

HOTEL DEVELOPMENT OPPORTUNITY



W A T E R P O I N T

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

Parcel Size	2.04 acres
Address	14982 Hwy. 105 W. Conroe TX 77356
City, St.	Conroe, TX.
County	Montgomery County
Tax Parcel	TBD (replat)
Zoning	Commercial
Detention	None required
Flood Zone	Zone X Outside 500yr floodplain
Water Service	City of Conroe
Sewer Service	MUD District (TBD)
Price	\$2,665,000 (\$30 PSF)
Tax Abatement	Pending









Waterpoint sits on the southern shoreline of Lake Conroe, a popular 22,000-acre lake 50 miles north of Downtown Houston. The lake stretches 21 miles long with 150 miles of coastline. Due to the overall warm climate, the lake is active with boaters and fisherman year around.





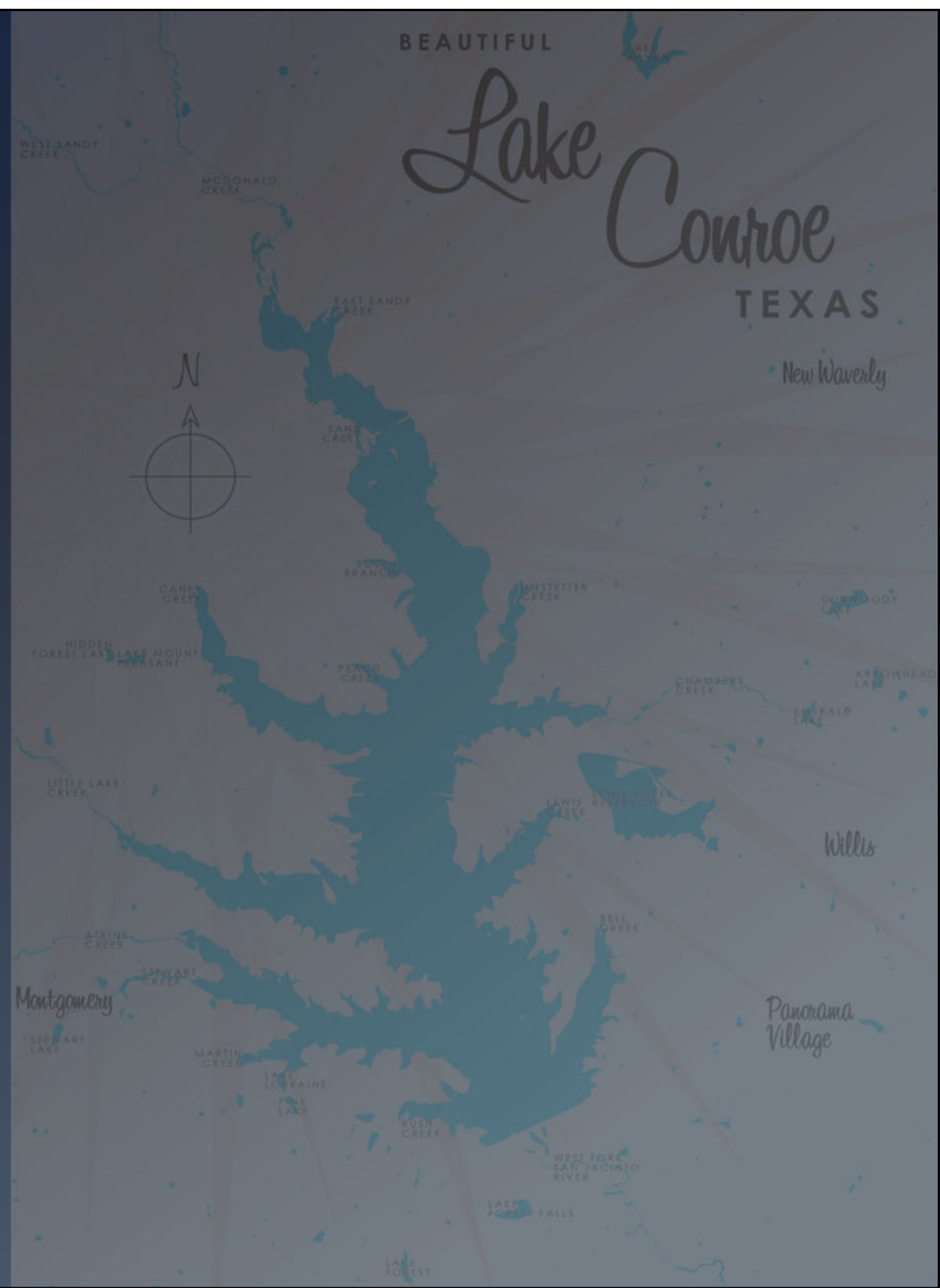
Waterpoint development demonstrates strong activity year around, with over 1 million visits per year. The development includes 145,000 SF of retail shops, waterfront restaurants, office space, luxury condos and a 260-slip marina all surrounded by a boardwalk.







The Area





Lake Conroe is 22,000 acres with over 150 miles of shoreline.



Sam Houston National Forest is located on the north side of Lake Conroe and contains 163,000 acres with camp sites and hiking trails.



There are several public & private golf courses around the lake



The Southern Empress, a 130-foot paddle-wheeler, offers dinner cruises.



Located 20 miles away from the subject property, the Texas Renaissance Festival is one of the largest in the US and attracts over 500,000 visitors per year over a 21-day period.



The Montgomery Country Fair & Rodeo is every March. It started over 60 years ago and draws 60,000 to 100,000 visitors per year.



8 million SF campus, located 25 minutes to property.



Texas Children's Hospital, located 20 minutes from property



Multiple office complexes are 20 minutes from the property.



Houston Methodist Hospital, located 20 minutes from the property.



Conroe Regional Medical Center is 6 miles east of the Property



Consolidated Communications offices 6 miles from the Property.

Contact:



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