

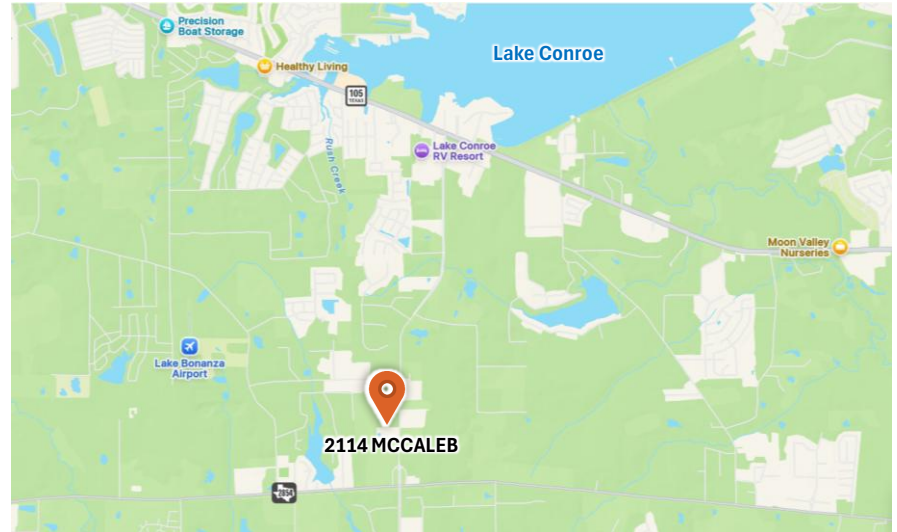


INDUSTRIAL / RETAIL / OFFICE SPACE FOR LEASE
MONTGOMERY CROSSING

2114 MCCAULEB ROAD | MONTGOMERY, TX 77356

ASHLEY GIBSON | 936-270-1024 EXT. 2 | ASHLEY@HRPTX.COM

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PROPERTY HIGHLIGHTS:

- High-Visibility Location
- Strong Demographics
- Strategic Access & Connectivity to Major Thoroughfares
- Established Tenant Mix & On-Site Synergies
- Convenient & Centralized Location between Montgomery, Conroe, and Magnolia

OFFERING SUMMARY:

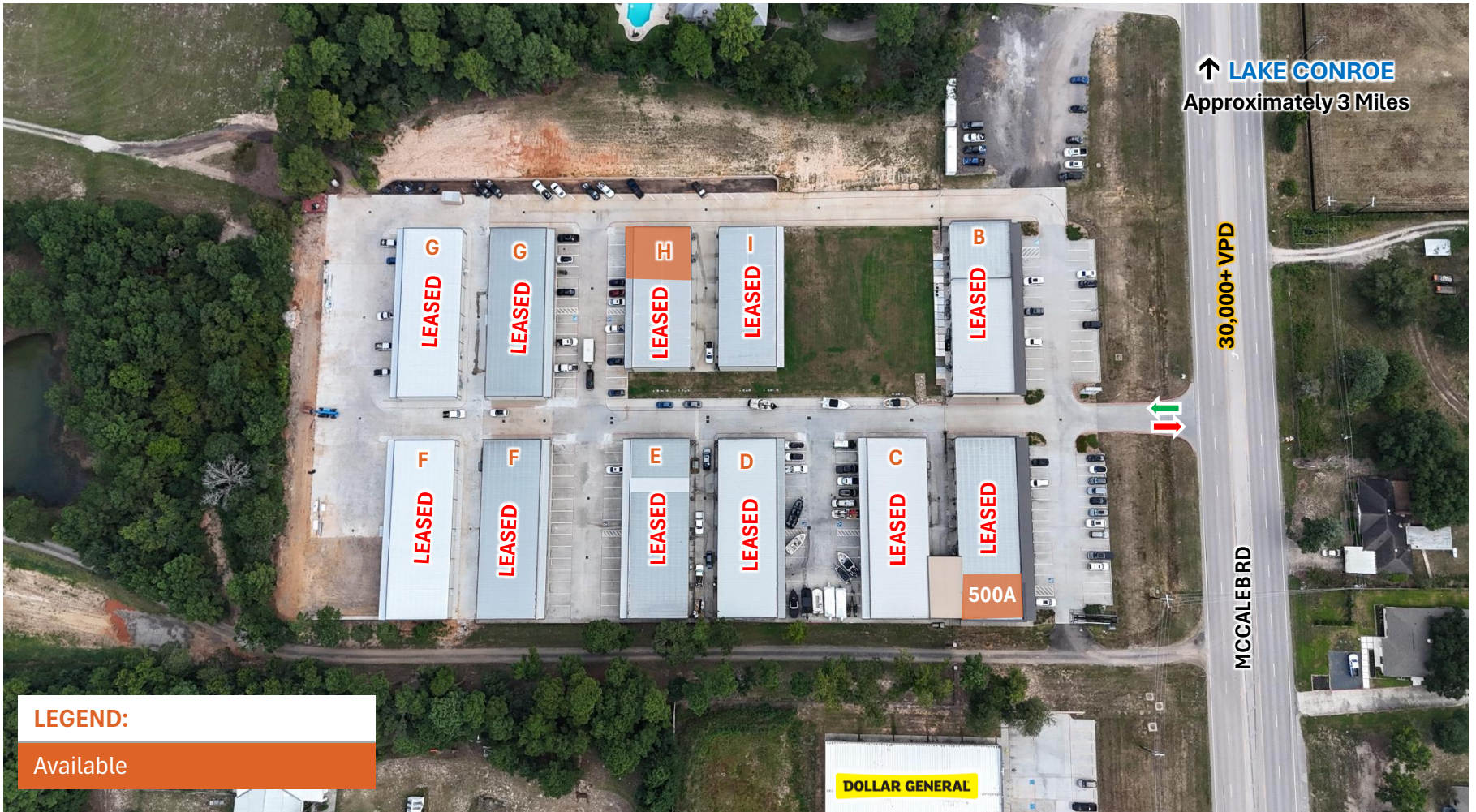
Lease Rate:	Call For More Information
Available SF:	150 Sq. Ft. to 5,000 Sq. Ft.

DEMOGRAPHICS:	1 MILE	3 MILES	5 MILES
Total Households:	2,614	21,849	61,658
Total Population:	1,008	16,329	55,579
Avg. HH Income:	\$73,618	\$85,605	\$96,996

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LEGEND:

Available

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LEASE INFORMATION:

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	150 Sq. Ft. to 5,000 Sq. Ft.	Lease Rate:	Call For More Information

AVAILABLE SPACES:

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
300	Available	150 SF	Gross	Call For Information	Executive Suite
500A	Available	1,500 SF	Gross	Call For Information	Retail
600F	Available	900 SF	Gross	Call For Information	Executive Suite
F-500	Available	1,250 SF	Gross	Call For Information	Industrial Flex - Office / Warehouse
G-500	Available	2,500 SF	Gross	Call For Information	Industrial Flex - Office / Warehouse
Under Construction	Available	2,500 SF Up to 3,750 SF	Gross	Call For Information	Retail End-Cap + Drive-Thru
Under Construction	Available	3,750 SF Up to 5,000 SF [Divisible to 1,250 SF Per Space]	Gross	Call For Information	Retail

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NEW RETAIL BUILDING RENDERING – EST. DELIVERY Q3 2026
PROPOSED DRIVE-THRU END-CAP CONCEPT



NEW RETAIL BUILDING RENDERING – EST. DELIVERY Q3 2026
PROPOSED DRIVE-THRU END-CAP CONCEPT



NEW RETAIL DRIVE-THRU END CAP INTERIOR RENDERING – EST. DELIVERY Q3 2026
PROPOSED COFFEE SHOP INTERIOR BUILD-OUT CONCEPT



NEW RETAIL DRIVE-THRU END CAP RENDERING – EST. DELIVERY Q3 2026
PROPOSED COFFEE SHOP BUILD-OUT CONCEPT

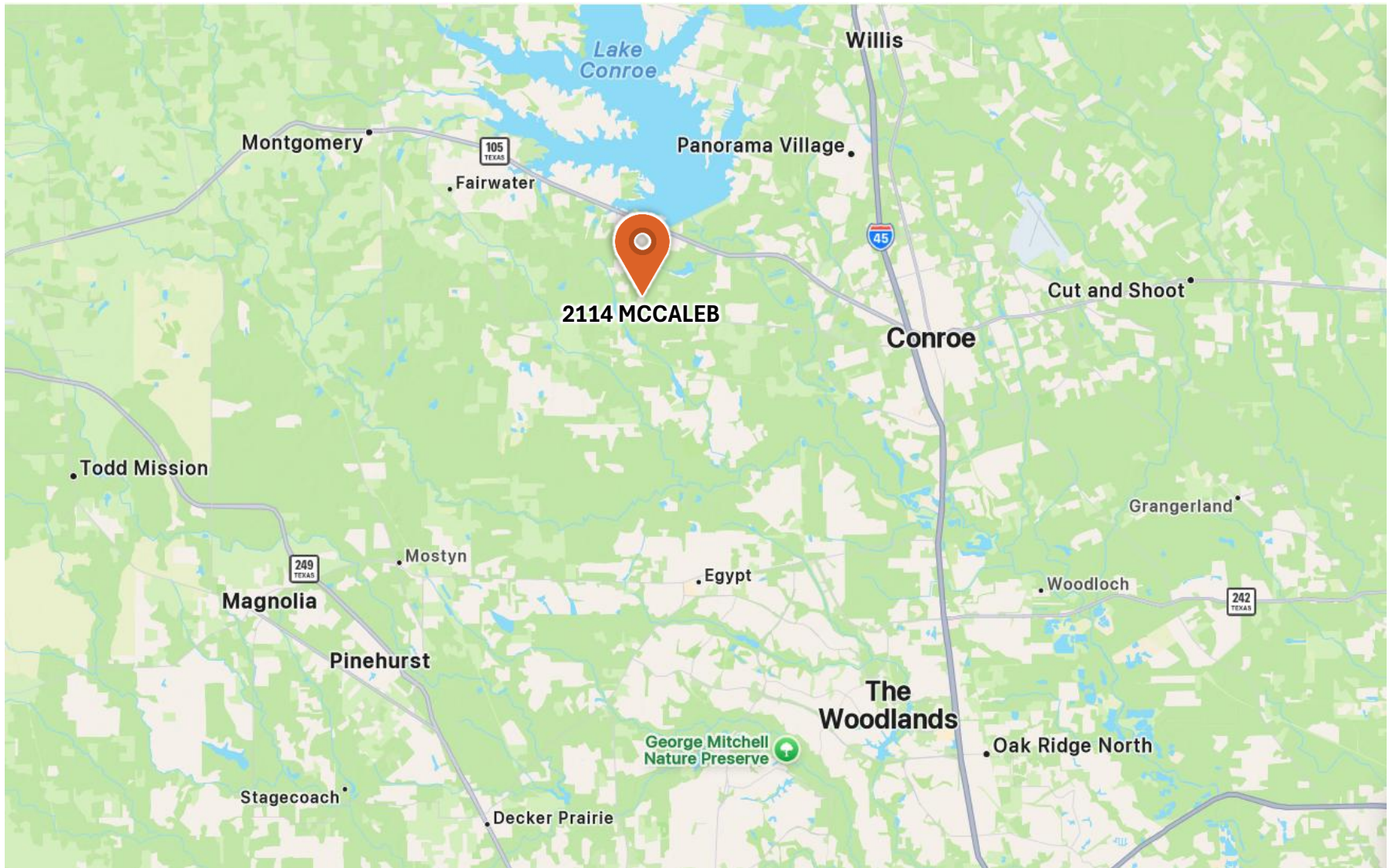
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MONTGOMERY MARKET OVERVIEW:

Montgomery, TX and Lake Conroe represent one of Texas' most dynamic and rapidly expanding markets, making it an ideal location for investment. This thriving region is characterized by a unique blend of population growth, economic development, and a high-quality lifestyle that continues to attract businesses, residents, and investors alike.

Montgomery County has experienced explosive population growth, with a 37% increase over the past decade, and continues to outpace state and national averages. The area boasts a median household income exceeding \$89K, with many communities in the South Lake Conroe area reporting incomes significantly above the national average. This affluence supports demand for professional services, retail, and dining.

Over 10,000 new homes are currently planned or under construction in the area, with developments like Woodforest, Bentwater, and Walden contributing to the region's growth. Lake Conroe attracts over 2 million visitors annually, creating a steady influx of customers and clients for local businesses, and adding another layer of opportunity for commercial investments.

Montgomery County's population is projected to grow by more than 25% over the next 10 years, ensuring sustained demand for professional services, retail, and office spaces.

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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.

11-2-2015



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:

- 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.

<u>Hutson Realty Partners, LLC</u>	<u>9011707</u>	<u>ryan@hutsonrealtypartners.com</u>	<u>(936) 270-1024</u>
<small>Licensed Broker /Broker Firm Name or Primary Assumed Business Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
<u>Ryan Hutson</u>	<u>669668</u>	<u>ryan@hutsonrealtypartners.com</u>	<u>(936) 270-1024</u>
<small>Designated Broker of Firm</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
<u> </u>	<u> </u>	<u> </u>	<u> </u>
<small>Licensed Supervisor of Sales Agent/ Associate</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
<u>Ashley Gibson</u>	<u>728676</u>	<u>ashley@hutsonrealtypartners.com</u>	<u>(936) 270-1024</u>
<small>Sales Agent/Associate's Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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FOR LEASING INFORMATION:

ASHLEY GIBSON

Trusted Advisor

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