

FOR LEASE

TALL PINES HWY 105 BUSINESS PARK

6421 - 6529 HWY 105

Conroe, TX 77304

PRESENTED BY:

NEAL KING

O: 281.367.2220 x125

JEFF BEARD CCIM

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PROPERTY HIGHLIGHTS

- For Lease.
- Retail/Office and Office-Warehouse spaces.
- Spaces from 1,375 SF to 6,600 SF
- Retail/Office spaces with approximately 750' of frontage along Highway 105 West (over 39,000 vehicle per day - TxDOT 2020), three curb-cuts, and building signage available.
- Office-Warehouse suites feature fully built-out office area with high ceilings and beautiful finishes.
- Single-tenant with fenced outdoor storage and multi-tenant layouts available.
- All office-warehouse spaces feature multiple private offices and/or conference room, break areas with fridge and microwave included, private restrooms, and grade-level overhead doors.

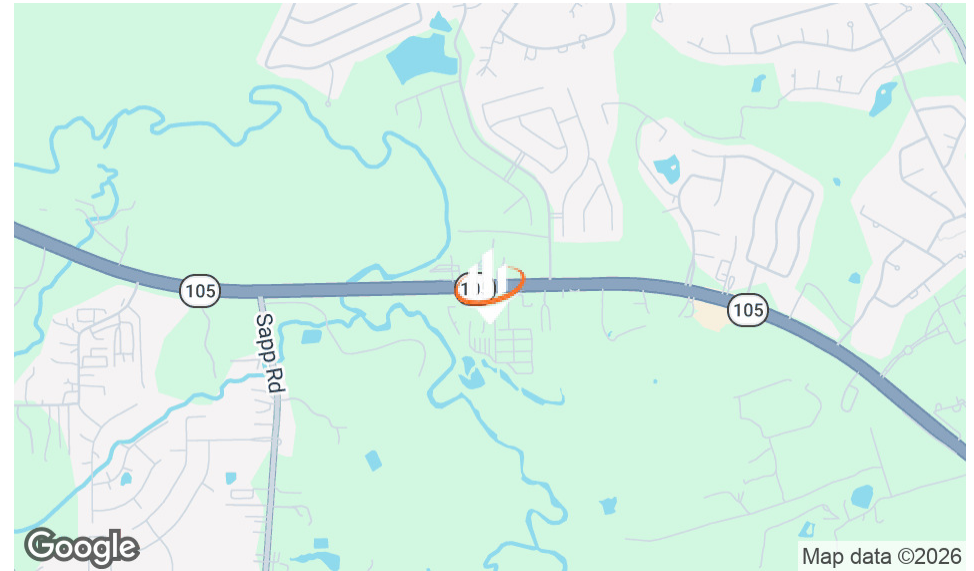
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LOCKAWAY 105 BUSINESS PARK



OFFERING SUMMARY

LEASE RATE:	\$12.00 - \$28.00 SF / year (NNN)
AVAILABLE SF:	1,375 - 3,100 SF
LOT SIZE:	25 Acres
BUILDING SIZE:	96,504 SF

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	131	6,195	25,514
TOTAL POPULATION	277	12,953	57,857
AVERAGE HH INCOME	\$80,063	\$111,416	\$104,590

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LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	1,375 - 3,100 SF	LEASE RATE:	\$12 - \$28 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
6451 D	Available	1,375 SF	NNN	\$24.00 SF/yr	Retail/Office - Shell Condition
6447 B	Available	2,300 SF	NNN	\$12.00 SF/yr	Office/Warehouse - 2,300 SF with Approximately 700 SF of office includes: Lobby, two offices, break room with fridge and microwave, restroom, storage/server closet, insulated warehouse with one overhead door.
6455 B	Available	3,100 SF	NNN	\$14.00 SF/yr	Office/Warehouse - Approximately 850 SF of office includes: Lobby, three offices, break room with fridge and microwave, restroom, storage/server closet, insulated warehouse with one overhead door.
6455 C	Available	3,100 SF	NNN	\$14.00 SF/yr	Approx. 1,165 SF of office includes: Lobby, five offices, break room with fridge and microwave, restroom, storage/server closet, insulated warehouse with one overhead door.
6511 D	Available	1,375 SF	NNN	\$28.00 SF/yr	Retail - 2nd Generation
6511 B	Available	1,375 SF	NNN	\$28.00 SF/yr	Retail/Office - Former insurance office
6507 B	Available	2,305 SF	NNN	\$12.00 SF/yr	Office/Warehouse - Approximately 700 SF office includes: Lobby, two offices, break room with fridge and microwave, restroom, storage/server closet, insulated warehouse with one overhead door. Climate-controlled warehouse with 14'x14' grade-level door.

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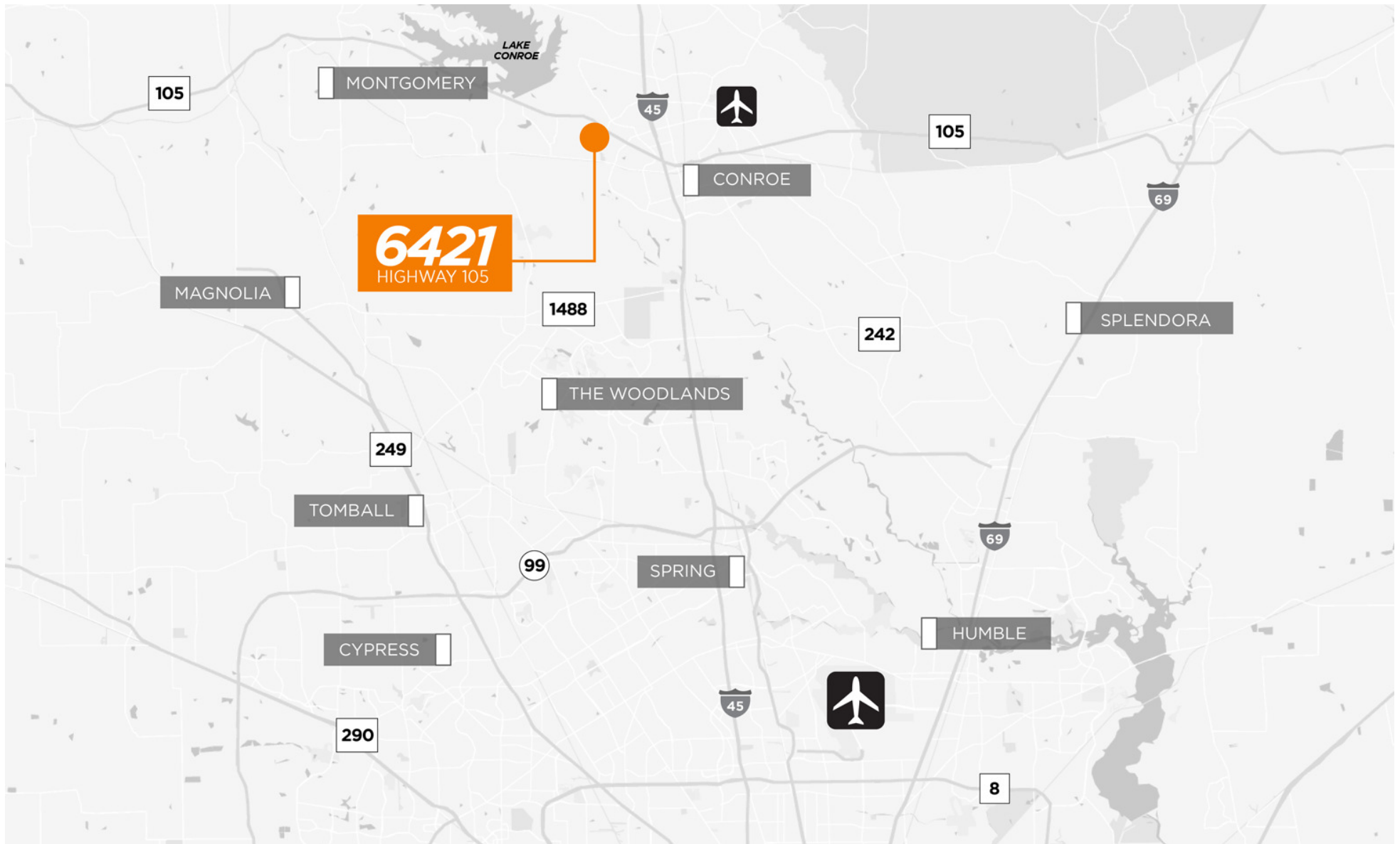
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CONROE MARKET OVERVIEW

Conroe is the county seat of Montgomery County, which is part of the Greater Houston Metropolitan Area. Conroe was recently identified as the fastest growing city in the nation with an annual growth rate of 7.8%, 11 times higher than the national average. There are several new housing developments in the area, including Johnson Development's Grand Central Park and Woodforest Developments and Howard Hughes newest master planned community, The Woodlands Hills. Current actively planned communities are providing an estimated additional 18,000 homes to the area. Residential growth is spurring business growth in Conroe. Fortune 500 healthcare company McKesson has recently moved it's regional distribution center to Conroe and major oil and gas manufacturer, Reed Hycalog, is building its new world headquarters in Conroe, as well as Tenaris, who also announced it's resuming operations in Conroe.

Retail is also expanding, including the addition of "336 Marketplace," a 700,000+ SF power center located at S Loop 336 and I-45, as well as the redevelopment of the "Outlets at Conroe," a 340,000+ SF outlet mall located at League Line Rd. and I-45. The Conroe-North Houston Regional Airport recently under-went a \$17 million expansion to support the area's growth; the airport contributes a \$33 million economic impact to the local economy.

Companies are choosing to invest in and relocate to one of the fastest growing communities in the country - Conroe, Texas. Recently announced projects include VGXI, Inc. building a 240,000 square-foot manufacturing facility to produce plasmid DNA for vaccines and gene therapies in Deison Technology Park and Five Below Inc., a Philadelphia-based retailer, constructing an 858,000 square-foot distribution center in Conroe Park North.

FOR LEASING INFORMATION:

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



11-03-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Steven Jeffery Beard	0400693	jeff.beard@svn.com	281-367-2220
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date