



INDUSTRIAL/RETAIL/OFFICE SPACE FOR LEASE  
**LOCKAWAY 105 BUSINESS PARK**  
6421 - 6529 HWY 105 | CONROE, TX 77304

9320 LAKESIDE BLVD | SUITE 250 | THE WOODLANDS, TX 77381 | 281-367-2220 | [JBEARDCOMPANY.COM](http://JBEARDCOMPANY.COM)





PROPERTY HIGHLIGHTS

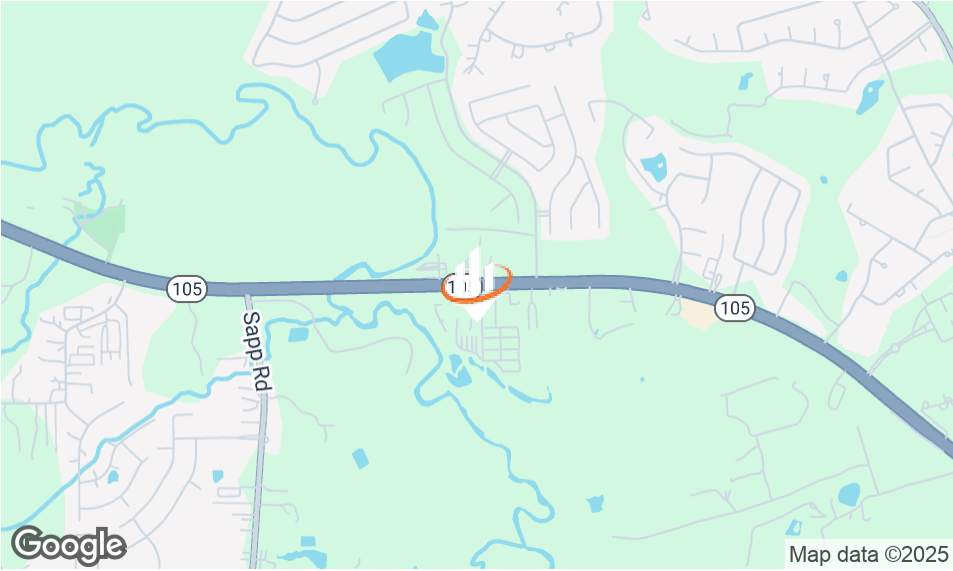
- For Lease.
- Retail/Office and Office-Warehouse spaces.
- Spaces from 1,375 SF to 6,600 SF
- Retail/Office spaces with approximately 750' of frontage along Highway 105 West (over 39,000 vehicle per day - TxDOT 2020), three curb-cuts, and building signage available.
- Office-Warehouse suites feature 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.

NEAL KING

JEFF BEARD CCIM

O: 281.367.2220 x125

O: 281.367.2220 x102



OFFERING SUMMARY

LEASE RATE:	\$12.00 - 28.00 SF/yr (NNN)
AVAILABLE SF:	1,375 - 6,600 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





NEAL KING      JEFF BEARD CCIM  
O: 281.367.2220 x125    O: 281.367.2220 x102

LOCKAWAY 105 BUSINESS PARK

SVN | J. BEARD REAL ESTATE COMPANY - GREATER HOUSTON 3

LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	1,375 - 6,600 SF	LEASE RATE:	\$12.00 - \$28.00 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 C	Available	2,300 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.
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 1,165 SF of office includes: Lobby, three 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
6435	Available	6,600 SF	NNN	\$16.00 SF/yr	Office/Warehouse - Approx. 3,300 SF of office includes: lobby, six offices, conference room with glass doors, work room with cabinets, two restrooms, storage room, break room with fridge and microwave. Two overhead doors in a climate controlled warehouse with slop sink and restroom. Fenced outdoor storage with gate.
6427	Available	4,800 SF	NNN	\$16.00 SF/yr	Office/Warehouse - Approximately 2,000 SF of office includes: lobby, four offices, conference room with glass doors, work room with cabinets, restroom, break room with fridge and microwave. Climate controlled warehouse with overhead door, sink and restroom.

NEAL KING

JEFF BEARD CCIM

O: 281.367.2220 x125

O: 281.367.2220 x102





NEAL KING  
O: 281.367.2220 x125

JEFF BEARD CCIM  
O: 281.367.2220 x102



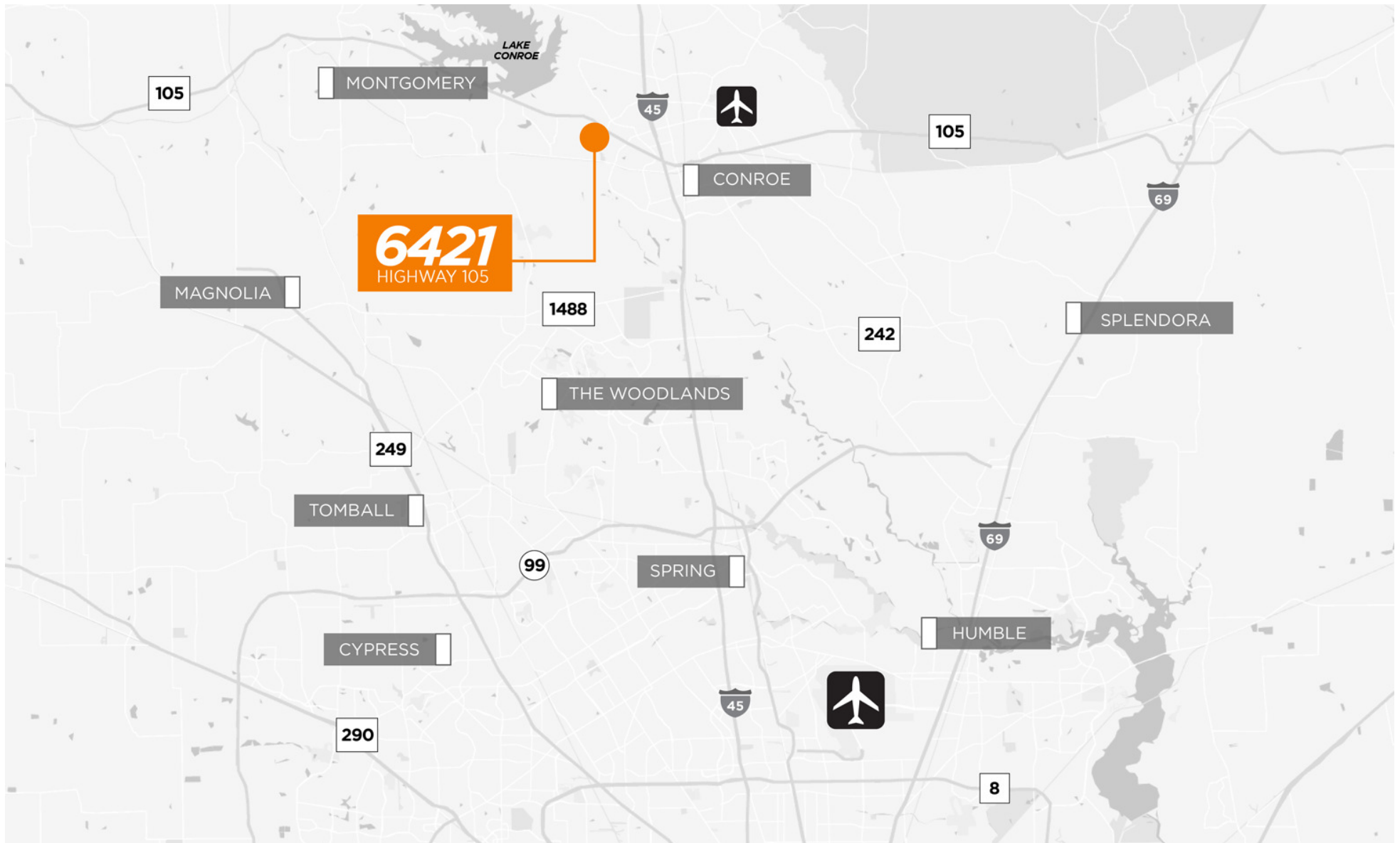


NEAL KING

O: 281.367.2220 x125

JEFF BEARD CCIM

O: 281.367.2220 x102



NEAL KING

O: 281.367.2220 x125

JEFF BEARD CCIM

O: 281.367.2220 x102





NEAL KING      JEFF BEARD CCIM  
O: 281.367.2220 x125    O: 281.367.2220 x102

LOCKAWAY 105 BUSINESS PARK

SVN | J. BEARD REAL ESTATE COMPANY - GREATER HOUSTON 8





NEAL KING

O: 281.367.2220 x125

JEFF BEARD CCIM

O: 281.367.2220 x102

LOCKAWAY 105 BUSINESS PARK

## 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.

SVN | J. BEARD REAL ESTATE COMPANY - GREATER HOUSTON 9



# FOR LEASING INFORMATION:

## NEAL KING

Senior Advisor  
281-367-2220 EXT: 125  
neal.king@svn.com

## JEFF BEARD, CCIM

Managing Director  
281-367-2220 EXT 102  
jeff.beard@svn.com



281.367.2220

[JBEARDCOMPANY.COM](http://JBEARDCOMPANY.COM)

9320 LAKESIDE BLVD | SUITE 250 |  
THE WOODLANDS, TX 77380

This information contained herein has been obtained from reliable sources; however, SVN | J. Beard Real Estate - Greater Houston, The J. Beard Company, LLC and The J. Beard Real Estate Company, L.P., makes no guarantees, warranties or representations to the completeness or accuracy of the data. Property submitted is subject to errors, omissions, change of price, prior sale or withdrawal without notice.





## 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.*



### 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.

### 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 or subagent 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.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**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.

SVN   J. Beard Real Estate - Greater Houston	0519836	jeff.beard@svn.com	281-367-2220
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Steven Jeffrey Beard	0400693	jeff.beard@svn.com	281-367-2220
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date