

THE COLONNADE ON LAKE CONROE

19786 Hwy 105 W, Montgomery TX 77356

partners

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PROPERTY HIGHLIGHTS

PROPERTY SUMMARY:

Occupancy - 100%
Cap Rate - 7.15%
Total GLA - 27,075 SF
Land Area - 2.25 AC
Year Built - 2005
Price - Call Broker

PROPERTY FEATURES:

- Excellent Frontage on Highway 105 West
- New LED Parking Lot & Walkway Lighting
- Well Maintained All Concrete Parking Lot
- Shopping Center in Path of Growth
- Eight New Residential Subdivisions Totaling 1,130 Single-Family Lots
- 4.0% Annual Population Growth 2022-2027

MARKET SUMMARY:

 46,603


2024 Population
(5 miles radius)

 22,687

2023 Total Employees
(5 miles radius)

 \$130,362

2024 Avg. Income
(5 miles radius)

 25.6K VPD

Hwy 105 W

AREA TRAFFIC GENERATORS:



Walgreens



Dimitri Jordan, CCIM

Vice President
713-405-7483
dimitri.jordan@partnersrealestate.com

[Schedule a Meeting](#)

1360 Post Oak Blvd, Suite 1900 / Houston, TX 77027
713.629.0500 / partnersrealestate.com

BROKERAGE SERVICES

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SUITE	TENANT	SF
100	Crepes of Brittany!	3,563
120	Westlake Fellowship	4,875
140	Hope Resale	2,625
145	Hope Resale	1,850
150	Melting Pot Dispensary	1,812
155	McKenzie's Events LLC	1,875
160	Cox ATA Martial Arts	3,000
170	Magnolia Diner	5,000
190	Mav Collectables	2,475
Total		27,075



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LAKE CONROE**
19786 HWY 105 W
MONTGOMERY, TX 77356

27,075 SF
TOTAL RENTABLE SF

2.25 ACRES
LAND SIZE

1
NUMBER OF STORIES

2
NUMBER OF BUILDINGS

C
BUILDING CLASS

MULTI TENANT
TENANCY

2005
YEAR BUILT/RENO

5.29/1,000
PARKING SPACES

4.20%
SUBMARKET VACANCY

REINFORCED CONCRETE
CONSTRUCTION



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- **Located In Conroe, Texas – Ranked No. 6 Overall Among the Top 100 U.S. Cities for Economic and Population Growth**
 - **4.0% Annual Population Growth 2022-2027**
- **Frontage on Hwy 105 – a Major Thoroughfare Serving the East-West Corridor, Connecting Conroe with Other Parts of Montgomery County**
- **Easy Access**
- **Surrounded by Dense, high Income Residential Subdivisions**
 - **Eight New Residential Subdivisions Totaling 1,130 Single-Family Lots**
 - **\$160,473 Average HH Income**
- **New LED Parking Lot & Walkway Lighting**
- **Well Maintained Concrete Parking Lot**



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