



W A T E R P O I N T
L A K E C O N R O E , T X .





WATERPOINT
BOARDWALK
Phase 3 coming soon



WATERPOINT
PAD SITES
coming soon

LAKE CONROE

21,000 ACRES

150 MILES OF COASTLINE
MONTGOMERY COUNTY

21 MILES LONG





SITE PLAN



HWY 105 (43,000 VPD)



Building 1		
Pad	Starbucks	1,800
100	Marble Slab / GA Cookies	2,435
105	Texan Mattress	1,281
106	Radiant Waxing	1,677
108	Beyond Fringe Salon	2,467
114	Pediatric Dentist	3,518
116	NuSpine Chiropractic	1,080
118	LC Children's Boutique	1,100
120	NextCare Urgent Care	3,300
121	Space City Popcorn	797
122	Century 21 Realty	2,143

Building 3		
Pad	CVS Pharmacy	12,900
124	Elements Massage	3,160
127	Cameron Optical	1,830
128	Wingstop	1,670
130	Malibu Nails	4,297
132	Marie's Meat Market	1,184
134	Pending	1,600
136	Bam Burger	1,600
138	Brunello's Custom Boots	1,646
140	Available	874
142	Available	1,130
146	Petite Suzette	2,774
150	Edward Jones	1,200
154	Oral Surgeon	2,360

Building 4		
150	Monty's Lighthouse	6,068
154	Sunrise Nook	1,178
160	Benny & Hash	3,130
170	Bar Lago	1,004
Pad	Fajita Jacks	6,509

Building 5		
100	Akashi Asian Bistro	6,028
120	Pop & Swirl	893
130	Crust Pizza Co.	3,000
140	Boardwalk Boutique	1,213
150	Morris Rest. Mgmt.	373

Building 6		
150	Lifespan Med Spa	1,094
160	Available Office	938
170	Maverick Wealth Mgmt.	304
100	Gary Greene Realty	4,947
200	Optimum	2,522
220	Marina Office	406

Building 7 - COMING SOON		
1	Available Restaurant	3,150
2	Available	653
3	Available	550
4	Pending	775
5	Available	780
6	Pending Restaurant	2,264
7	Becca Italia	5,152
8	Available Restaurant	1,843
9	Available QSR	800
10	Bank Pad	5,048
12	Emergency Room	8,778



TENANT MIX



➔ 1.5 MILLION VISITS / YR.

AROUND WATERPOINT





RESTAURANT ROW

feed the fish!





OFFICES

50,000 SF of office

250 to 5,000 SF suites

Lake Views (select suites)

Shared Conference Room

Elevators

Building Signage (select suites)

Lunch on the Lake!



COMING SOON

HOTEL
36 RESIDENCES
WATERFRONT RETAIL & OFFICE
BOARDWALK EXPANSION





DEMOGRAPHICS

	POPULATION	AVG. HOUSEHOLD INCOME	EMPLOYEES
3 MILES	23,000	137,000	5,000
5 MILES	57,000	150,000	11,000
10 MILES	220,000	137,000	56,000
15 MILES	439,000	153,000	126,000

4.3%

10- MILE POPULATION GROWTH
EXPECTED BETWEEN 2025 – 2030
(47,000 NEW RESIDENTS)





HEAT MAP

Waterpoint routinely pulls from 10+ miles away during the week and draws from a 50+ miles radius on the weekends and summertime given the strong recreational activities at the Lake.



Leasing Information



GORDONPARTNERS

Phillip Carameros
phillip@gordonpartners.com
832.937.5900

Jenny Nguyen
jenny@gordonpartners.com
409.900.2060