



THE PARK AT FISH CREEK FOR SALE

96% Leased

Class A Retail Center – Built 2021

618 FISH CREEK THOROUGHFARE | MONTGOMERY, TX 77316 | HOUSTON MSA

The Park at Fish Creek



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SITE OVERVIEW



- **Palo Duro Commercial Partners** is pleased to offer for sale, **The Park at Fish Creek**, a Class A, new retail development. This is a **96% leased, multi-tenant retail center**, in Montgomery County, located at 618 Fish Creek Thoroughfare in Montgomery, Texas. This opportunity offers consistent cash flow and a **strong, internet-resistant tenant mix** including coworking space, a Spanish immersion school, health/wellness, and a veterinary clinic.
- With excellent visibility, this property is ideally situated at the entrance of Woodforest, a 3,000-acre Master Planned Community with $\pm 5,500$ homes. As one of the fastest growing communities with expanding retail and residential growth, this site offers the opportunity to invest in one of the limited commercial retail locations in the immediate submarket.



Class A **$\pm 25,111$ SF** Multi Tenant Retail Center on **5.18 acres** built in **2021**



All leases are on a favorable **NNN Lease Structure**



Excellent Exposure Along **Dominant Traffic Corridor**

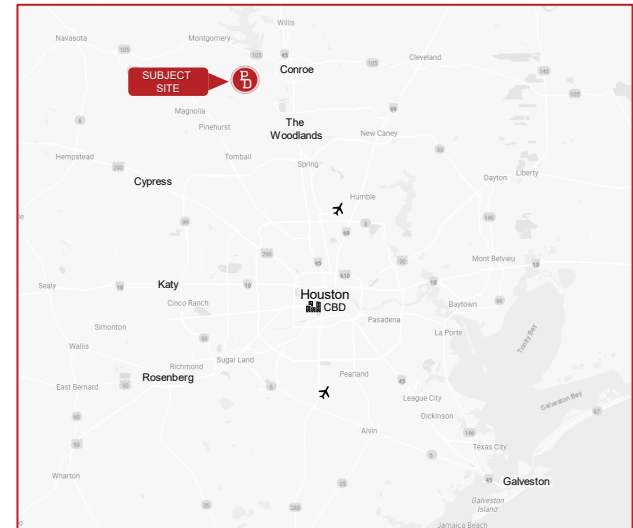
- Fish Creek Thoroughfare (17,115 VPD)
- Primary Road to the South, FM 1488 (50,352 VPD) | Primary Road to the North, FM 2854 (10,876 VPD)



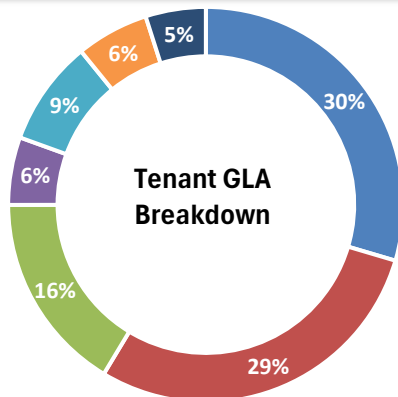
Average **Household Income** exceeds **\$187,000** within a 1-mile radius



At the entrance of Woodforest Master Planned Community, one of the **last remaining commercial Tracts**



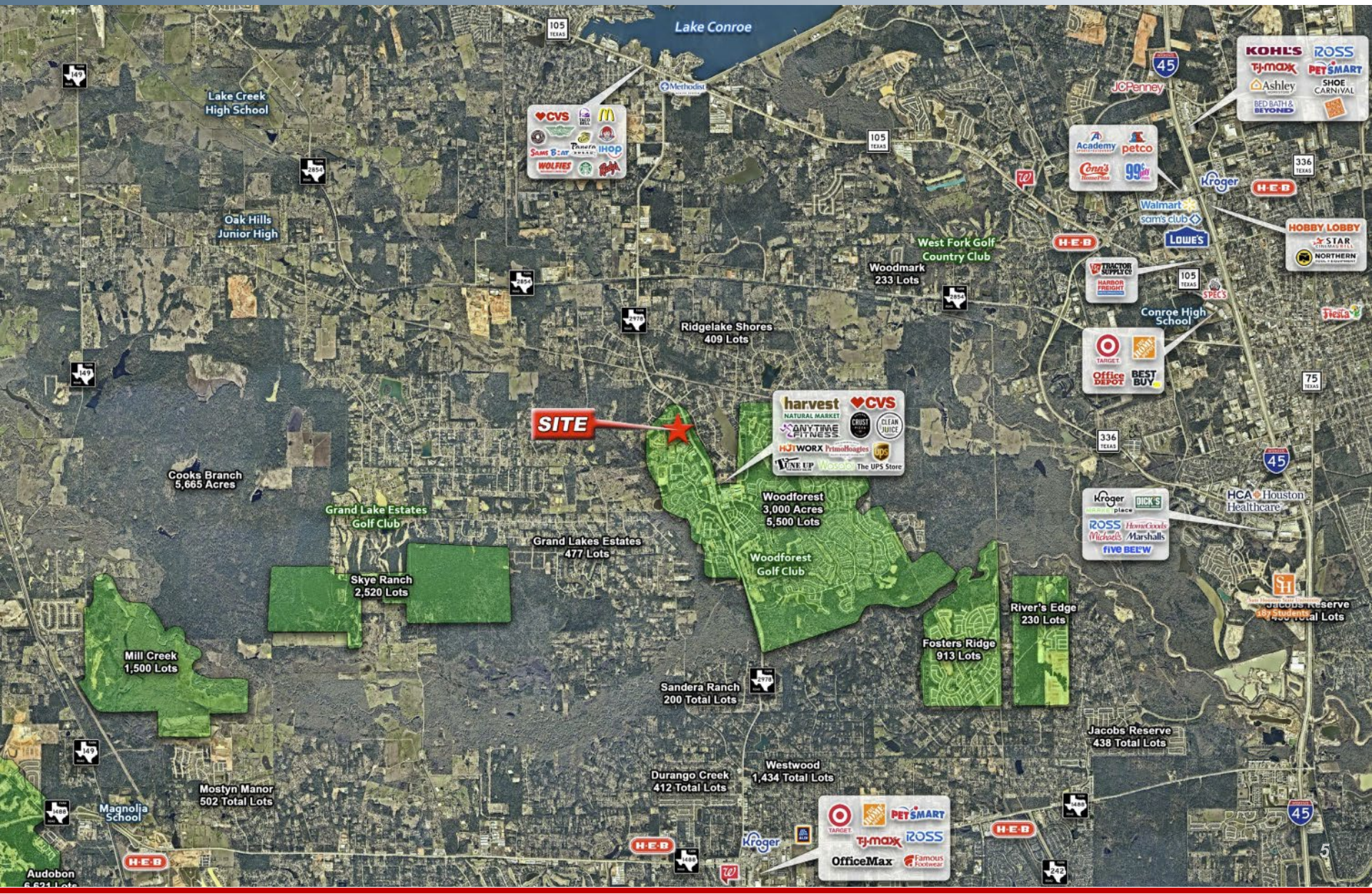
Site Plan



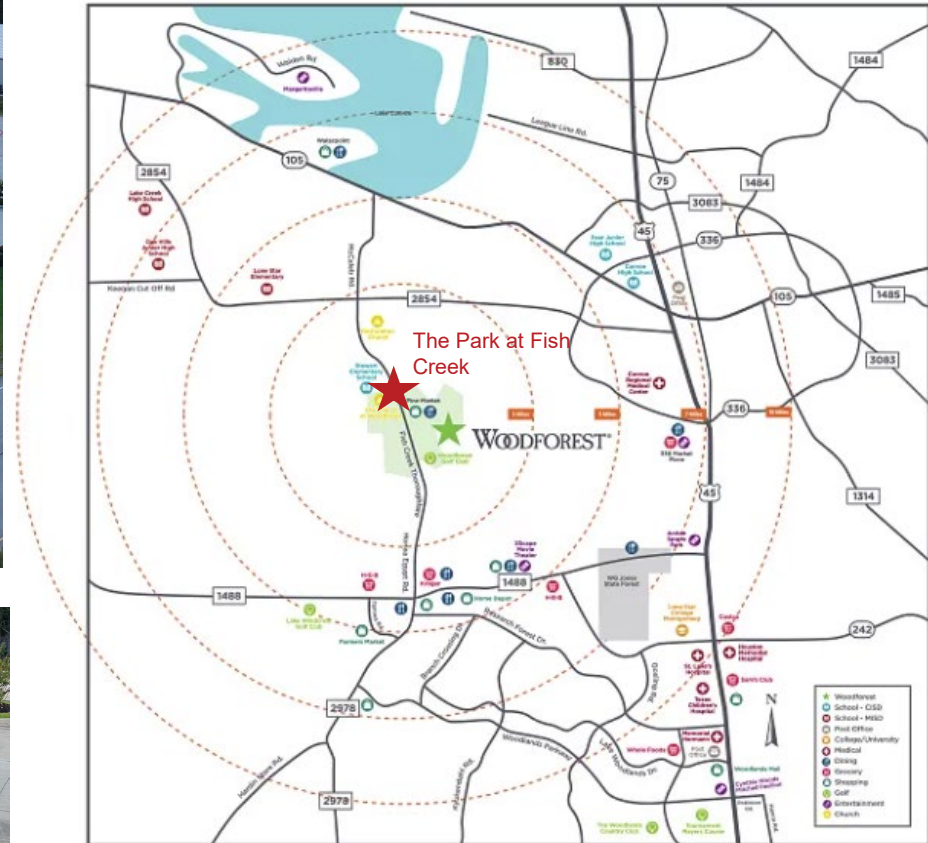
Tenant	Area (SF)	% of Total	Annual Rent
■ The Cannon	7,470	30%	
■ Spanish Schoolhouse	7,339	29%	
■ Fish Creek Animal Hospital	4,127	16%	
■ Master Lease	1,400	6%	
■ Revive Biohacking	2,175	9%	
■ Poolwerx	1,500	6%	
■ Vacant	1,100	5%	
Total	25,111	100.00%	\$664,394



Aerial



Site Photos



Site Aerial



Demographics

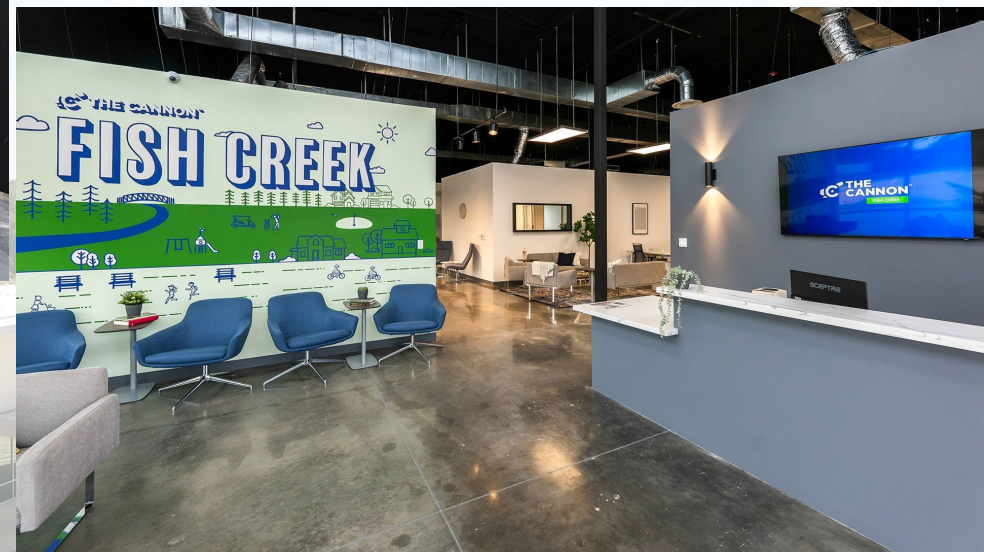


	3 Mile		5 Mile		10 min drive time		15 min drive time	
Population								
Estimated Population (2025)	20,239		53,147		23,265		52,189	
Projected Population (2030)	25,319		67,079		28,907		63,996	
Projected Annual Growth (2025-2030)	5080	5.0%	13,932	5.2%	5,642	4.9%	11,807	4.5%
Estimated Population Density (2025)	716	psm	677	psm	892	psm	975	psm
Households								
Estimated Households (2025)	6,951		18,889		8,405		19,598	
Projected Households (2030)	8,943		24,448		10,697		24,657	
Census Households (2020)	5,798		14,694		6,659		15,433	
Census Households (2010)	1,634		7,502		2,794		9,075	
Projected Annual Growth (2025-2030)	1,992	5.7%	5,559	5.9%	2,292	5.5%	5,059	5.2%
Historical Annual Change (2010-2025)	5,316	21.7%	11,387	10.1%	5,611	13.4%	10,523	7.7%
Average Household Income								
Estimated Average Household Income (2025)	\$182,249		\$164,043		\$173,302		\$154,187	
Projected Average Household Income (2030)	\$180,687		\$162,244		\$172,472		\$152,007	
Per Capita Income								
Estimated Per Capita Income (2024)	\$52,970		\$48,230		\$48,917		\$46,774	
Estimated Average Household Net Worth (2024)	\$1.6 M		\$1.5 M		\$1.44 M		\$1.41 M	
Household Income Distribution (2025)								
HH Income \$200,000 or More	2,178	31.3%	4,542	24.0%	2,347	27.9%	4,331	22.1%
HH Income \$150,000 to \$199,999	852	12.3%	2,756	14.6%	915	10.9%	2,453	12.5%
HH Income \$125,000 to \$149,999	1,194	17.2%	2,245	11.9%	1,297	15.4%	2,258	11.5%
HH Income \$100,000 to \$124,999	855	12.3%	2,379	12.6%	1,078	12.8%	2,337	11.9%
Total Annual Consumer Expenditure (2025)								
Total Household Expenditure	\$1.01 B		\$2.53 B		\$1.16 B		\$2.5 B	
Total Non-Retail Expenditure	\$517.58 M		\$1.29 B		\$593.52 M		\$1.28 B	
Total Retail Expenditure	\$490.79 M		\$1.24 B		\$566 M		\$1.23 B	

Tenant Overview



The Cannon is a well-known brand of coworking spaces, which provides flexible office spaces, meeting rooms, event spaces, and open desk designed to foster innovation, collaboration, and productivity for startups, entrepreneurs, small businesses, and remote workers. The Cannon is able to tailor to the needs of startups, entrepreneurs, and remote workers. The Cannon's location in the Park at Fish Creek location is strategically placed to serve professionals in the area, offering a convenient workspace solution close to home. It's easily accessible from nearby communities and provides ample parking for members.



Tenant Overview

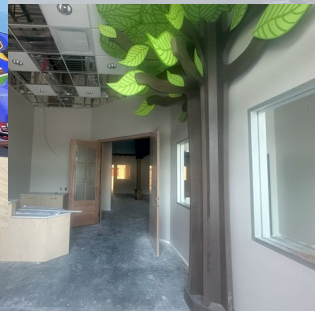


Spanish Schoolhouse is a Spanish immersion preschool dedicated to providing early childhood education while immersing children in the Spanish language. Their programs are designed to give children the gift of a second language during their optimal language learning years. Established in 2003, Spanish Schoolhouse has expanded to 18 campuses across the Dallas/Fort Worth and Houston areas. Their offerings include full and part-time preschool and kindergarten programs, as well as summer camps and after-school Spanish classes. The after-school programs are tailored for elementary-aged students (K-5) and are conducted entirely in Spanish to enhance language acquisition.



SPANISH SCHOOLHOUSE
A Spanish Immersion Preschool

Buildout is complete. Spanish Schoolhouse is welcoming their first class starting September 2025



Tenant Overview



Fish Creek Animal Hospital is a veterinary clinic owned and operated by Dr. Kevin Wheeler. His vet clinic offers a wide range of veterinary services, including preventative care, diagnostics, surgery, emergency care, and dental care. Known for his compassionate approach and commitment to client education, Dr. Wheeler ensures pets receive top-quality care in a modern and welcoming environment. for members.



FISH CREEK
ANIMAL HOSPITAL

Poolwerx is a well-established, international company in the pool and spa industry, known for its comprehensive range of services, franchise opportunities, and commitment to quality. With 30+ locations in Texas, and 400+ nationally, Poolwerx operates retail stores where customers can purchase pool chemicals, equipment, accessories, and other related products. These stores also offer in-store water testing and expert advice. Many of their stores are independently owned and operated as franchises, allowing local entrepreneurs to run the business with the backing of a well-known brand .



Revive Biohacking is a health and wellness center that specializes in science, technology, and lifestyle changes to improve physical and mental performance. Offering advanced biohacking services such as cryotherapy, infrared sauna, IV therapy, oxygen therapy, and red light therapy. The center focuses on optimizing physical and mental well-being through personalized, science-backed treatments. With a state-of-the-art facility and a commitment to community education, Revive Biohacking helps clients achieve their health and wellness goals.



About Woodforest



Nestled on over 3,000 acres of lush, preserved pine forest in Montgomery County, Woodforest Master Planned Community is a breathtakingly designed community by Johnson Development. This prime location in south Montgomery County is just 7 miles west of Interstate 45 and offers seamless access to modern conveniences just minutes from The Woodlands and Lake Conroe.

With a diverse collection of $\pm 5,500$ homes priced from the low \$300s to over \$1 million, Woodforest accommodates every life stage and lifestyle. What truly sets this development apart is its dedication to nature-first planning, featuring tree-lined streets, expansive greenbelts, and miles of interconnected trails weaving through parks, waterways, and recreation areas—creating an unmatched backdrop of natural beauty.

Woodforest boasts resort-style amenities crafted for active, engaged living, including the Palm clubhouse, neighborhood parks, and the private 27-hole championship Woodforest Golf Club.

https://www.johnsondevelopment.com/montgomery-tx/mpc_woodforest



Prime Location

Located just west of Interstate 45 with easy access to The Woodlands & Lake Conroe Area

Vehicle Pass Daily

14,277 on Fish Creek Thoroughfare at FM-2854
25,015 on Sendera Ranch Rd (TxDot)

$\pm 5,500$ homes

Adjacent to Woodforest, a ~ 3,000 acres master planned community

About Johnson Development



Johnson Development is one of the nation's premier real estate developers, with over 50 years of proven success in creating award-winning, master-planned communities across Texas and beyond. Founded in 1975 by industry legend Larry D. Johnson, the company has developed over 45,000 acres and delivered more top-selling master-planned communities than any other U.S. developer in the past decade.

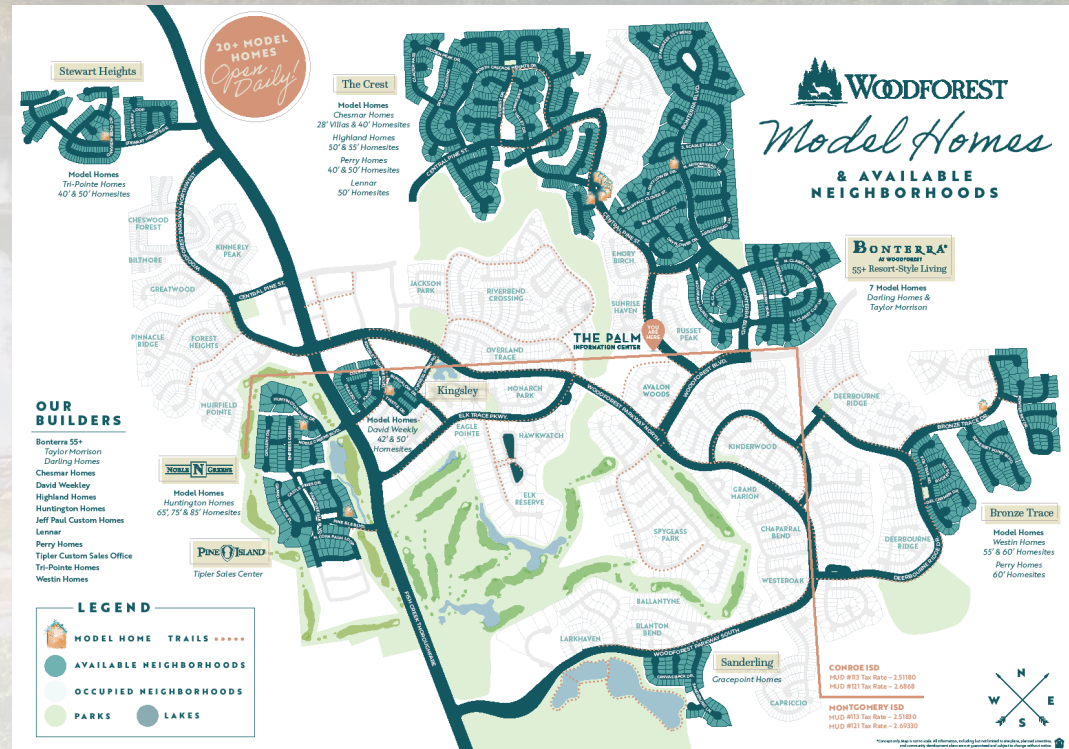
Known for its strategic land planning, vibrant amenities, and commitment to community lifestyle, Johnson Development has shaped iconic neighborhoods like Sienna, Riverstone, Silverlake, Cross Creek Ranch, and Woodforest—each designed to elevate quality of life for residents and generate long-term value for investors and homebuilders alike.

Driven by a legacy of innovation and stewardship, Johnson Development continues to thrive under experienced leadership while maintaining deep ties to local communities. With a focus on location, quality schools, abundant green space, and resident engagement, every project is designed to foster connection and sustainability. The company has been repeatedly recognized as a top workplace and trusted development partner, making it an ideal choice for investors, builders, and municipalities looking to bring high-quality, thoughtfully designed communities to life.

<https://www.johnsondevelopment.com/>

JDC

Johnson DEVELOPMENT CORP.



Palo Duro Commercial Partners

The firm was formed in 2022 by retail industry veterans, Stephen J. Pheigaru and Jeffrey S. Hayes. The two Managing Partners joined forces to create a company founded on passion, commitment, and a deep understanding of the markets they serve and the key clients they represent throughout Texas. With a focus on retail brokerage, leasing and development services, the TEAM at Palo Duro Commercial Partners has a proven track record of representing many of the retail industries cherished brands as well as up and coming 'super stars' across many categories. Having represented large anchors, junior anchors, retail pad users and inline concepts, the TEAM at Palo Duro Commercial Partners can assist with creating a market strategy, identifying favorable locations and managing a large deal flow across multiple cities.

Combining these efforts along with an established development pipeline that includes 35+ retail developments, multi-family, self-storage, and build-to-suit capabilities the TEAM at Palo Duro Commercial Partners can help to assist landowners, investors, and retailers alike with all their retail development requirements.

The development of these shopping centers has been concentrated in many of the master-planned communities and suburban neighborhoods throughout Texas and across the southern United States and includes the following:

- Neighborhood Essential Centers
- Lifestyle Centers
- Redeveloped Centers
- Single Tenant Facilities
- Multi-tenant Buildings

Real Estate Services

Palo Duro Commercial Partners can help to assist landowners, investors, and retailers alike with all their retail development requirements.

Services include:



Site Selection



Entitlement



Investment
Disposition



Design



Construction
Oversight



Cost Analysis



Tenant
Build-Out



Investor
Relations



Leasing
Activities



Confidentiality Agreement



PALO DURO COMMERCIAL PARTNERS ("PDCP"), has been retained as the exclusive broker by the Owner of Record ("the Owner") for the multi-tenant retail building, located at **618 Fish Creek Thoroughfare | Montgomery, TX 77316**, in connection with the sale of certain properties ("the Property") as described in this Offering Memorandum.

This Offering Memorandum has been prepared by PDCP for use by a limited number of parties, and does not purport to provide a necessarily accurate summary of the physical or economic aspects of the Property or any of the documents related thereto, nor does it purport to be all inclusive or to contain all of the information which prospective investors may need or desire further, the Offering Memorandum is limited to the matters set forth therein. All budgets or projections have been developed by PDCP and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of PDCP and therefore are subject to variation. PDCP makes no representation as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, PDCP and its employees, and its trustees, officers, and employees disclaim any and all liability for representations and warranties, expressed and implied, contained in, or omissions from the Offering Memorandum or any other written or oral communication transmitted or made available to the recipient. The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property Owner as of the date of preparation of the Offering Memorandum.

Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors. Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers regarding the property, and/or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligations to any entity reviewing the Offering Memorandum or making an offer to purchase the property unless and until such offer is approved by Owner and the Board of Trustees of Owner and a written agreement for the purchase of the Property has been fully executed, delivered and approved by Owner and its legal counsel, and any conditions to Owner's obligations hereunder have been satisfied or waived. This Offering Memorandum and the contents, except such information that is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Offering Memorandum, you acknowledge that you have executed, and have agreed to be bound by, the Confidentiality Agreement with PDCP and Owner.

If you have further questions, please contact Palo Duro Commercial Partners.



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