

For Lease

WHITE BOX MOVE-IN SPACE READY

1,705 SF
AVAILABLE



Hunington

Hunington Properties, Inc.
3773 Richmond Ave., Suite 800
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713-623-6944
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Y Shops at Tejas

15295 Hwy 105,
Montgomery, TX 77316

For Lease



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Y SHOPS AT TEJAS

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Property Information

Space For Lease	1,705 SF
Rental Rate	\$29.00 PSF
Total Building SF	21,000 SF

Property Highlights

- Prime high-traffic intersection with excellent visibility and signage opportunities
- Over 166 well-lit parking spaces for shoppers and employees
- Sleek glass storefronts with aluminum frames and covered sidewalks along entire frontage
- Attractive channel letter signage enhancing brand presence
- Anchor store drives consistent daily-need traffic to the shopping center

Demographics

Population (2025)	2 mi. - 13,727
	3 mi. - 24,194
	5 mi. - 58,526
Average Household Income (2025)	2 mi. - \$126,855
	3 mi. - \$135,287
	5 mi. - \$150,611

Traffic Count Louetta Rd: 35,274 vpd

For More Information

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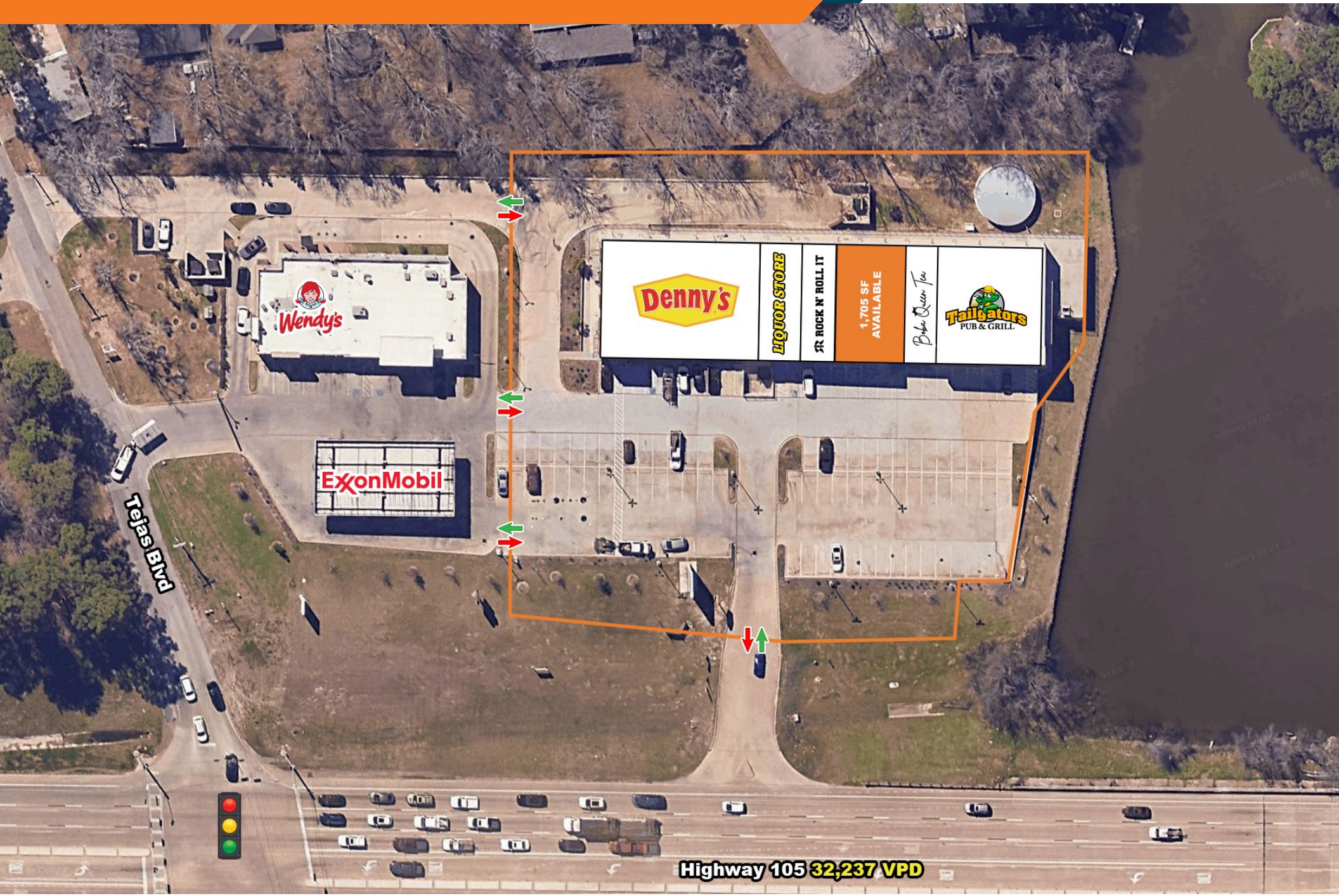
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Highway 105 32,237 VPD

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For Lease



TX 105
32,237 vpd

SITE

PIER 105
MARINA
LAKE CONROE, TEXAS

Key Harbour
24 Homes

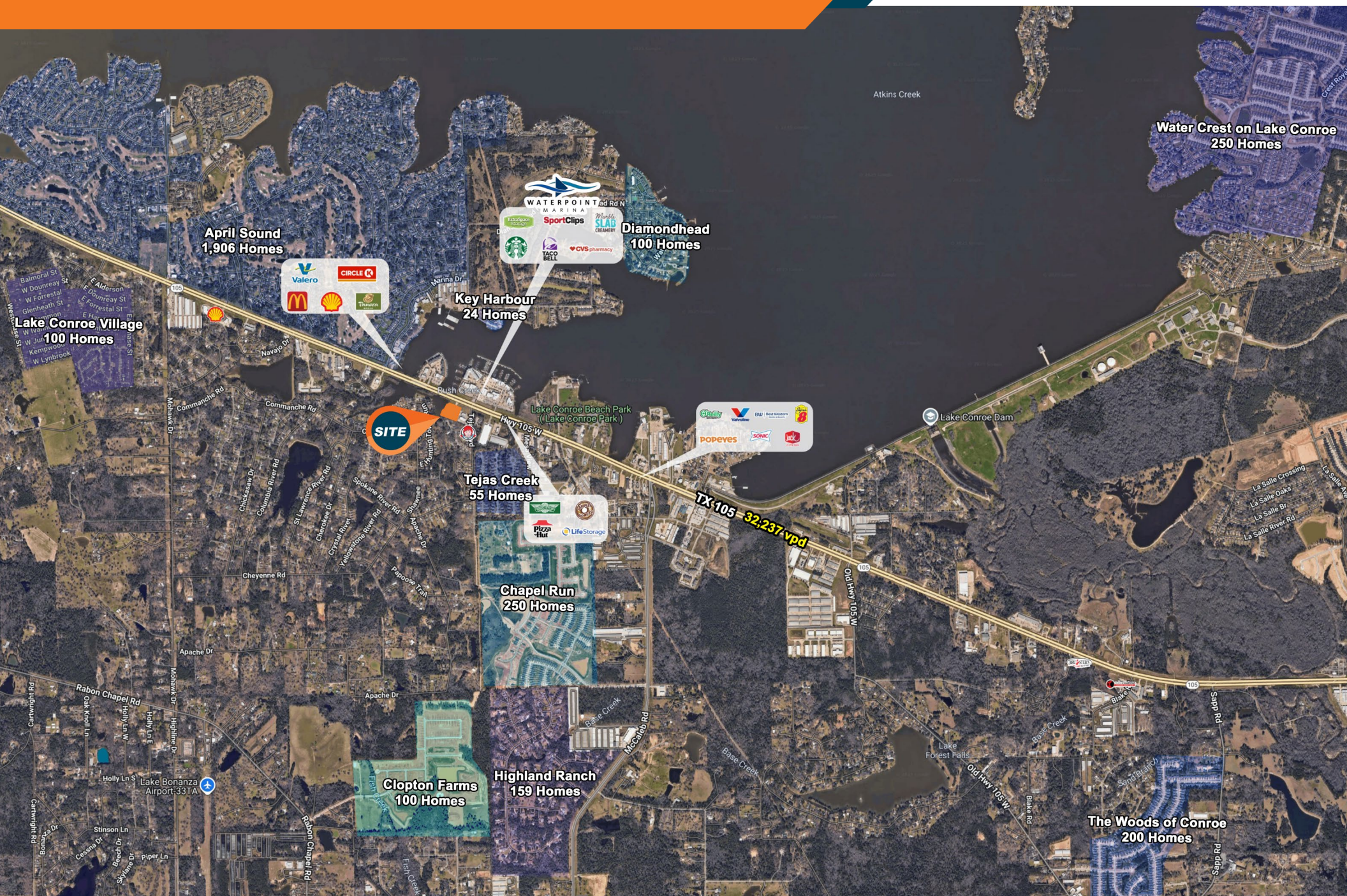
The Shoreline
at Waterpoint
56 Units

WATERPOINT
MARINA

CONROE
LAKE HOUSE
RESTAURANT & BAR

Tejas Creek
55 Homes

For Lease



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WATERPOINT MARINA

Waterpoint Marina is a premium marina positioned at the heart of Waterpoint Center.

Located at the center of Waterpoint Center along Highway 105 on the southern shore of Lake Conroe, Waterpoint Marina is the premier destination for boating and lakeside recreation. Drawing visitors from Huntsville, The Woodlands, and Houston, the marina is a hub of activity and energy.

Boaters enjoy the cleanest slips on the lake and convenient access to a vibrant social scene. For larger groups, Lake Conroe Events offers the only yacht charters on the lake, making the marina a hotspot for lively gatherings.

Waterpoint Marina combines peaceful lake views with an active atmosphere. Lakeside dining, boutique shopping, and other retail offerings are just a short stroll from the docks, making the marina a central gathering point for both locals and visitors alike.



