

RETAIL FOR LEASE



PINE MARKET TOWN CENTER
810 - 950 PINE MARET AVE | MONTGOMERY, TX 77316

9320 LAKESIDE BLVD | SUITE 250 | THE WOODLANDS, TX 77381 | 281-367-2220 | JBEARDCOMPANY.COM

PROPERTY HIGHLIGHTS

- Newly constructed class A retail space available for lease.
- The center consists of five buildings ranging from 5,000 - 12,000 sf. The building has a clean and modern look with stucco and high-end wood finishes.
- Pine Market is a vibrant commercial destination offering entertainment and convenience within Montgomery county featuring restaurants, shopping, fitness and more. Every month the center features a wide variety of activities such as live music and community related events.
- Pine Market Town Center is located at the NEC of Fishcreek Thoroughfare & Woodforest Pkwy and features five access points with exposure to traffic on all four surrounding roadways.
- The center is nestled within Woodforest, Montgomery's top-selling master-planned community, and its 27-hole championship golf course, Woodforest Golf Club. The community is planned for 5,500 new homes and features resort-style amenities, an active adult community, a worship center, and a sportsplex. Homes start upwards of \$300,000, generating an estimated \$800 million tax base, with the best part being that Pine Forest is these residents' central retail outlet.

PROPERTY SUMMARY

| ASSET OVERVIEW | |
|---|--|
|  | |
| OFFERING SUMMARY | |
| ADDRESS | 810 - 950 Pine Market Ave Montgomery, TX 77316 |
| LEASE RATE | Call for Pricing |
| LEASE TYPE | NNN |
| AVAILABLE SPACE | 1,500 - 2,400 SF |
| PROPERTY TYPE | Retail |
| YEAR BUILT | 2024 |
| BUILDING SIZE | 42,680 SF |
| CLASS | A |
| LOT SIZE | 4.75 ACRES |

| SUITE | SIZE (SF) | TYPE | LEASE TYPE | DESCRIPTION |
|---------------------------|-----------|--------|------------|-------------------|
| SUITE 150 - BLDG 5 | 1,655 | Retail | NNN | Shell Condition |
| SUITE 300 - BLDG 2 | 1,500 | Retail | NNN | Second Generation |
| SUITE 920 - BLDG 3 | 2,400 | Retail | NNN | Second Generation |

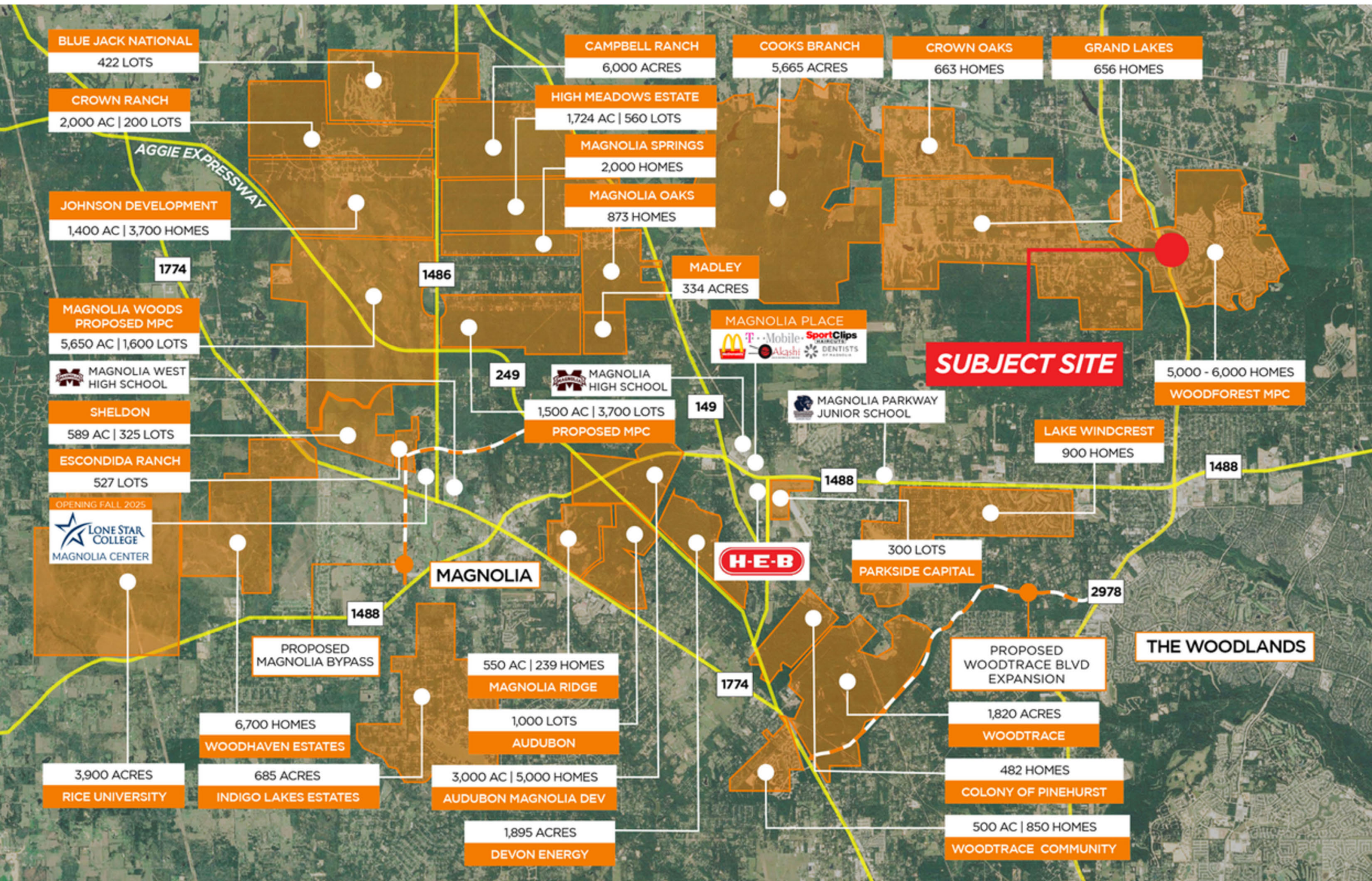






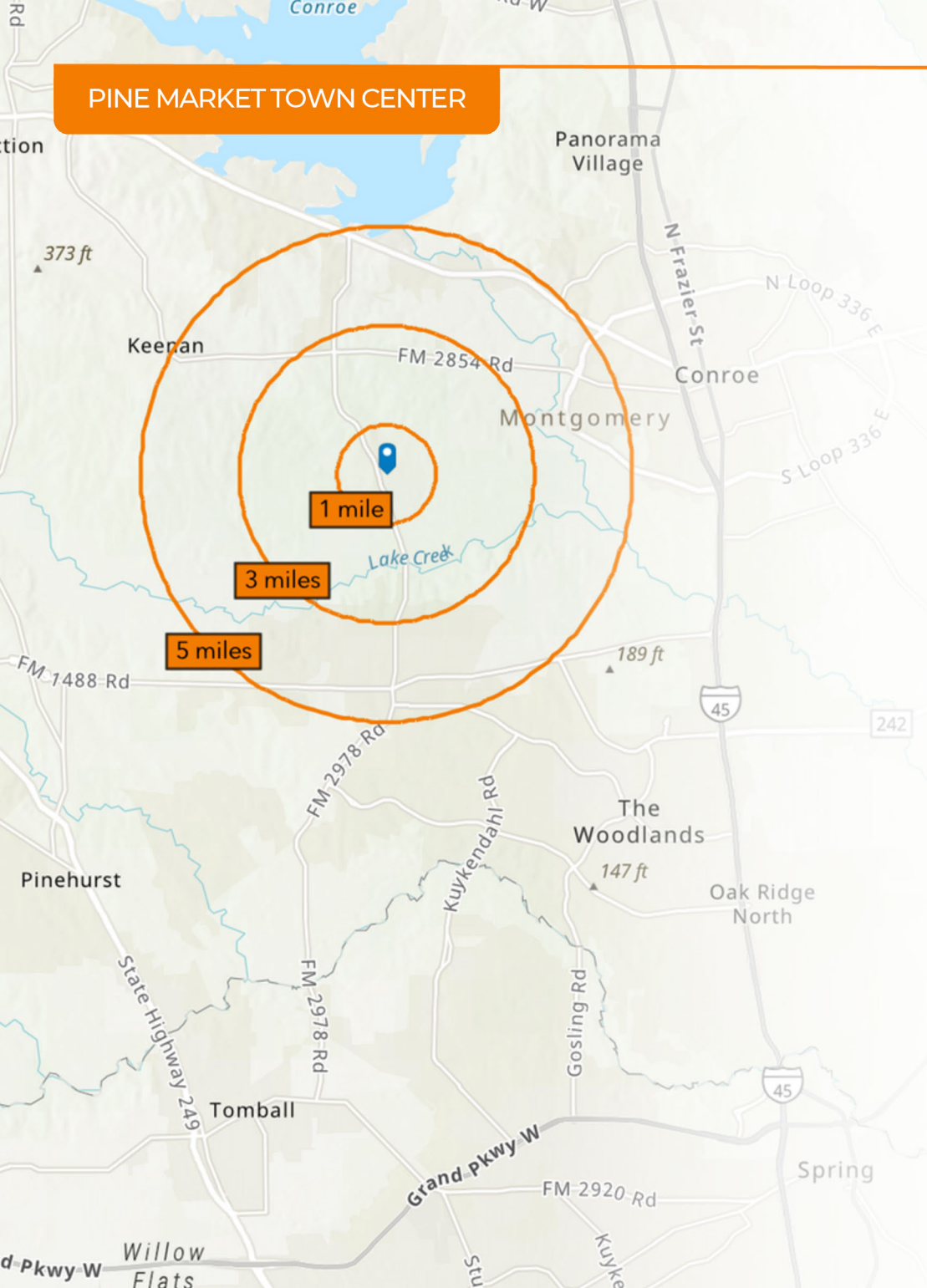






DEMOGRAPHICS

PINE MARKET TOWN CENTER



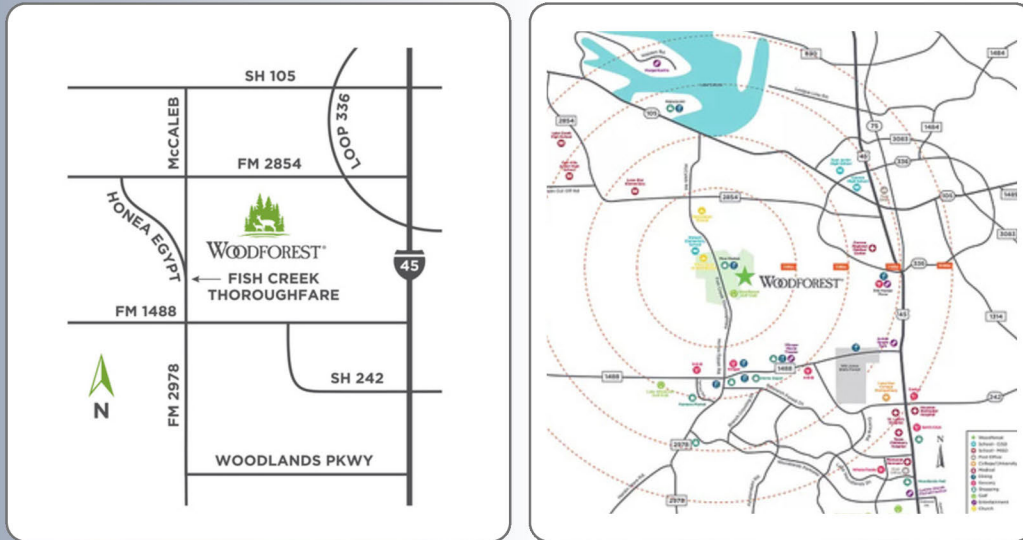
| METRIC | 1 Miles | 3 Miles | 5 Miles |
|--------------------------------|-----------|-----------|-----------|
| Population Summary | | | |
| 2025 Total Population | 4,699 | 21,315 | 62,333 |
| 2025 Total Daytime Population | 3,916 | 15,525 | 55,473 |
| Workers | 1,184 | 3,460 | 20,967 |
| Residents | 2,732 | 12,065 | 34,506 |
| Household Summary | | | |
| 2025 Average Household Size | 2.84 | 2.88 | 2.73 |
| 2030 Average Household Size | 2.78 | 2.84 | 2.69 |
| 2025 - 2030 Annual Rate | 5.60% | 3.67% | 3.04% |
| Housing Unit Summary | | | |
| 2025 Housing Units | 1,710 | 7,845 | 24,287 |
| Owner Occupied Housing Units | 90.8% | 89.1% | 76.3% |
| Renter Occupied Housing Units | 5.9% | 5.1% | 17.3% |
| Income | | | |
| 2025 Household Income Base | 1,654 | 7,388 | 22,723 |
| Average Household Income | \$179,828 | \$176,194 | \$154,856 |
| Median Household Income | | | |
| 2025 | \$119,710 | \$138,973 | \$117,723 |
| 2030 | \$134,563 | \$154,302 | \$129,542 |
| Per Capita Income | | | |
| 2025 | \$525,365 | \$496,766 | \$458,136 |
| 2030 | \$599,809 | \$579,257 | \$547,658 |

WOODFOREST - MARKET OVERVIEW

Woodforest, a top-selling master-planned community in Montgomery County. Ideally situated between The Woodlands and Lake Conroe, this extraordinary 3,000-acre development has it all. Masterful builders offer beautiful homes of all sizes and price ranges. Engaging amenities include pools, tennis courts, parks, a dog park, spray ground, sports fields and miles of trails. A growing commercial corridor puts everyday essentials within easy reach. Find all this and more in a peaceful wooded setting that is a respite from the city's hustle and bustle.

Surrounded by Woodforest Golf Club, a 27-hole championship course designed by PGA veteran Steve Elkington. Hometown conveniences include Fire Station #34, CVS Pharmacy, Harvest Market, preschools, nail and hair salons, a gas station, restaurants, medical offices and more. Pine Market welcomed a dozen new businesses in 2023.

Bonterra at Woodforest, a 700+ home community by Taylor Morrison targeted to 55+ active adults, includes a 10,000-square-foot private clubhouse amenity. Resort-style amenities include Lily Pad Splash Park and the Forest Island Recreation Center, which includes a freeform pool, water slides, tennis courts and basketball courts

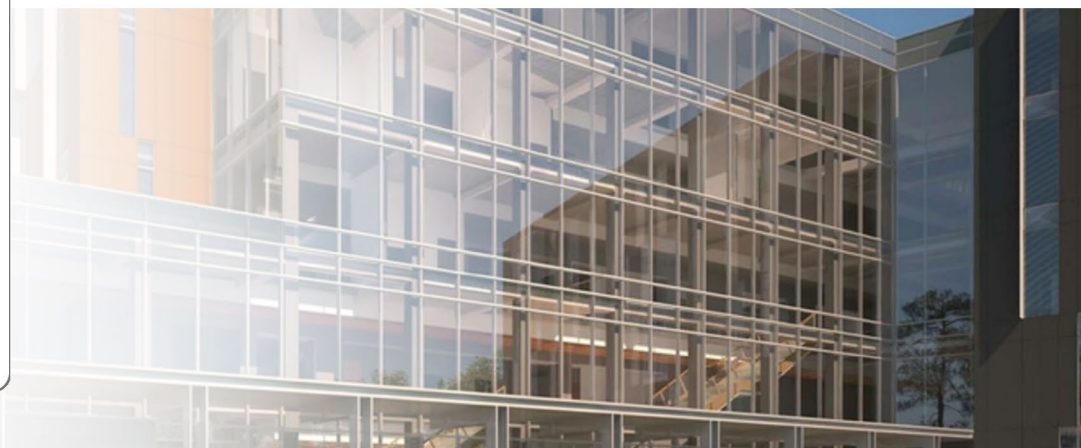


MONTGOMERY - MARKET OVERVIEW

The City of Montgomery is located in northwest Montgomery County and is one of the oldest towns in Texas and the birthplace of the Lone Star Flag. Montgomery blends small-town charm with big-market momentum. Set on the western shoreline of Lake Conroe and minutes from the growing City of Conroe and the affluent The Woodlands master planned community, the city offers lake-lifestyle housing, steady in-migration, and a growing retail corridor along SH-105—ideal conditions for residential and commercial investment.

The City of Montgomery's population has expanded rapidly since 2020; recent estimates place the city around 3,200–3,300 residents and growing approximately 8% annually. Moreover, the greater Montgomery area includes several new and planned housing developments which upon buildout will add over 6,000 new single-family homes. Montgomery also benefits from its close proximity to Conroe, the county seat. Conroe is consistently among the fastest growing cities in the country with much of that growth sprawling northwest towards Montgomery.

Montgomery is well positioned for continued economic growth. The strong residential growth of Montgomery County, the growing healthcare and industrial industries, the million plus annual visitors to Lake Conroe and proximity to two major universities, Texas A&M and Sam Houston State, Montgomery has developed from a bedroom community into a self-sustaining city.



FOR MORE INFORMATION:

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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.



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.

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|--|-------------|--------------------|--------------|
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| 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