



Retail/Flex Space for Lease

Now pre-leasing

Hard corner of W Davis St and Pentair Dr
Conroe, TX 77304

Site Details

Location

Located at the hard corner of W Davis ST and Pentair Dr. in Conroe, TX

Size

Retail: ±14,000 square feet
Flex Building 1 : ±11,100 square feet
Flex Building 2: ±12,000 square feet

Site Details

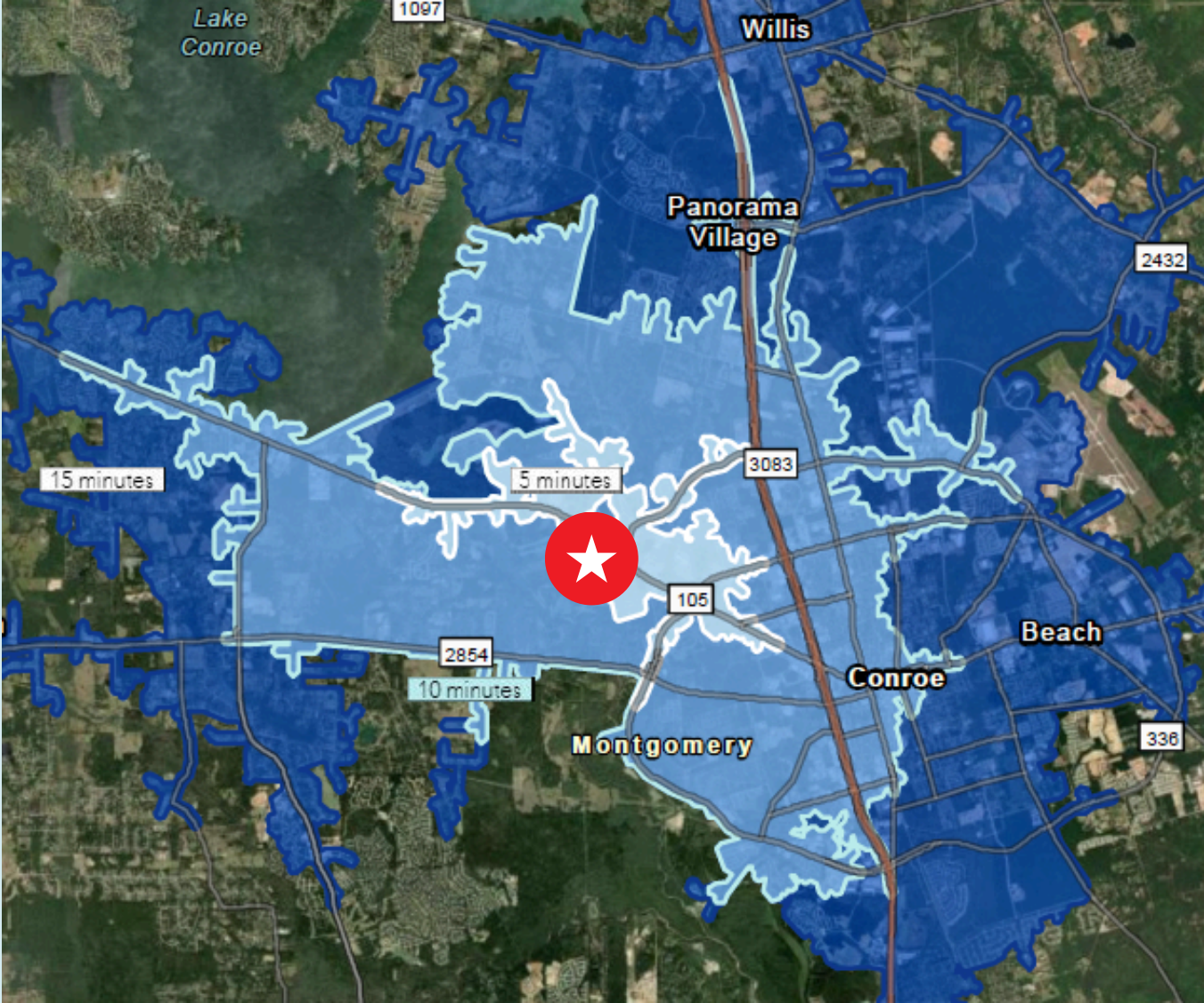
- Next door to The Learning Experience and West Fork Village
- Located next to West Fork residential and golfing community in high growth Conroe
- Surrounding new homes nearby from \$400K-\$750K
- Highway access and close proximity to HEB and other national retailers

About the Area

Situated 40 miles north of Houston and easily accessible via Interstate 45, Conroe offers a blend of urban convenience and outdoor recreation, featuring Lake Conroe and numerous parks and recreational facilities.

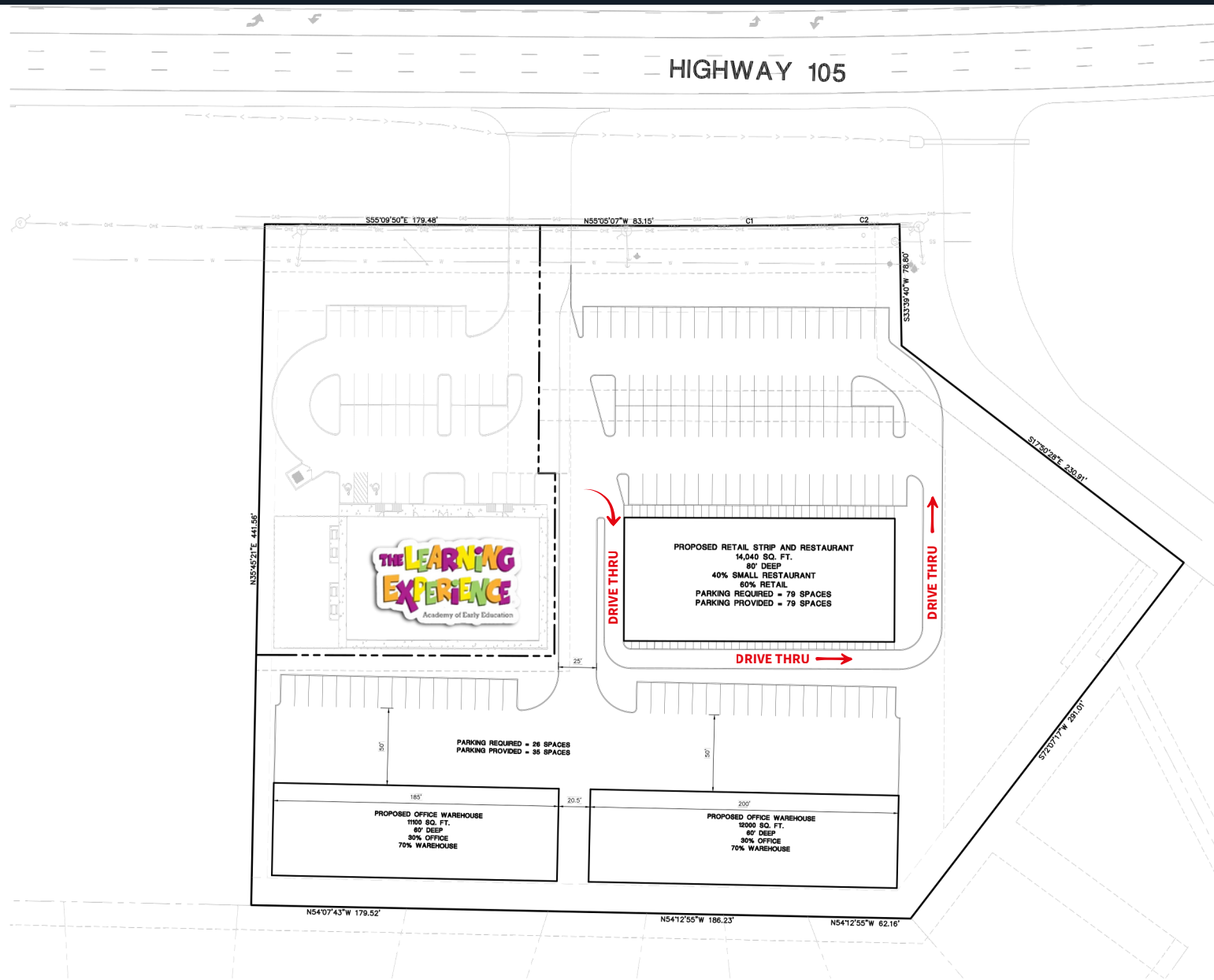
Price

Contact broker for pricing



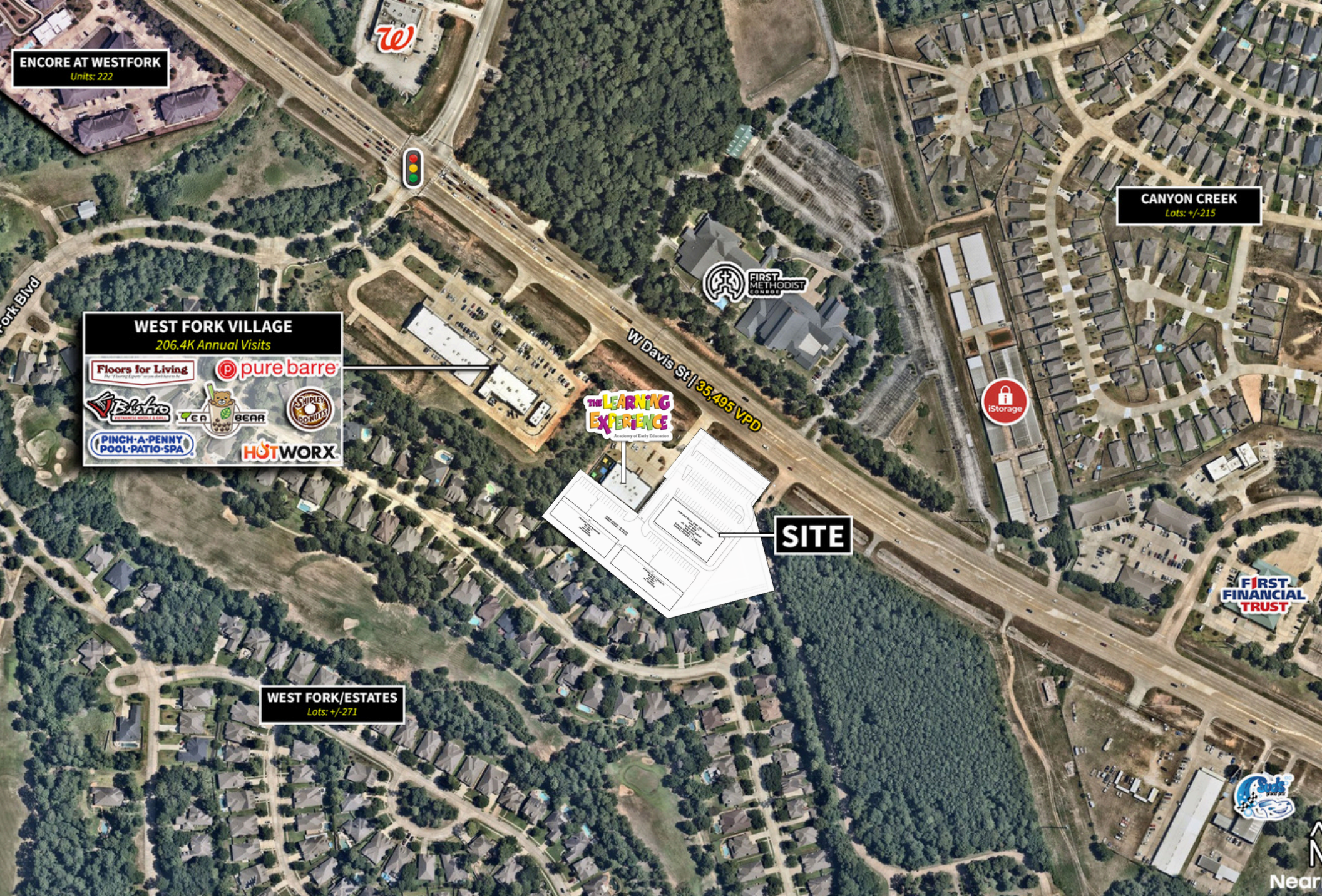
	1 mile	3 miles	5 miles
2024 Total Population	5,025	35,357	99,100
2024 Median Age	34.7	36.1	36.6
Average HH Income	\$110,446	\$104,683	\$115,197
Average Home Value	\$427,452	\$459,245	\$403,047

Site Plan



Flex Space





ENCORE AT WESTFORK
Units: 222

CANYON CREEK
Lots: +/-215

WEST FORK VILLAGE
206.4K Annual Visits

Floors for Living

pure barre

Playho

BEAR

SPINRY DONUTS

PINCH-A-PENNY POOL-PATIO-SPA

HOTWORX

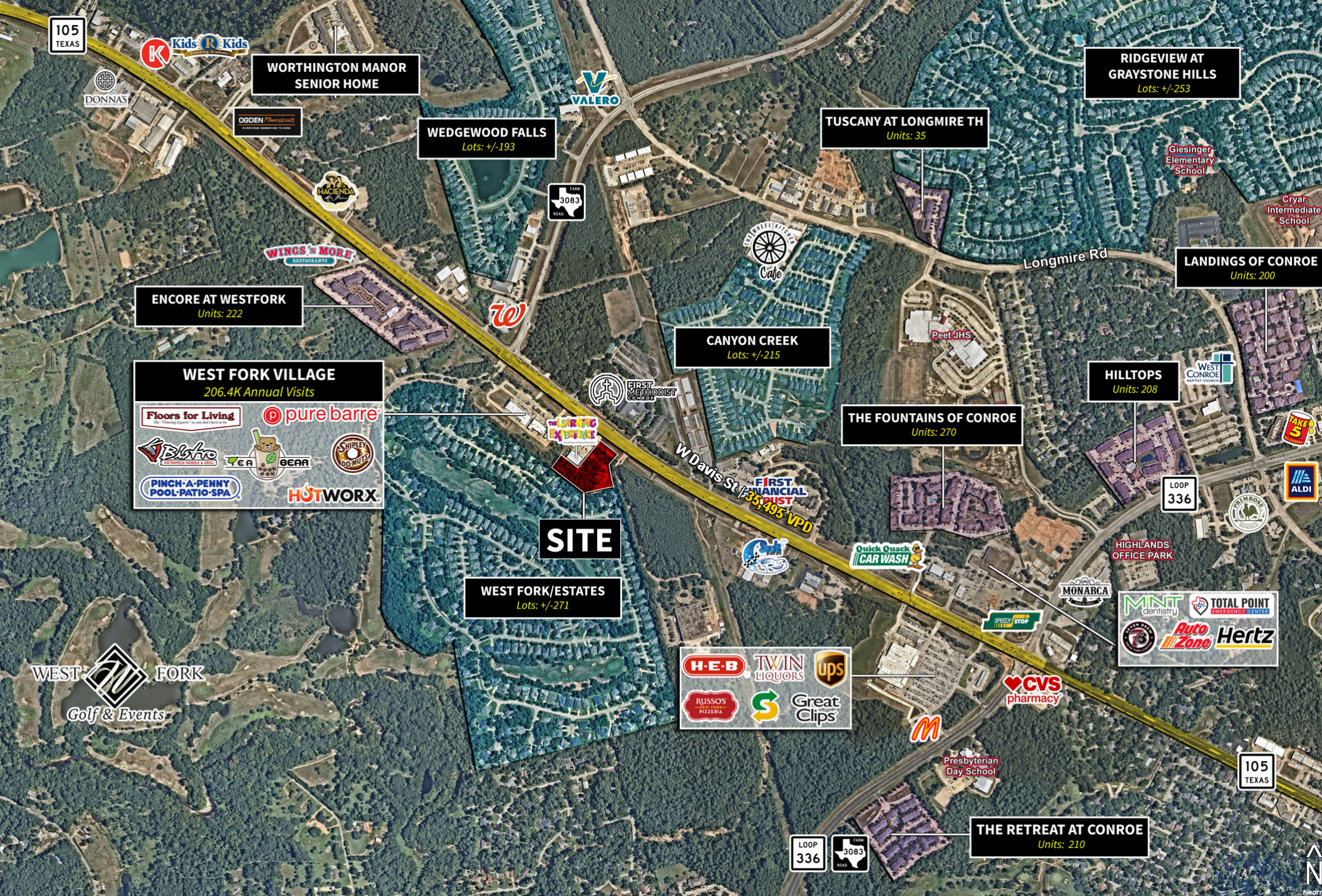
WEST FORK/ESTATES
Lots: +/-271

W Davis St | 35,495 VPD

THE LEARNING EXPERIENCE
Academy of Early Education

SITE

FIRST FINANCIAL TRUST



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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.

2-10-2025



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.

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 dues 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.

Jones Lang LaSalle Brokerage, Inc.

Licensed Broker /Broker Firm Name

Daniel Glyn Bellow

Designated Broker of Firm

Mark Raines

Designated Broker of Firm

Lucas de la Garza

Sales Agent/Associate's Name

Buyer/Tenant/Seller/Landlord Initials

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183794

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Regulated by the Texas Real Estate Commission