Texas 77007

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## Demographics:

### 1 Mile Radius

Population: 7,024

Households: 3,032

Total Daytime Pop: 7,214

Med HH Income: \$90,355

### 3 Mile Radius

Population: 45,595

Households: 14,258

Total Daytime Pop: 45,642

Med HH Income: \$68,602

### 5 Mile Radius

Population: 84,911

Households: 27,496

Total Daytime Pop: 68,954

Med HH Income: \$56,420

## Traffic Counts:

W. Davis/Hwy 105 (W of 336)

35,731 VPD (TXDOT 2020)

Loop 336 (N of Hwy 105)

17,127 VPD (TXDOT 2020)

W. Davis/Hwy 105 (E of 336)

24,581 VPD (TXDOT 2020)

Loop 336 (S of Hwy 105)

15,541 (TXDOT 2020)



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Suite / Tenant

1: Hertz Rent-A-Car- 2,050 SF

2: Time Cleaners - 2,450 SF

3: AVAILABLE - 1,190 SF

4: AVAILABLE - 1,267 SF

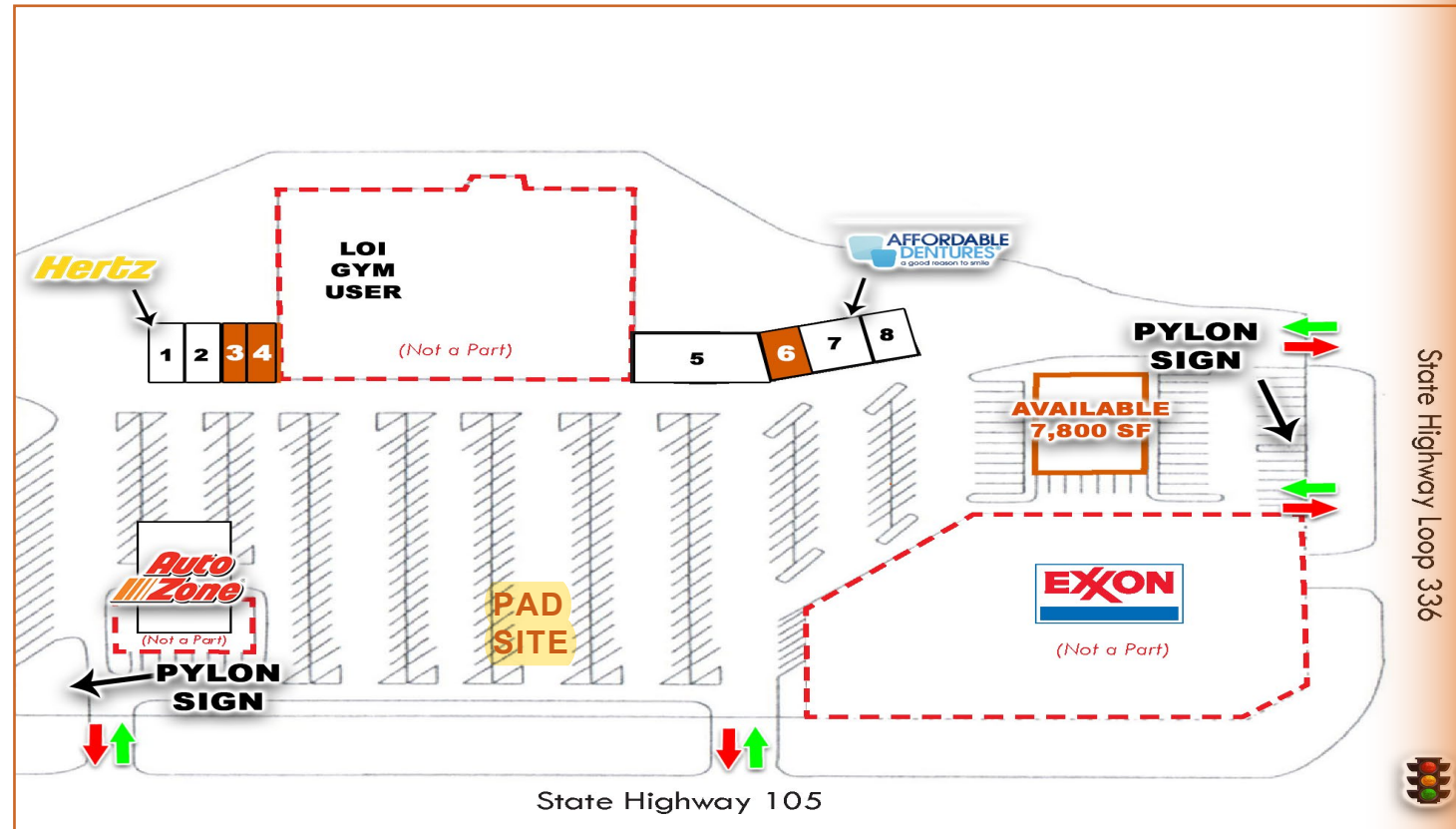
5: NT Nails - 4,077 SF

6: AVAILABLE - 1,200 SF

7: Affordable Dentures -  
2,243 SF

8: AVAILABLE - 1,817 SF

PAD RETAIL - 7,800 SF



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