

# FOR LEASE PRIME RETAIL

HOUSTON MSA  
CONROE, MONTGOMERY COUNTY, TEXAS  
16145 State Highway 105



## FEATURES & BENEFITS

Directly across from the April Sound entrance • Easy landmark that provides great **identity** for your business

Proven **successful** business location • Your business will be successful also

High number of vehicles drive by April Gate Center per day\* • Gives your business plenty of **exposure**

LED Monopole & Pylon sign for your use • Signage increases **identity & visibility** for your business as well as grabs customers attention

300 ft of frontage on SH105 assures great visibility • Frontage on 105 gives customers plenty of time to see your business as well as easy **access** to your business

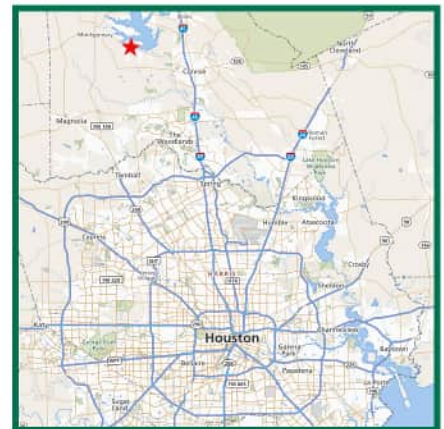
Signalized intersection • Increases access and visibility for your business

Large, high quality customer base (see chart on pg 2) • Revenue requires customers with purchasing power, your new location has plenty

Wide storefront provided provided by 40 foot bay depth • Your space will have a huge portion of visible frontage per sq. foot leased

Professionally managed center • Clean, professional building will leave a lasting impression on customers

\*40, 249 vehicles (TXDOT 2023)



### FOR MORE INFORMATION:

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## DEMOGRAPHIC PROFILE

	5 Mile Radius	10 Mile Radius
Population (2024)	58,554	184,020
Population (2029 Estimate)	72,825	227,480
Annual Population Growth (2024 to 2029)	4.9%	4.7%
Avg. Household Income (2024)	\$129,694	\$115,717
Total Households (2024)	23,366	68,686
Average Household Size (2024)	2.5	2.6

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