



FOR LEASE

Freestanding Second Gen Restaurant | 4,354 SF

15607 HWY 105 | Montgomery, TX



Freestanding Second Gen Restaurant For Lease

15607 HWY 105 | Montgomery, Texas 77356



FOR LEASE



4,354 SF

Total Space

1.58 AC

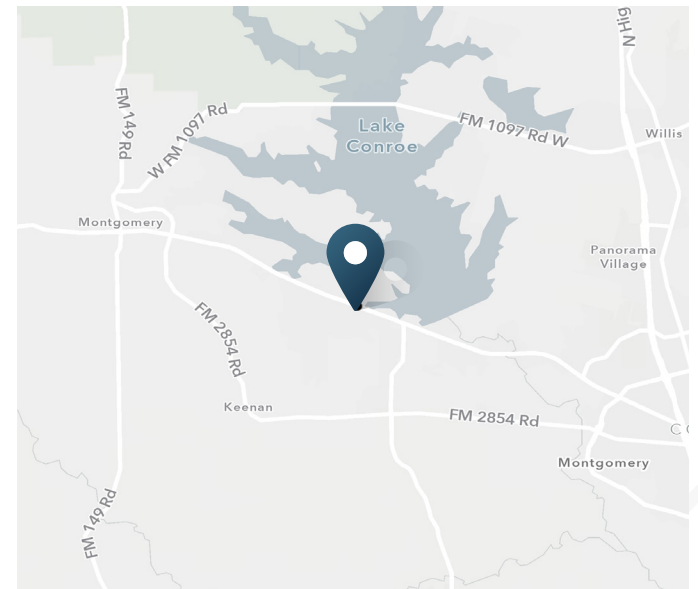
Total Land

Contact Broker

Rate

ABOUT THE PROPERTY

- Second generation restaurant with drive thru lane (former Panera Bread)
- Property features a patio with outdoor seating
- 48 Parking Spaces
- Frontage on Texas HWY 105
- Built in 2016



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Waterpoint Shopping Center



LAKE CONROE

the Moonshiners
on the lake

MARINA DR

Valero



105
TEXAS

SITE
15607 TX 105

34-088-VPD

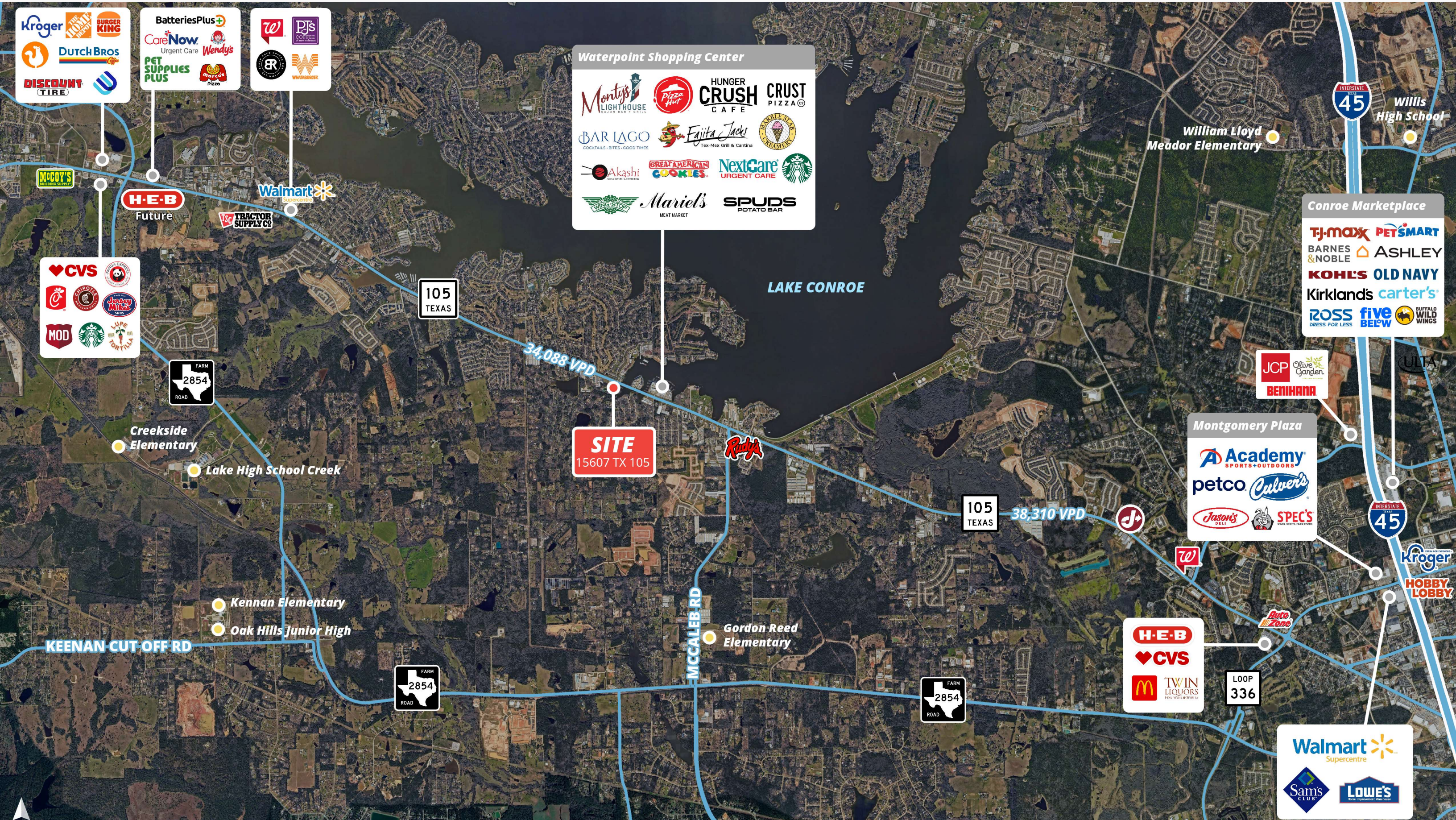


ExtraSpace
Storage



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DEMOGRAPHIC HIGHLIGHTS

Population

	1 Mile	3 Miles	5 Miles
2025 Estimated Population	5,720	24,767	57,729
2030 Projected Population	6,682	28,926	67,307
Proj. Annual Growth 2025 to 2030	3.16%	3.15%	3.12%

Daytime Population

2025 Daytime Population	4,217	21,427	48,247
Workers	1,205	7,767	15,874
Residents	3,012	13,660	32,373

Income

2025 Est. Average Household Income	\$129,726	\$127,324	\$139,146
2025 Est. Median Household Income	\$91,100	\$91,489	\$105,099

Households & Growth

2025 Estimated Households	2,547	10,413	23,551
2030 Estimated Households	3,026	12,289	27,814
Proj. Annual Growth 2025 to 2030	3.51%	3.37%	3.38%

Race & Ethnicity

2025 Est. White	80%	79%	79%
2025 Est. Black or African American	3%	3%	3%
2025 Est. Asian or Pacific Islander	2%	2%	2%
2025 Est. American Indian or Native Alaskan	1%	1%	1%
2025 Est. Other Races	15%	15%	15%
2025 Est. Hispanic (Any Race)	14%	16%	14%

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE



Magnolia

CONROE

Montgomery

Willis

Panorama Village

Keenan

FM 149 Rd

FM 1097 Rd W

FM 1097 Rd W

FM 2854 Rd

FM 1488 Rd

FM 1488 Rd

FM 2978 Rd

Kendahl Rd

THE WOODLANDS

45

Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



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.

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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Ryan Johnson	525292	ryan.johnson@srsre.com	214.560.3285
Designated Broker of Firm	License No.	Email	Phone

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 or 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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