

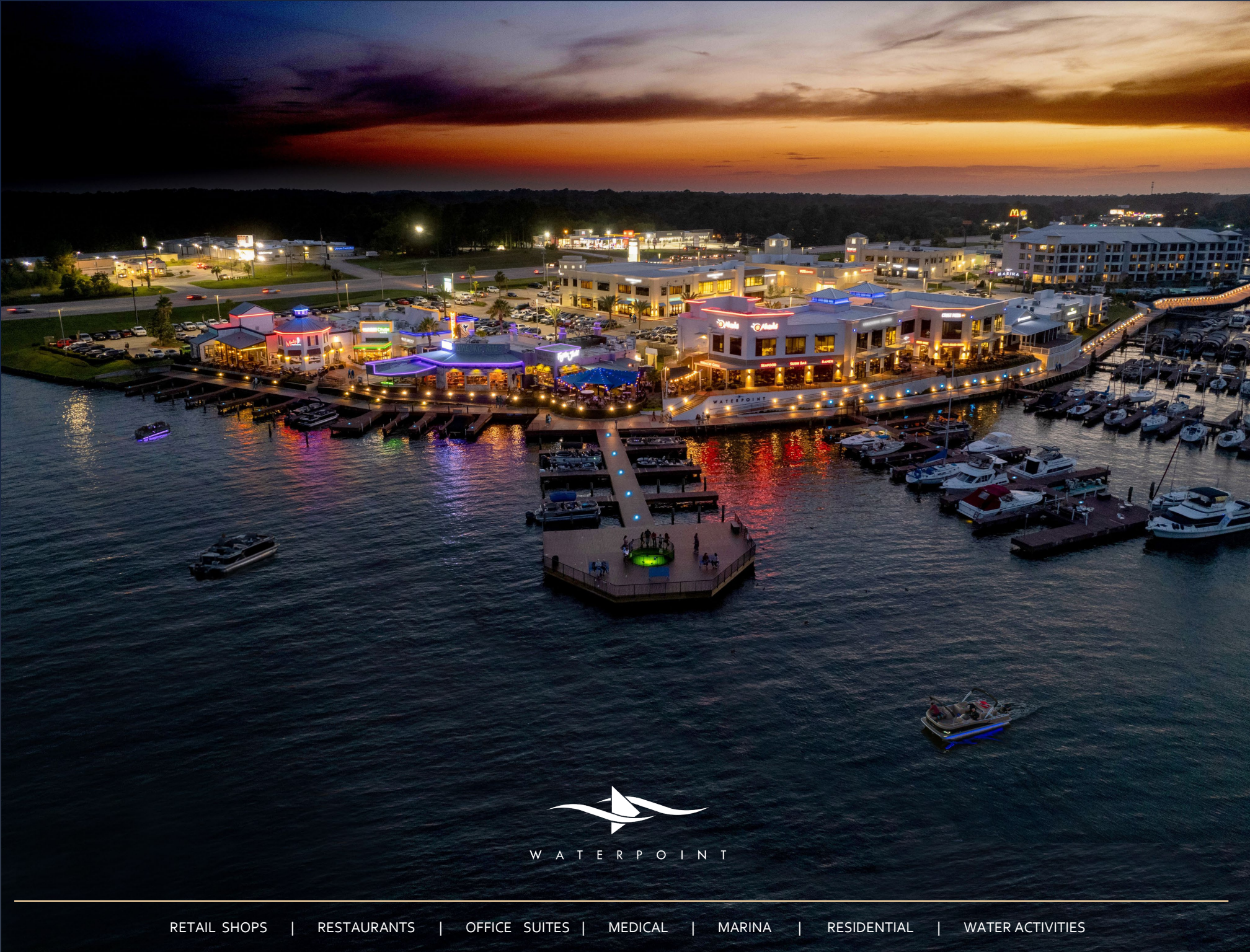


W A T E R P O I N T

15260 HWY. 105 W. | MONTGOMERY TX, 77356 | LAKE CONROE

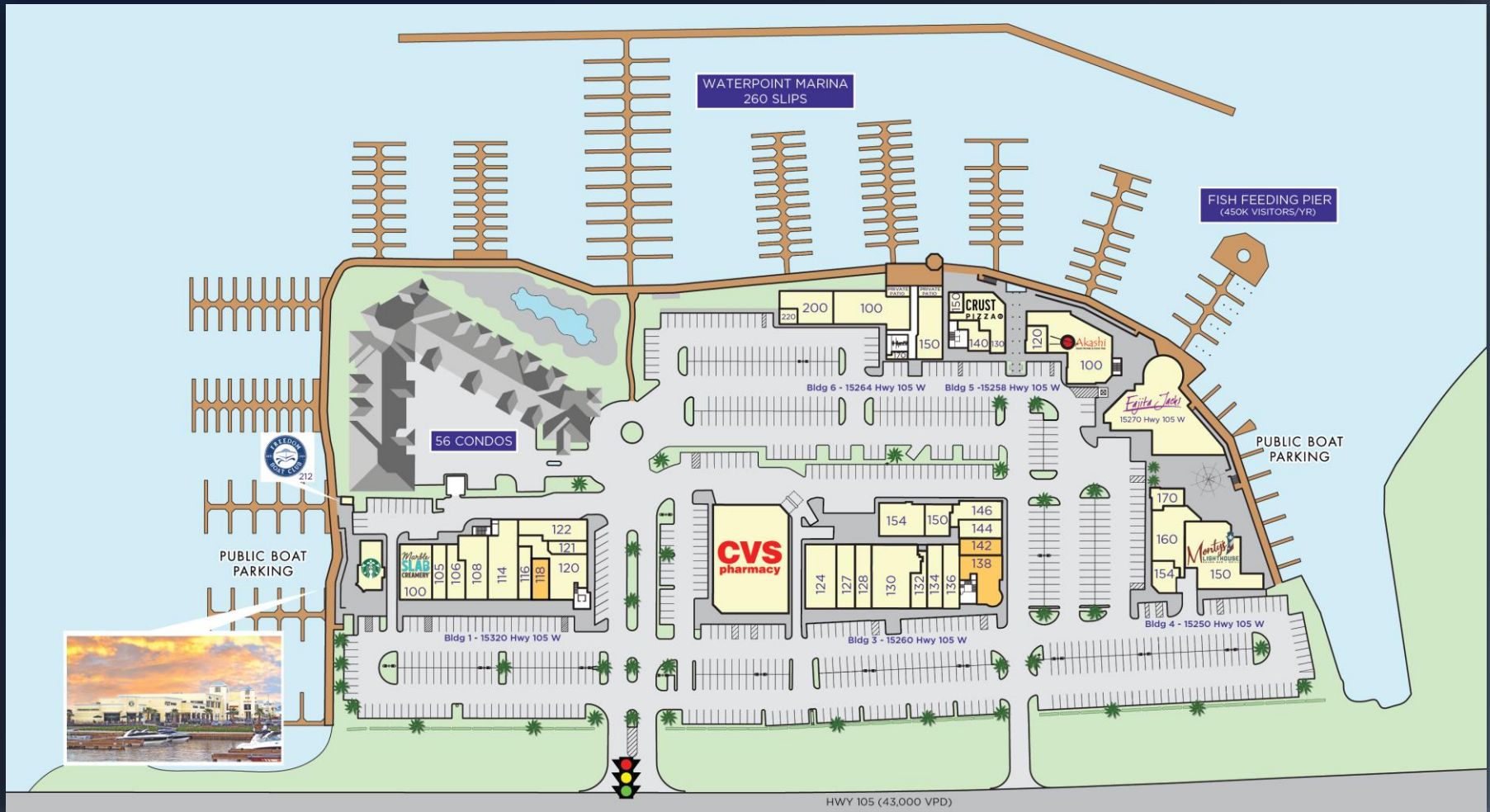


GORDON PARTNERS



W A T E R P O I N T

RETAIL SHOPS | RESTAURANTS | OFFICE SUITES | MEDICAL | MARINA | RESIDENTIAL | WATER ACTIVITIES



Building 1

Suite	Tenant	SF	Suite	Tenant	SF
15333	Starbucks Coffee	1,800	116	NuSpine Chiropractic	1,080
100	Marble Slab Creamery	1,400	118	Pending	1,400
100	Great American Cookies	1,435	120	NextCare Urgent Care	3,300
105	Sports Clips	1,281	121	Space City Popcorn	797
106	Radiant Waxing	1,677	122	Century 21 Realty	2,143
108	Beyond Fringe Salon	2,467	500	Freedom Boat Club	160
114	Pediatric Dentist	3,518	15270	CVS Pharmacy	12,900

Building 3

Suite	Tenant	SF	Suite	Tenant	SF
124	Elements Massage	3,160	136	Spuds Potato Bar	1,600
127	Cameron Optical	1,830	138	Available	2,520
128	Wingstop	1,670	142	Available	1,130
130	Malibu Nails	4,297	146	Petite Suzette	2,774
132	Mariel's Meats	1,184	150	Edward Jones	1,200
134	Planet Beach	1,600	154	Oral Surgeon	2,360

Buildings 4-7

Suite	Tenant	SF	Suite	Tenant	SF
150	Monty's Lighthouse	6,068	130	Crust Pizza Co.	3,000
154	Pizza Hut	1,178	140	Boardwalk Boutique	1,213
160	Hunger Crush Café	3,130	150	Morris Rest. Mgmt.	373
170	Bar Lago	1,004	150	Lifespan Med Spa	3,237
15270	Fajita Jacks	6,509	170	Nourished Mind & Body	304
100	Akashi Asian Bistro	6,028	100	Gary Greene Realty	4,947
120	The Paleta Bar	893	200	Optimum.	2,522
			220	Marina Office	406

LEASING INFO: PHILLIP CARAMEROS | 832.937.5900 | PHILLIP@GORDONPARTNERS.COM

Population (2024)

3 mile	22,022
5 mile	53,159
10 mile	198,918
10 mile (2028 projection)	256,110



Avg. HH Income (2024)

3 mile	\$121,156
5 mile	\$128,334
10 mile	\$121,003

Employees

3 mile	4,663
5 mile	10,957
10 mile	56,686

Household Growth (projected 2023-2028)

3 mile	6,602
5 mile	21,895

Traffic Counts (daily)

Hwy 105 W.	43,000
Tejas Blvd.	3,000



TENANTS INCLUDE:



➔ 21,000-acres

➔ 21 miles long

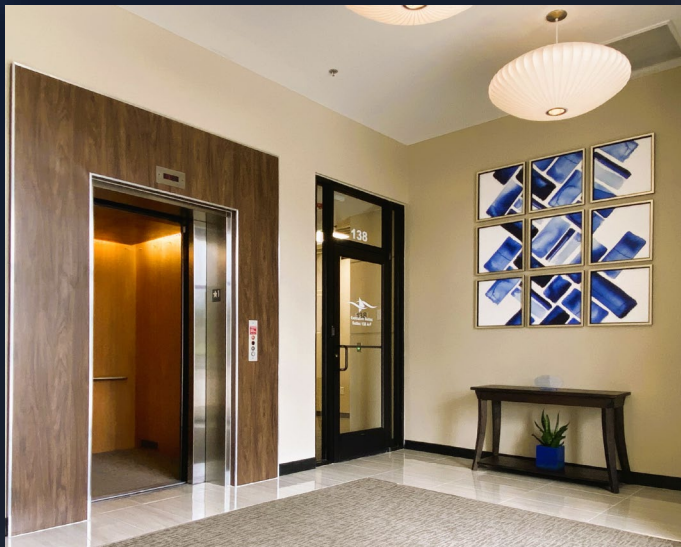
➔ 150 miles of coastline

➔ Year-round lake activity





- ➔ Move in ready suites
- ➔ 250 to 10,000 SF
- ➔ Lake Views (select offices)
- ➔ Balconies (select offices)
- ➔ Shared Conference Room
- ➔ Building Signage (select offices)

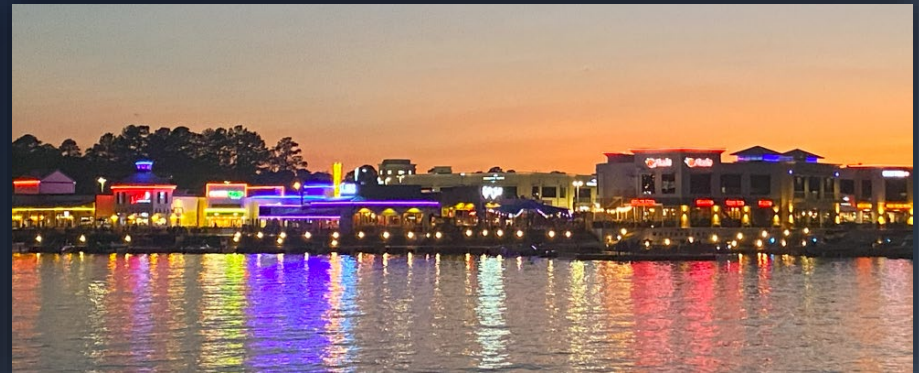




- ➔ 145,000 sq. ft. Lifestyle Center
- ➔ Waterfront Dining & Retail Shops
- ➔ Level 2 Office & Medical
- ➔ Marina (300 slips)
- ➔ Boat Rentals & Water activities



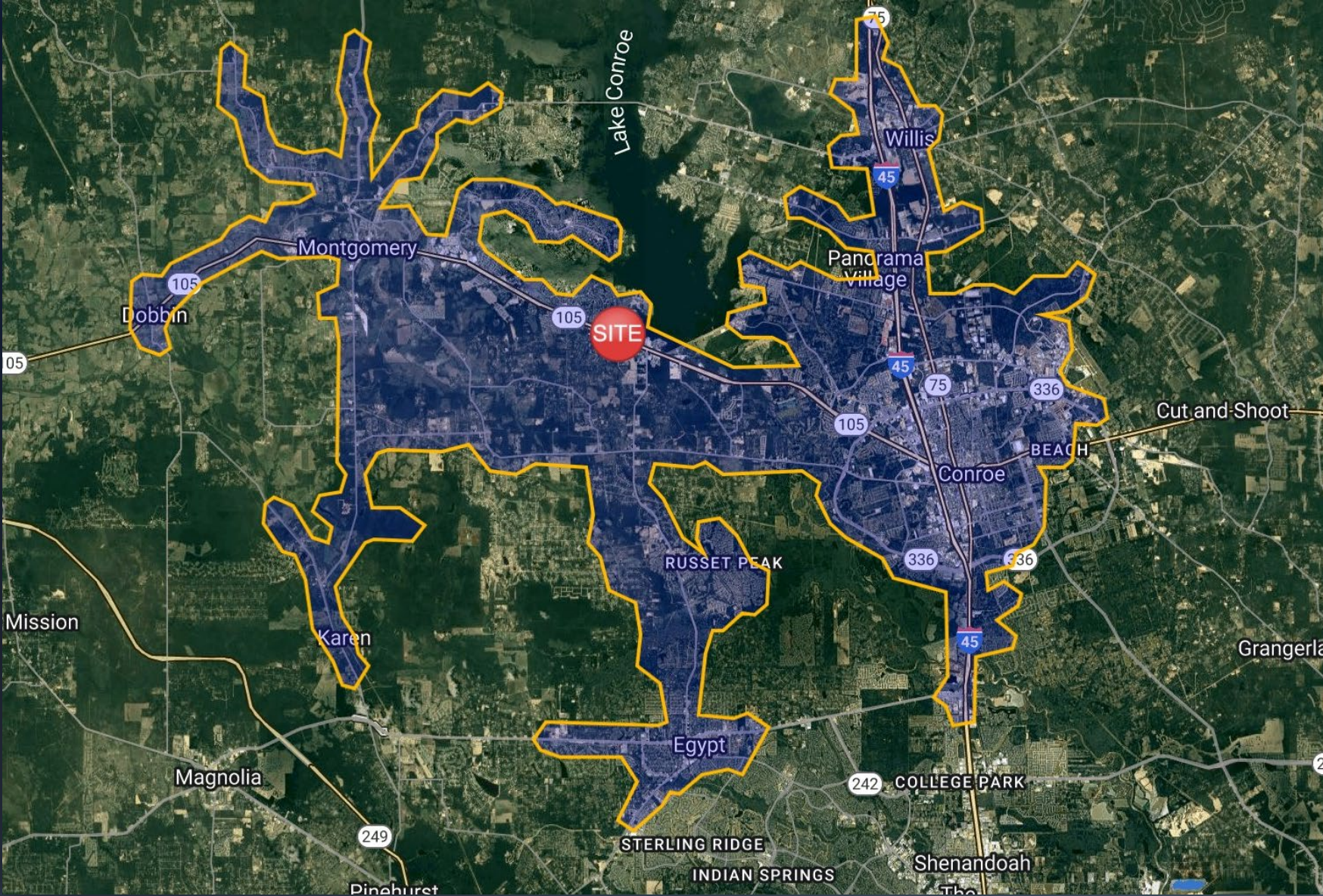
- ➔ 65 tenants
- ➔ 14 Restaurants
- ➔ 600-meter Boardwalk
- ➔ 56 condos
- ➔ 300 boat slips





- ➔ Signalized intersection
- ➔ 1,200' of frontage
- ➔ Two access points
- ➔ Public Boat Slips

➔ 144K people
 ➔ 182K people (projected 2028)
 ➔ 54K Households (2023)
 ➔ 68K Households (projected 2028)



➔ 53K people

➔ 21K Households

➔ \$128K Avg HH Income

➔ 11K Employees





Lake Conroe (21,000 acres)



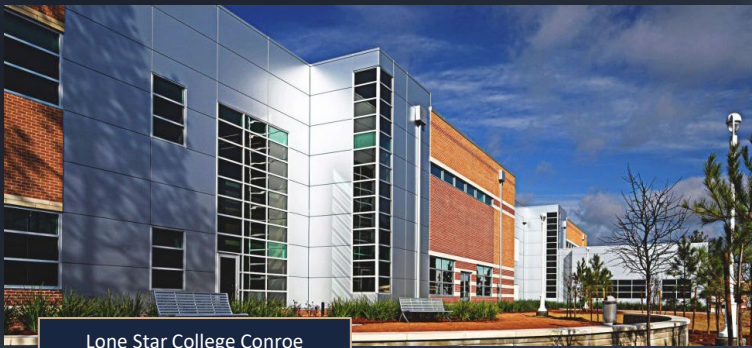
Margaritaville Resort



ExxonMobil (10,000+ employees)



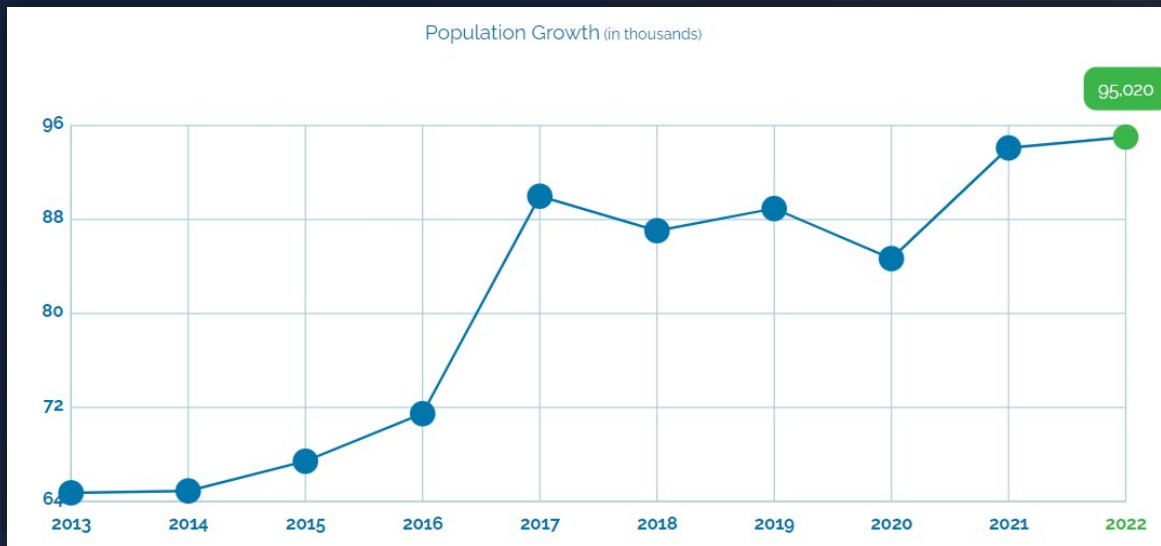
The Woodlands



Lone Star College Conroe



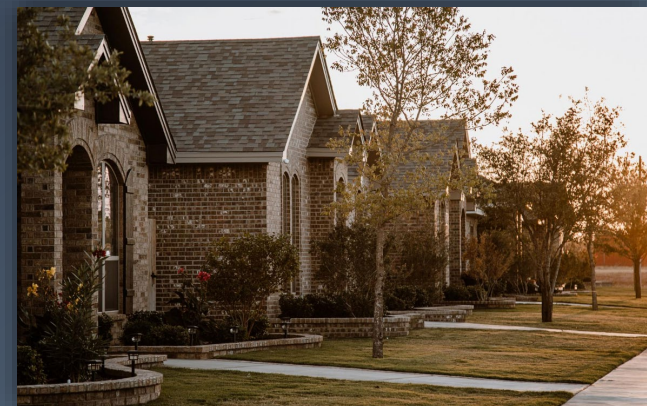
Conroe Regional Medical Center



Recent News



- 7/21/2023 Oxland Group purchased 1,860 acres for their "flagship" 4,000 home master planned community in Montgomery County near Woodforest (HBJ)
- 2/3/2023 Conroe ISD prepares for more than 53,000 new homes by 2032, driving student enrollment to 100,000 students (*Community Impact*)
- 1/5/2023 Conroe places near the top of new national growth ranking in U-Haul's growth index (*Houston Chronicle*)
- 1/3/2023 Conroe ranks #6 among top 100 cities in population and economic growth for 2022 (*Yahoo News*)
- 12/6/2022 Fein Interest to develop a 241- unit multi family project at Lake Conroe (*Realty News*)
- 10/5/2022 Shea Homes acquired 300 acres to build 700 homes (*Houston Chronicle*)
- 10/27/2022 Signorelli Company to develop Chapel Run community, a 600 single family home development just south of Lake Conroe (*Houston Chronicle*)
- 8/29/2022 Tripoint Homes announces plan to building 335 single family homes on 95 acres just south of Lake Conroe (*Houston Chronicle*)
- 6/29/2021 Arizona based Meritage Homes to develop Pine Lake Cove, a 865 home community on 255 acres at Lake Conroe (*Houston Business Journal*)





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.

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.

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, 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Scott A. Gordon Licensed Broker /Broker Firm Name or Primary Assumed Business Name	461214 License No.	sgordon@gordonpartners.com Email	713-781-3003 Phone
Scott A. Gordon Designated Broker of Firm	461214 License No.	sgordon@gordonpartners.com Email	713-781-3003 Phone
Licensed Supervisor of Sales Agent/Assoc.	License No.	Email	Phone
Phillip Carameros Sales Agent/Associate's Name	655718 License No.	phillip@gordonpartners.com Email	713-781-3003 Phone

Buyer/Tenant/Seller/Landlord Initials _____

Date _____