

# THE GARDENS CENTER

15125-15155 I-45 NORTH - HOUSTON, TX 77090

## PROPERTY INFORMATION:

- 58,460 SF Shopping Center
- 3,783 SF Fully built-out professional office available
- 3,000 SF available in center of property. Large Patio opportunity.
- Located at the southwest corner of I-45 (North Fwy) and Barren Springs Dr
- Excellent Freeway Visibility & Access
- Landlord willing to give generous TI package for the right tenant.
- Excellent freeway visibility and access, with exposure to 293,661 vehicles per day on I-45.
- Daytime population of 111,042 within 3 mile ring.
- Pricing: Call for Pricing



**Contact:**  
**Campbell Anderson**  
915.433.4853  
canderson@orrinc.com

**Greg Lee**  
281-299-5764  
glee@orrinc.com



Tel: 713.468.2600 | Fax: 713.468.7774  
4601 Washington Ave, Suite 220  
Houston, TX 77007

The information contained herein was obtained through sources deemed reliable; however, Orr Realty Corporation makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change in design, change of price prior to sale or lease, or withdrawal without notice.



# THE GARDENS CENTER

15125-15155 I-45 NORTH - HOUSTON, TX 77090



CampbellAnderson  
915.433.4853  
canderson@orrinc.com

Greg Lee  
281-299-5764  
glee@orrinc.com



# THE GARDENS CENTER

15125-15155 I-45 NORTH - HOUSTON, TX 77090

## Demographics:

### 1 Mile Radius

Population: 13,281  
Total Daytime Pop: 15,402  
Households: 4,712  
Med HH Income: \$39,829

### 3 Mile Radius

Population: 114,444  
Total Daytime Pop: 111,042  
Households: 37,411  
Med HH Income: \$43,759

### 5 Mile Radius

Population: 286,302  
Total Daytime Pop: 287,722  
Households: 93,626  
Med HH Income: \$48,327

## Traffic Counts:

### I-45 (North Fwy)

293,661 VPD (TXDOT 2020)

### Richey Rd

16,654 VPD (TXDOT 2016)

### Airtex Dr

16,509 VPD (TXDOT 2016)

### Barren Springs Dr

3,356 VPD (TXDOT 2016)



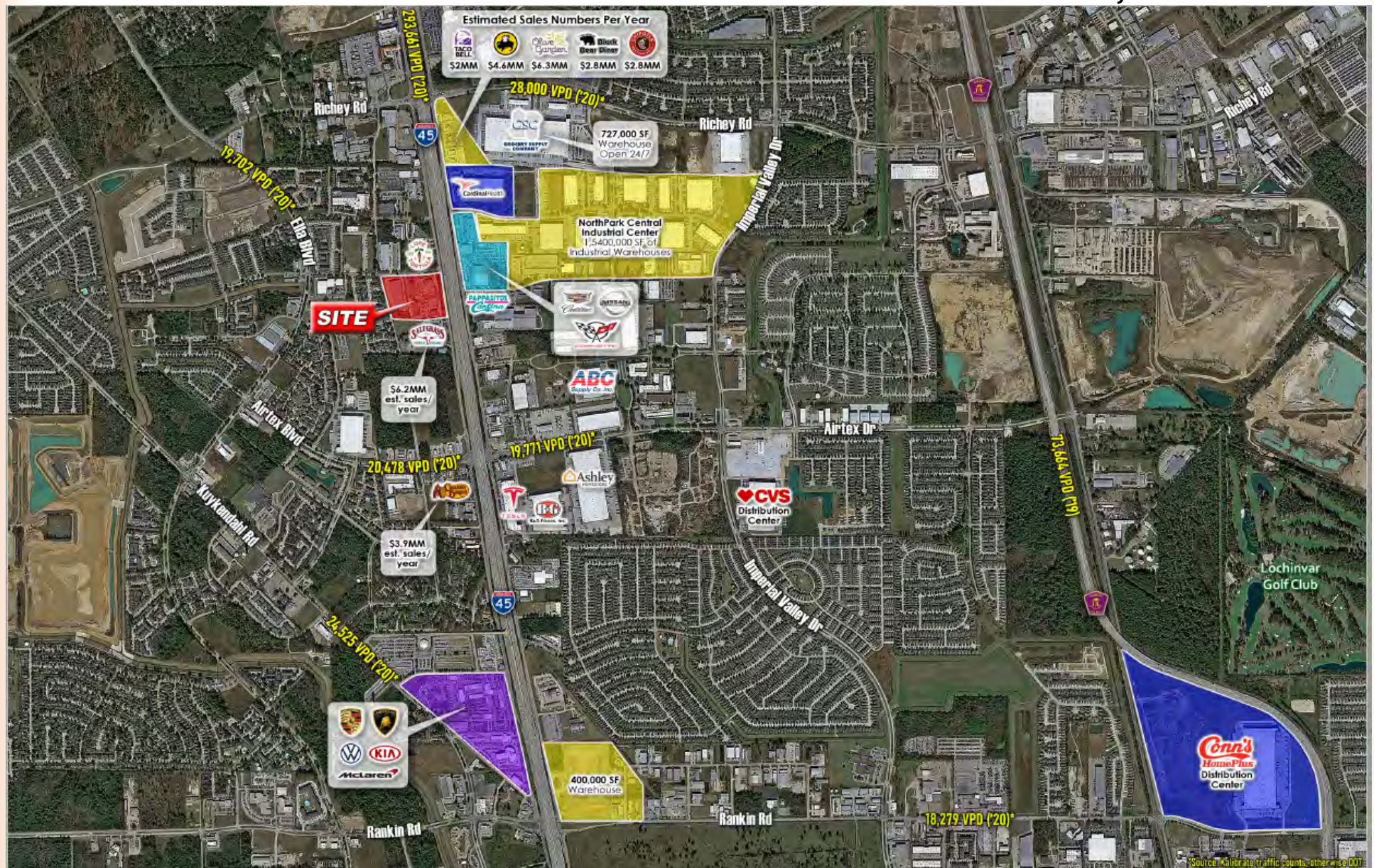
**CampbellAnderson**  
915.433.4853  
canderson@orrinc.com

**Greg Lee**  
281-299-5764  
glee@orrinc.com



# THE GARDENS CENTER

15125-15155 I-45 NORTH - HOUSTON, TX 77090



CampbellAnderson  
915.433.4853  
canderson@orrinc.com

Greg Lee  
281-299-5764  
glee@orrinc.com