



# THE PARK AT FISH CREEK RETAIL SPACE FOR LEASE

**1,500SF and 1,125sf available**

**25,111 SF Class A Retail Center – Built 2021**

618 FISH CREEK THOROUGHFARE | MONTGOMERY, TX 77316

# The Park at Fish Creek



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# Executive Summary

- The Park at Fish Creek, a Class A, new retail development. This is a **96% leased, multi-tenant retail center**, in Montgomery County, located at 618 Fish Creek Thoroughfare in Montgomery, Texas. This opportunity offers consistent cash flow and a **strong, internet-resistant tenant mix** including coworking space, a Spanish immersion school, health/wellness, and a veterinary clinic.
- With excellent visibility, this property is ideally situated at the entrance of Woodforest, a 3,000-acre Master Planned Community with  $\pm 5,500$  homes. As one of the fastest growing communities with expanding retail and residential growth, this site offers the opportunity to invest in one of the limited commercial retail locations in the immediate submarket.

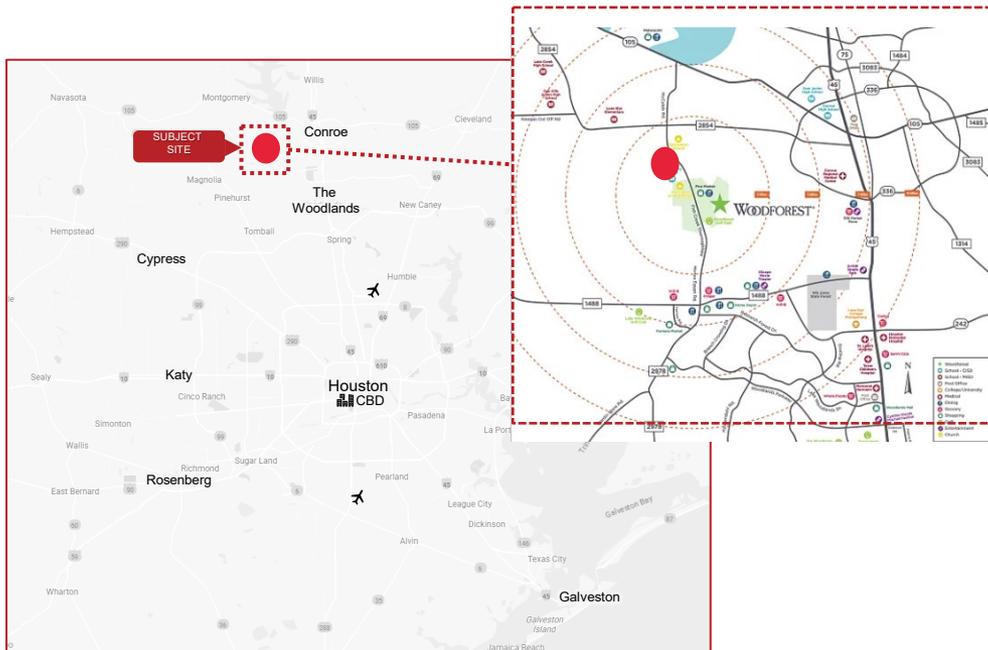
Class A  $\pm 25,111$  SF Multi Tenant Retail Center on **5.18 acres** built in **2021**

### Excellent Exposure Along **Dominant Traffic Corridor**

- Fish Creek Thoroughfare (17,115 VPD)
- Primary Road to the South, FM 1488 (50,352 VPD)  
Primary Road to the North, FM 2854 (10,876 VPD)

Average **Household Income** exceeds **\$187,000** within a 1-mile radius

At the entrance of Woodforest, a 3,000 acer Master Planned Community, one of the **last remaining commercial Tracts**



# Site Plan





**SITE**

105 TEXAS

Lake Conroe

Lake Creek High School

Oak Hills Junior High

Cooks Branch 5,665 Acres

Grand Lake Estates Golf Club

Skye Ranch 2,520 Lots

Mill Creek 1,500 Lots

Mostyn Manor 502 Total Lots

Audobon 6,624 Lots

Ridgelaque Shores 409 Lots

Grand Lakes Estates 477 Lots

Sandera Ranch 200 Total Lots

Durango Creek 412 Total Lots

Westwood 1,434 Total Lots

Woodmark 233 Lots

Woodforest 3,000 Acres 5,500 Lots

Woodforest Golf Club

Fosters Ridge 913 Lots

River's Edge 230 Lots

Jacobs Reserve 438 Total Lots

West Fork Golf Country Club

Conroe High School

KOHL'S  
TJ-MAXX  
ASHLEY  
BED BATH & BEYOND

ROSS  
PET SMART  
SHOE CARNIVAL

CVS  
SALON & SPA  
WOLFPES  
McDonald's  
IHOP

Academy  
petco  
Con's Home Plus  
99¢ ONLY

Kroger  
HEB

HOBBY LOBBY  
STAR  
NORTHERN

Walmart  
sams club  
LOWE'S

TRUCKER SERVICE CENTER  
HARBOR FREIGHT  
TARGET  
Office DEPOT  
BEST BUY

harvest  
NATURAL MARKET  
ANYTIME FITNESS  
H2O WORKOUT  
WINE UP  
CVS  
CRISTO'S  
CLEAN JUICE  
PRIMO HOOGIES  
UPS  
The UPS Store

Kroger  
place  
ROSS  
HomeGoods  
Michaels  
Marshalls  
five BELOW

HCA Houston Healthcare

Jacobs Reserve  
Residential Lots

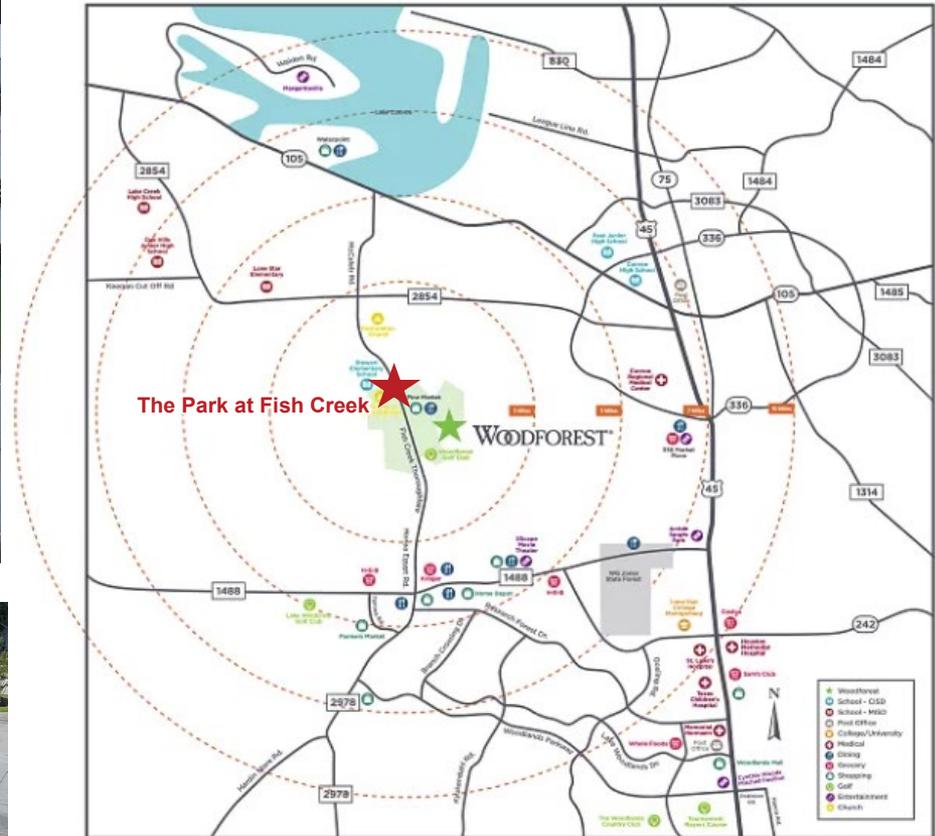
Target  
PET SMART  
TJ-MAXX  
OfficeMax  
Famous Footwear

HEB

45

5

# Site Photos



# Site Aerial



1,500 SF Available

1,100 SF Available

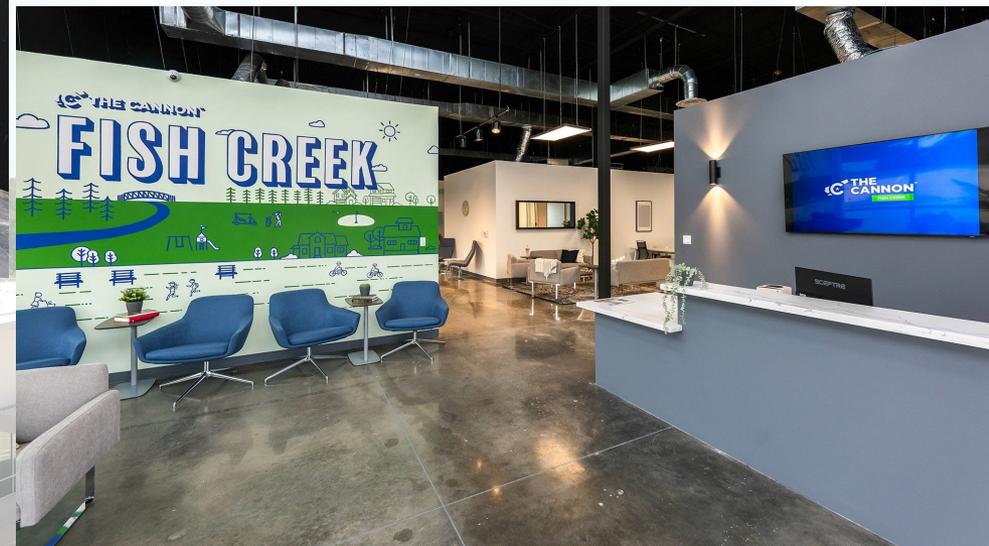
# Demographics



	3 Mile		5 Mile		10 min drive time		15 min drive time	
<b>Population</b>								
Estimated Population (2025)	20,239		53,147		23,265		52,189	
Projected Population (2030)	25,319		67,079		28,907		63,996	
<b>Projected Annual Growth (2025-2030)</b>	<b>5080</b>	<b>5.0%</b>	<b>13,932</b>	<b>5.2%</b>	<b>5,642</b>	<b>4.9%</b>	<b>11,807</b>	<b>4.5%</b>
Estimated Population Density (2025)	716	<i>psm</i>	677	<i>psm</i>	892	<i>psm</i>	975	<i>psm</i>
<b>Households</b>								
Estimated Households (2025)	6,951		18,889		8,405		19,598	
<b>Projected Households (2030)</b>	<b>8,943</b>		<b>24,448</b>		<b>10,697</b>		<b>24,657</b>	
Census Households (2020)	5,798		14,694		6,659		15,433	
Census Households (2010)	1,634		7,502		2,794		9,075	
Projected Annual Growth (2025-2030)	1,992	5.7%	5,559	5.9%	2,292	5.5%	5,059	5.2%
Historical Annual Change (2010-2025)	5,316	21.7%	11,387	10.1%	5,611	13.4%	10,523	7.7%
<b>Average Household Income</b>								
Estimated Average Household Income (2025)	\$182,249		\$164,043		\$173,302		\$154,187	
Projected Average Household Income (2030)	\$180,687		\$162,244		\$172,472		\$152,007	
<b>Per Capita Income</b>								
Estimated Per Capita Income (2024)	\$52,970		\$48,230		\$48,917		\$46,774	
Estimated Average Household Net Worth (2024)	\$1.6 M		\$1.5 M		\$1.44 M		\$1.41 M	
<b>Household Income Distribution (2025)</b>								
HH Income \$200,000 or More	2,178	31.3%	4,542	24.0%	2,347	27.9%	4,331	22.1%
HH Income \$150,000 to \$199,999	852	12.3%	2,756	14.6%	915	10.9%	2,453	12.5%
HH Income \$125,000 to \$149,999	1,194	17.2%	2,245	11.9%	1,297	15.4%	2,258	11.5%
HH Income \$100,000 to \$124,999	855	12.3%	2,379	12.6%	1,078	12.8%	2,337	11.9%
<b>Total Annual Consumer Expenditure (2025)</b>								
<b>Total Household Expenditure</b>	<b>\$1.01 B</b>		<b>\$2.53 B</b>		<b>\$1.16 B</b>		<b>\$2.5 B</b>	
Total Non-Retail Expenditure	\$517.58 M		\$1.29 B		\$593.52 M		\$1.28 B	
Total Retail Expenditure	\$490.79 M		\$1.24 B		\$566 M		\$1.23 B	

# Tenant Overview

**The Cannon** is a well-known brand of coworking spaces, which provides flexible office spaces, meeting rooms, event spaces, and open desk designed to foster innovation, collaboration, and productivity for startups, entrepreneurs, small businesses, and remote workers. The Cannon is able to tailor to the needs of startups, entrepreneurs, and remote workers. The Cannon's location in the Park at Fish Creek location is strategically placed to serve professionals in the area, offering a convenient workspace solution close to home. It's easily accessible from nearby communities and provides ample parking for members.



# Tenant Overview

**Spanish Schoolhouse** is a Spanish immersion preschool dedicated to providing early childhood education while immersing children in the Spanish language. Their programs are designed to give children the gift of a second language during their optimal language learning years. Established in 2003, Spanish Schoolhouse has expanded to 18 campuses across the Dallas/Fort Worth and Houston areas. Their offerings include full and part-time preschool and kindergarten programs, as well as summer camps and after-school Spanish classes. The after-school programs are tailored for elementary-aged students (K-5) and are conducted entirely in Spanish to enhance language acquisition.



**SPANISH SCHOOLHOUSE**  
A Spanish Immersion Preschool



# Tenant Overview

**Fish Creek Animal Hospital** is a veterinary clinic owned and operated by Dr. Kevin Wheeler. His vet clinic offers a wide range of veterinary services, including preventative care, diagnostics, surgery, emergency care, and dental care. Known for his compassionate approach and commitment to client education, Dr. Wheeler ensures pets receive top-quality care in a modern and welcoming environment. for members.



FISH CREEK  
ANIMAL HOSPITAL

**Poolwerx** is a well-established, international company in the pool and spa industry, known for its comprehensive range of services, franchise opportunities, and commitment to quality. With 30+ locations in Texas, and 400+ nationally, Poolwerx operates retail stores where customers can purchase pool chemicals, equipment, accessories, and other related products. These stores also offer in-store water testing and expert advice. Many of their stores are independently owned and operated as franchises, allowing local entrepreneurs to run the business with the backing of a well-known brand .



**Revive Biohacking** is a health and wellness center that specializes in science, technology, and lifestyle changes to improve physical and mental performance. Offering advanced biohacking services such as cryotherapy, infrared sauna, IV therapy, oxygen therapy, and red light therapy. The center focuses on optimizing physical and mental well-being through personalized, science-backed treatments. With a state-of-the-art facility and a commitment to community education, Revive Biohacking helps clients achieve their health and wellness goals.



# About Woodforest

Nestled on over 3,000 acres of lush, preserved pine forest in Montgomery County, Woodforest Master Planned Community is a breathtakingly designed community by Johnson Development. This prime location in south Montgomery County is just 7 miles west of Interstate 45 and offers seamless access to modern conveniences just minutes from The Woodlands and Lake Conroe.

With a diverse collection of ±5,500 homes priced from the low \$300s to over \$1 million, Woodforest accommodates every life stage and lifestyle. What truly sets this development apart is its dedication to nature-first planning, featuring tree-lined streets, expansive greenbelts, and miles of interconnected trails weaving through parks, waterways, and recreation areas—creating an unmatched backdrop of natural beauty

Woodforest boasts resort-style amenities crafted for active, engaged living, including the Palm clubhouse, neighborhood parks, and the private 27-hole championship Woodforest Golf Club.

[https://www.johnsondevelopment.com/montgomery-tx/mpc\\_woodforest](https://www.johnsondevelopment.com/montgomery-tx/mpc_woodforest)



## Prime Location

Located just west of Interstate 45 with easy access to The Woodlands & Lake Conroe Area

## Vehicle Pass Daily

14,277 on Fish Creek Thoroughfare at FM-2854  
25,015 on Sendera Ranch Rd (TxDot)

## ±5,500 homes

Adjacent to Woodforest, a ~ 3,000 acres master planned community

# About Johnson Development

Johnson Development is one of the nation's premier real estate developers, with over 50 years of proven success in creating award-winning, master-planned communities across Texas and beyond. Founded in 1975 by industry legend Larry D. Johnson, the company has developed over 45,000 acres and delivered more top-selling master-planned communities than any other U.S. developer in the past decade.

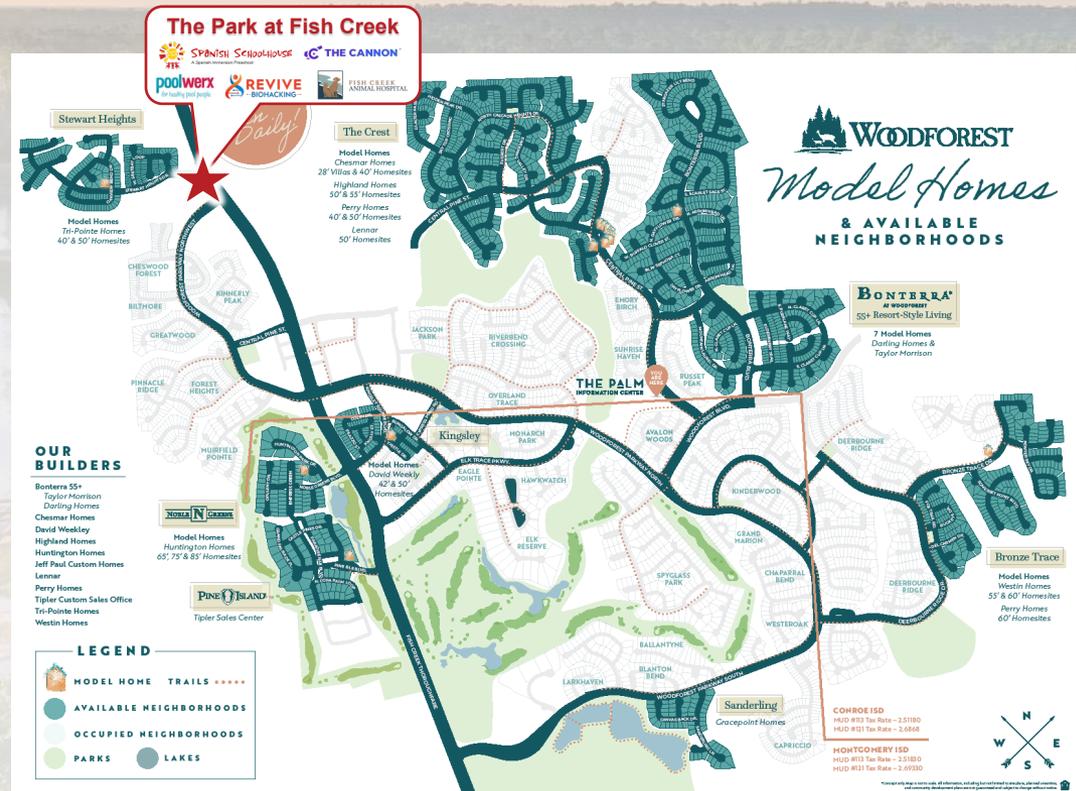
Known for its strategic land planning, vibrant amenities, and commitment to community lifestyle, Johnson Development has shaped iconic neighborhoods like Sienna, Riverstone, Silverlake, Cross Creek Ranch, and Woodforest—each designed to elevate quality of life for residents and generate long-term value for investors and homebuilders alike.

Driven by a legacy of innovation and stewardship, Johnson Development continues to thrive under experienced leadership while maintaining deep ties to local communities. With a focus on location, quality schools, abundant green space, and resident engagement, every project is designed to foster connection and sustainability. The company has been repeatedly recognized as a top workplace and trusted development partner, making it an ideal choice for investors, builders, and municipalities looking to bring high-quality, thoughtfully designed communities to life.

<https://www.johnsondevelopment.com/>

JDC

Johnson  
DEVELOPMENT  
CORP.





LEASING CONTACT

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