

# THE COLONNADE ON LAKE CONROE

19786 Hwy 105 W, Montgomery TX 77356

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## PROPERTY HIGHLIGHTS

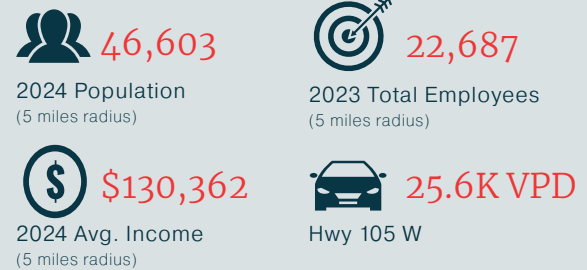
### PROPERTY SUMMARY:

Occupancy - 100%  
Total GLA - 27,075 SF  
Land Area - 2.25 AC  
Year Built - 2005  
Price - Call Broker

### PROPERTY FEATURES:

- Excellent Frontage on Highway 105 West
- New LED Parking Lot & Walkway Lighting
- Well Maintained All Concrete Parking Lot
- Shopping Center in Path of Growth
- Eight New Residential Subdivisions Totaling 1,130 Single-Family Lots
- 4.0% Annual Population Growth 2022-2027

### MARKET SUMMARY:



### AREA TRAFFIC GENERATORS:



**Dimitri Jordan, CCIM**  
Vice President  
713-405-7483  
dimitri.jordan@partnersrealestate.com

[Schedule a Meeting](#)

1360 Post Oak Blvd, Suite 1900 / Houston, TX 77027  
713.629.0500 / partnersrealestate.com

**BROKERAGE SERVICES**

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SUITE	TENANT	SF
100	Crepes of Brittany!	3,563
120	Westlake Fellowship	4,875
140	Hope Resale	2,625
145	Hope Resale	1,850
150	Melting Pot Dispensary	1,812
155	McKenzie's Events LLC	1,875
160	Cox ATA Martial Arts	3,000
170	Magnolia Diner	5,000
190	Mav Collectables	2,475
<b>Total</b>		<b>27,075</b>



105

HWY 105 W



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## THE COLONNADE ON LAKE CONROE

19786 HWY 105 W  
MONTGOMERY, TX 77356

**27,075 SF**

TOTAL RENTABLE SF

**2.25 ACRES**

LAND SIZE

**1**

NUMBER OF STORIES

**2**

NUMBER OF BUILDINGS

**C**

BUILDING CLASS

**MULTI TENANT**

TENANCY

**2005**

YEAR BUILT/RENO

**5.29/1,000**

PARKING SPACES

**4.20%**

SUBMARKET VACANCY

**REINFORCED CONCRETE**

CONSTRUCTION



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- **Located In Conroe, Texas – Ranked No. 6 Overall Among the Top 100 U.S. Cities for Economic and Population Growth**
  - **4.0% Annual Population Growth 2022-2027**
- **Frontage on Hwy 105 – a Major Thoroughfare Serving the East-West Corridor, Connecting Conroe with Other Parts of Montgomery County**
- **Easy Access**
- **Surrounded by Dense, high Income Residential Subdivisions**
  - **Eight New Residential Subdivisions Totaling 1,130 Single-Family Lots**
  - **\$160,473 Average HH Income**
- **New LED Parking Lot & Walkway Lighting**
- **Well Maintained Concrete Parking Lot**



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