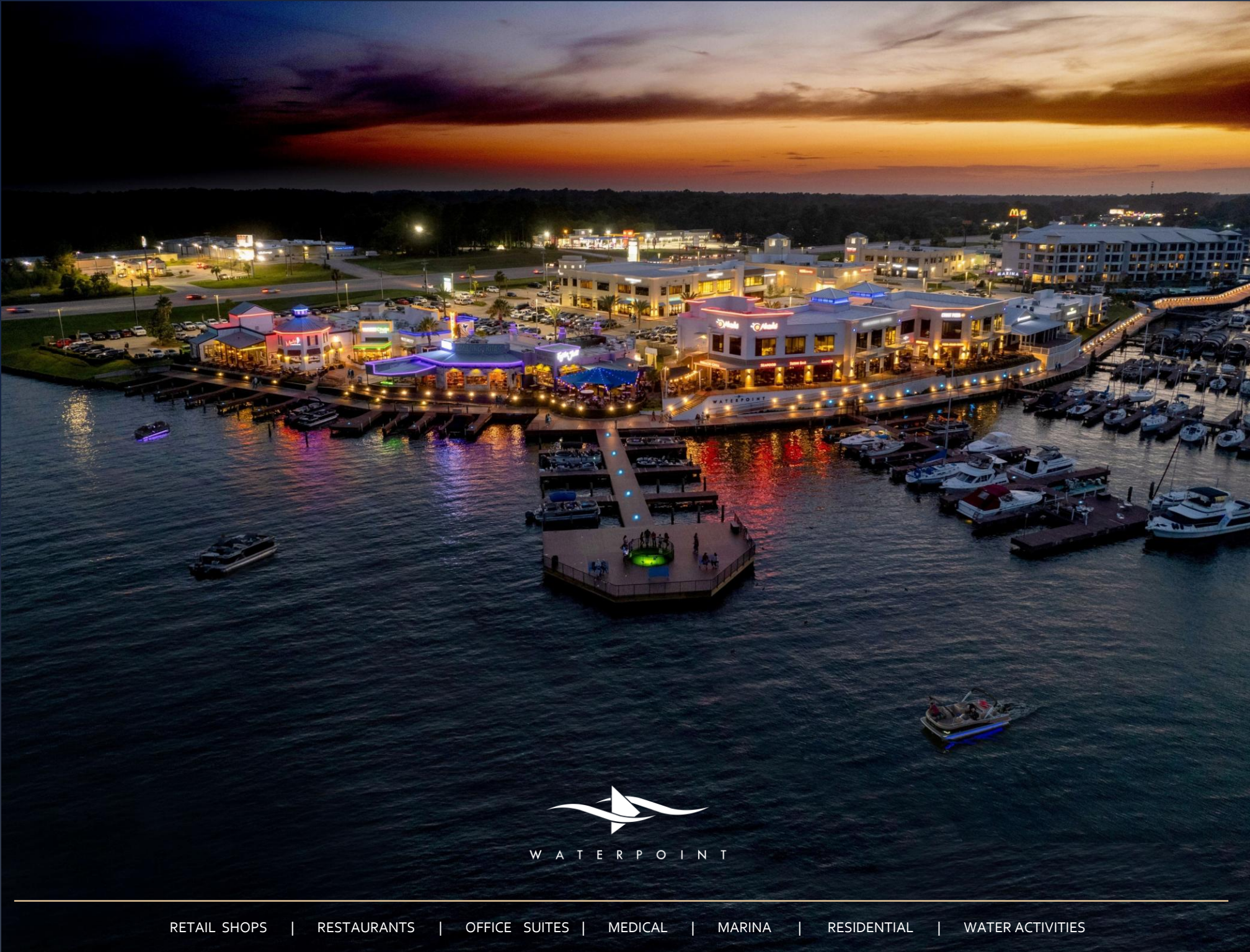




15260 HWY. 105 W. | MONTGOMERY TX, 77356 | LAKE CONROE







W A T E R P O I N T





COMING SOON

Building 1			SF	Building 3			SF	Building 4			SF	Building 6			SF	Buildings 7, 8, 9			SF
15333	Starbucks Coffee		1,800	15270	CVS Pharmacy		12,900	150	Monty's Lighthouse		6,068	150	Lifespan Med Spa		3,237	1	Restaurant		3,900
100	Marble Slab Creamery		1,400	124	Elements Massage		3,160	154	Pizza Hut		1,178	170	Available		304	2	Retail		1,127
100	Great American Cookies		1,435	127	Cameron Optical		1,830	160	Hunger Crush Café		3,130	100	Gary Greene Realty		4,947	3	Retail		1,127
105	Available		1,281	128	Wingstop		1,670	170	Bar Lago		1,004	200	Optimum.		2,522	4	Retail		1,127
106	Radiant Waxing		1,677	130	Malibu Nails		4,297	15270	Fajita Jacks		6,509	220	Marina Office		406	5	Bakery		1,520
108	Beyond Fringe Salon		2,467	132	Mariel's Meats		1,184	Building 5								6	Italian Rest.		5,142
114	Pediatric Dentist		3,518	134	Available		1,600	100	Akashi Asian Bistro		6,028					7	QSR		3,025
116	NuSpine Chiropractic		1,080	136	Spuds Potato Bar		1,600	120	The Paleta Bar		893					8	Bank		3,600
118	Lake Conroe Boutique		1,100	138	Brunello's		1,646	130	Crust Pizza Co.		3,000					9	Medical		8,778
120	NextCare Urgent Care		3,300	140	Available		874	140	Boardwalk Boutique		1,213								
121	Space City Popcorn		797	142	Available		1,130	150	Morris Rest. Mgmt.		373								
122	Century 21 Realty		2,143	146	Petite Suzette		2,774												
500	Freedom Boat Club		160	150	Edward Jones		1,200												
				154	Oral Surgeon		2,360												

LEASING : PHILLIP CARAMEROS (832.937.5900) PHILLIP@GORDONPARTNERS.COM | JENNY NGUYEN (409.900.2060) JENNY@GORDONPARTNERS.COM







## Population (2024)

3 mile	22,949
5 mile	55,273
10 mile	207,675
10 mile (2029 projection)	260,197



## Avg. HH Income (2024)

3 mile	\$139,940
5 mile	\$147,580
10 mile	\$137,169

## Employees

3 mile	4,663
5 mile	11,409
10 mile	57,455

## Household Growth (projected 2024-2029)

3 mile	9,453
5 mile	22,167

## Traffic Counts (daily)

Hwy 105 W.	44,000
Tejas Blvd.	3,000



## TENANTS INCLUDE:





▶ 21,000-acres

▶ 21 miles long

▶ 150 miles of coastline

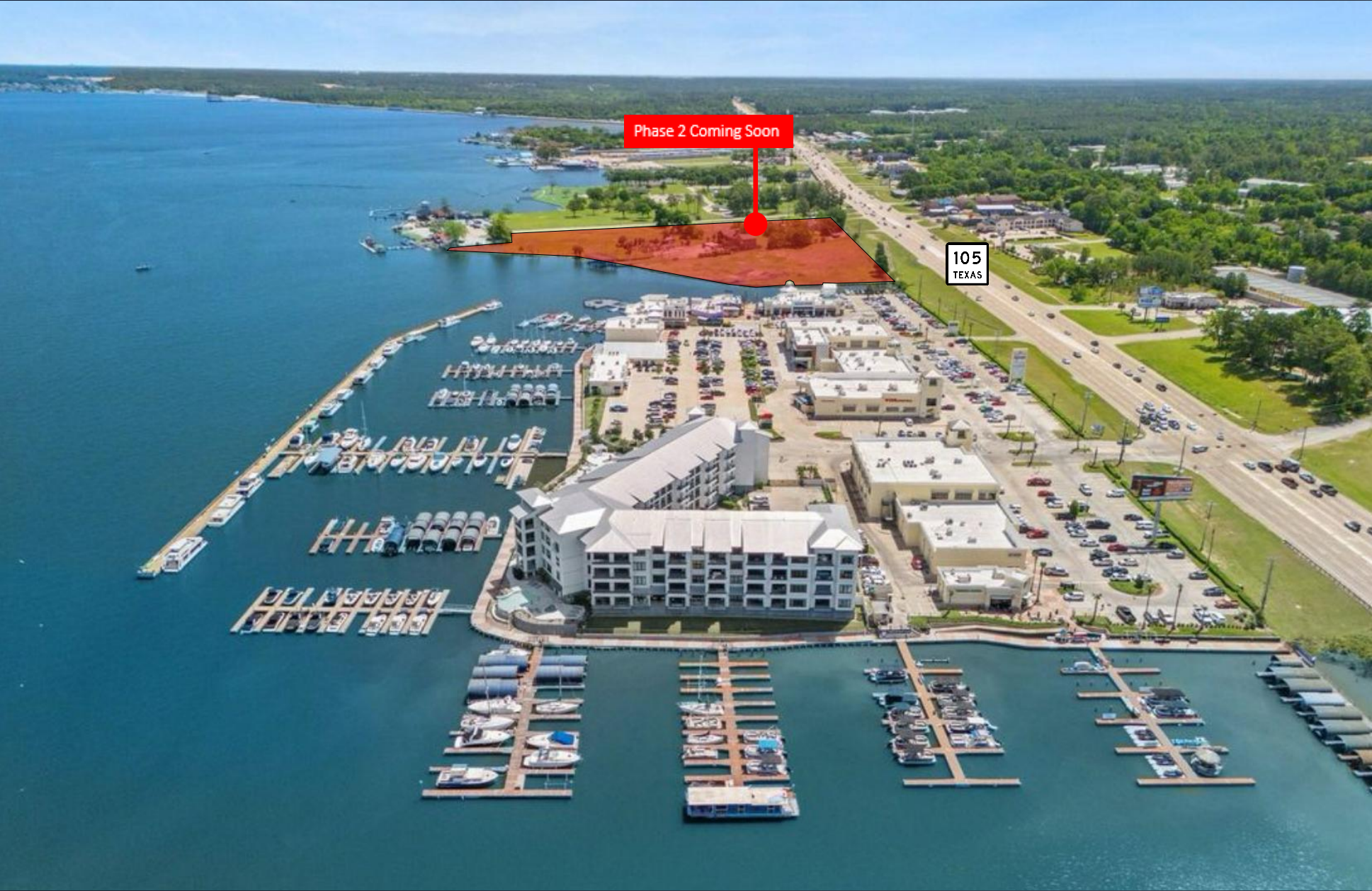
▶ Year-round lake activity





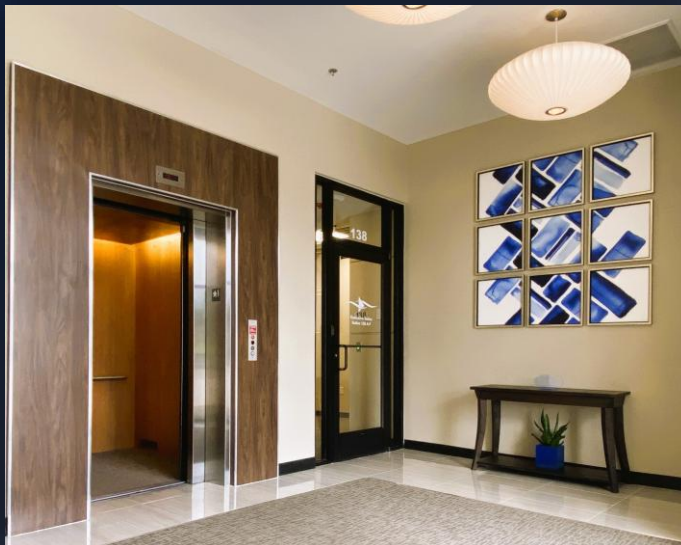








- ▶ Move in ready suites
- ▶ 250 to 10,000 SF
- ▶ Lake Views (select offices)
- ▶ Balconies (select offices)
- ▶ Shared Conference Room
- ▶ Building Signage (select offices)







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



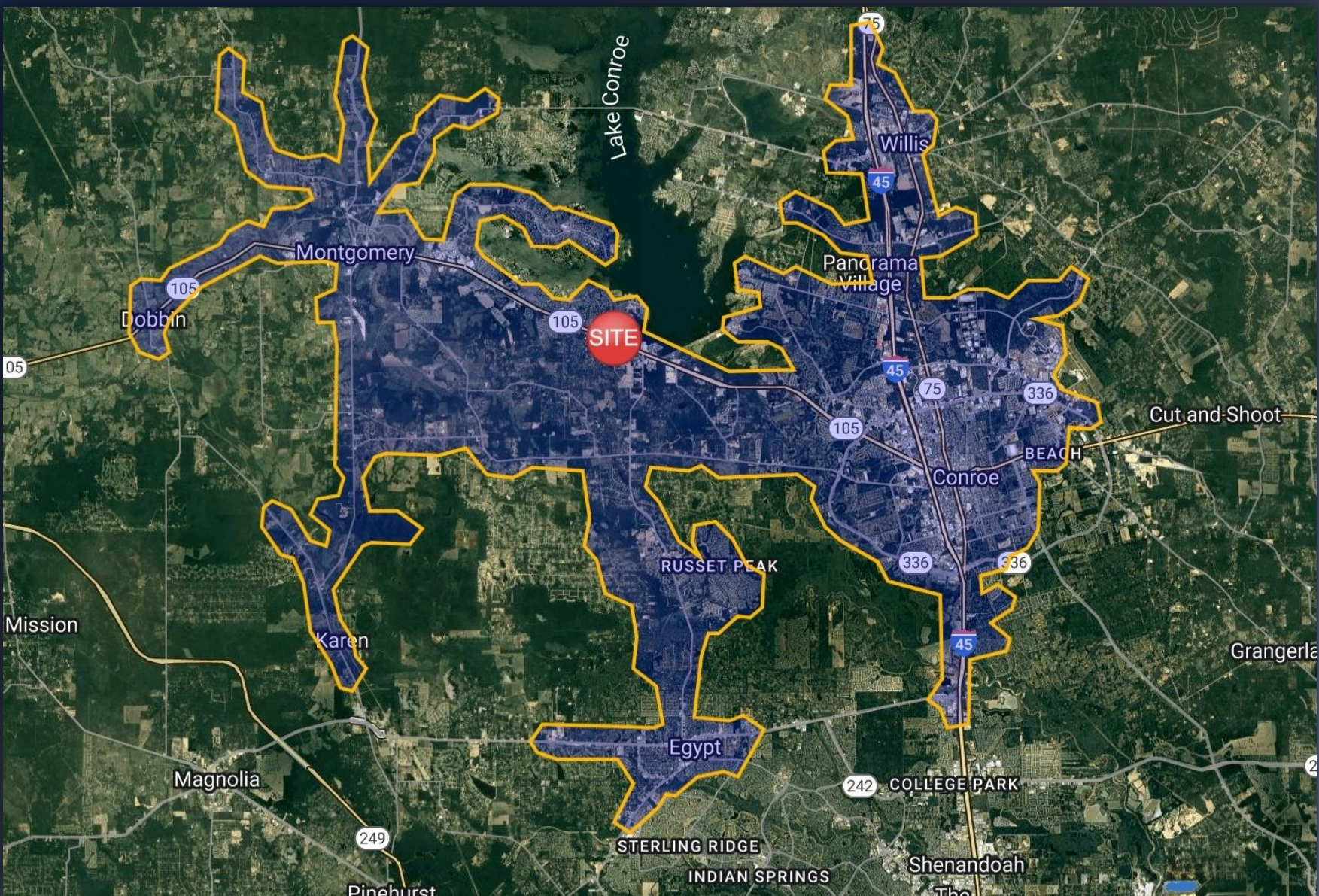


- ▶ 65 tenants
- ▶ 14 Restaurants
- ▶ 600-meter Boardwalk
- ▶ 56 condos
- ▶ 300 boat slips





- ▶ 209K people
- ▶ 261K people (projected 2029)
- ▶ 77K Households (2024)
- ▶ 98K Households (projected 2029)



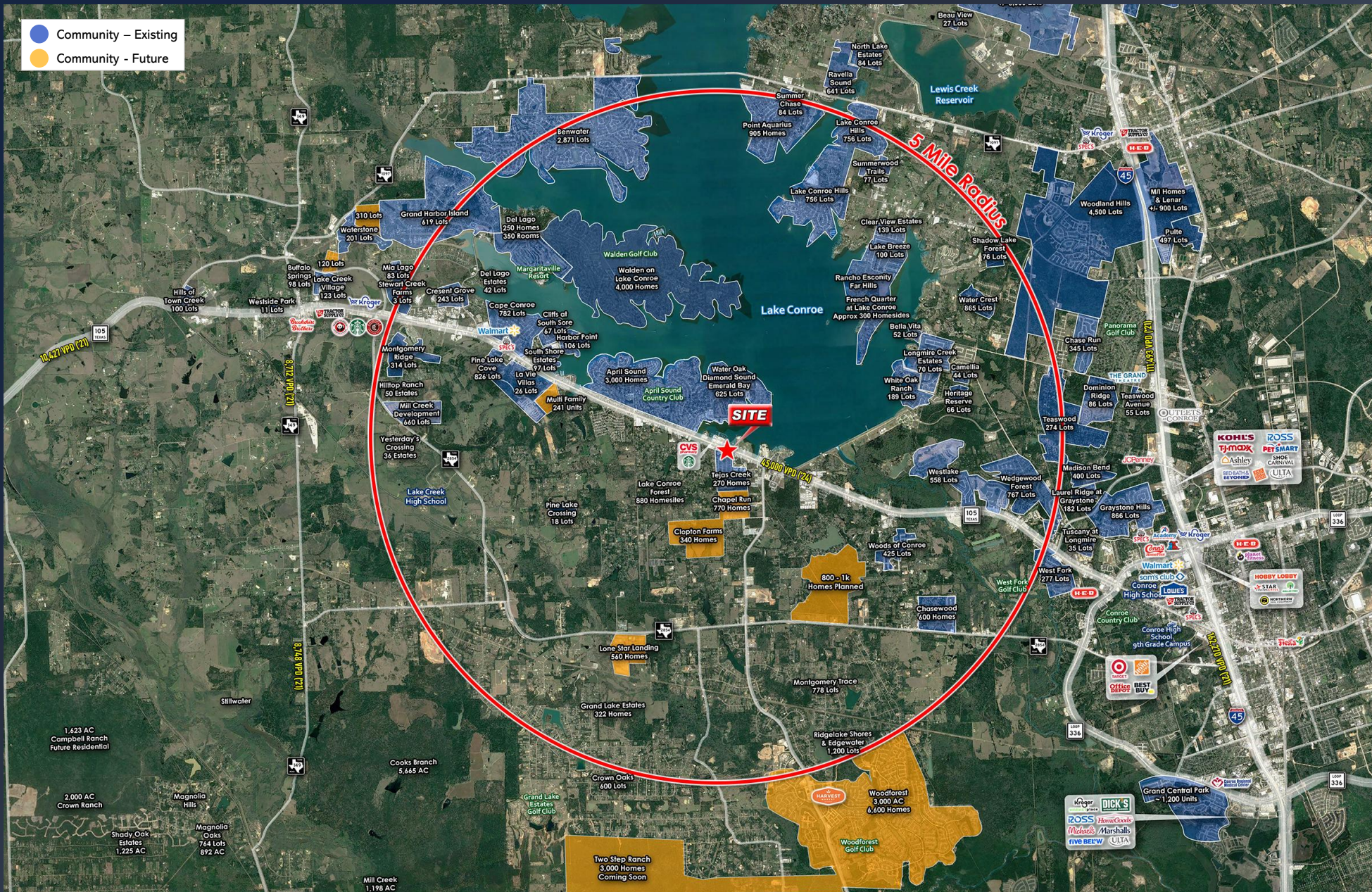


▶ 56K people

▶ 22K Households

▶ \$148K Avg HH Income

▶ 12K Employees







Lake Conroe (21,000 acres)



Margaritaville Resort



ExxonMobil (10,000+ employees)



The Woodlands

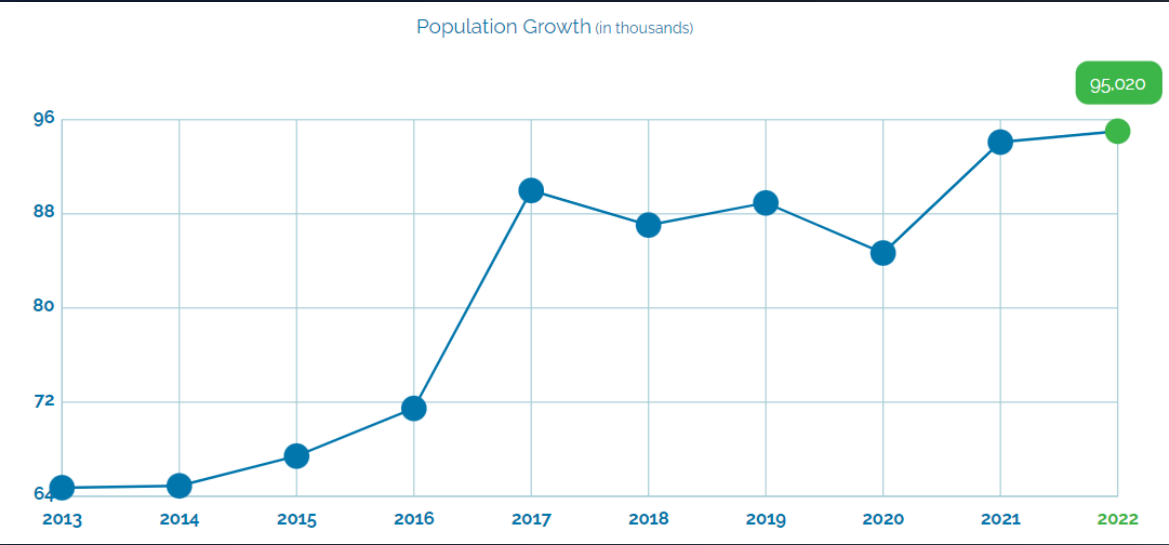


Lone Star College Conroe



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

\_\_\_\_\_  
 713-961-3337  
 Phone

\_\_\_\_\_  
 Scott A. Gordon  
 Designated Broker of Firm

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 461214  
 License No.

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 Email

\_\_\_\_\_  
 713-961-3337  
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\_\_\_\_\_  
 Licensed Supervisor of Sales Agent/Assoc.

\_\_\_\_\_  
 License No.

\_\_\_\_\_  
 Email

\_\_\_\_\_  
 Phone

\_\_\_\_\_  
 Phillip Carameros  
 Sales Agent/Associate's Name

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 655718  
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 832-937-5900  
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\_\_\_\_\_  
 Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
 Date