

3,200 SF
2nd Generation
Available

3,800 SF
2nd Generation
Available

1,127 SF
2nd Generation
Available

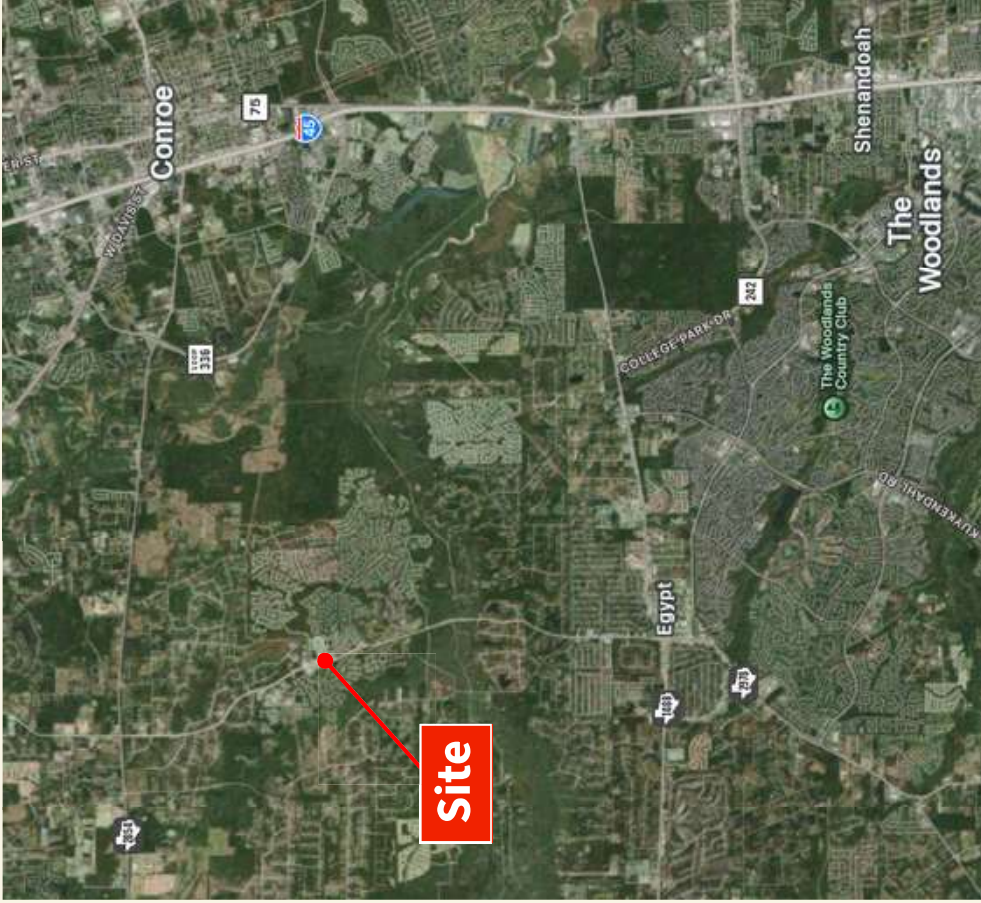


Pine Market Plaza

791 & 795 Fish Creek Thoroughfare, Montgomery, TX
77316



ABOUT



PROJECT DESCRIPTION

Pine Market Plaza is a premier neighborhood retail destination located within Pine Market Town Center, the commercial heart of the award winning Woodforest master-planned community in Montgomery, Texas. Positioned at the signalized intersection of Fish Creek Thoroughfare and Woodforest Parkway, the project offers outstanding visibility, multiple points of ingress/egress, and a dynamic mix of restaurants, retail, medical, fitness, and service oriented tenants. Surrounded by one of Montgomery County's fastest growing residential communities, Pine Market Plaza benefits from a built-in customer base, year round community events, and strong daytime and evening traffic.

PROJECT OVERVIEW

- **Building 1: 1,127 SF 2nd Generation Available**
- **Building 2: 3,800 SF 2nd Generation Daycare/Entertainment Available**
- **Building 2: 3,200 SF 2nd Generation Medical/Office Available**
- **Fish Creek Thoroughfare Frontage with Multiple Points of Ingress/Egress**
- **Multi-Family Complexes and 55 + Community Within Walking Distance**
- **Current Tenants include Fresh Monkee, Tune Up Manly Salon, Blinc Eyecare, Wasabi Bistro, and Plush Nail Bar**
- **Creative Lease Structures**
- **Call Brokers for Additional Information**

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	5,362	21,411	73,453
Total Homes	1,873	7,395	23,262
Avg. Household Income	\$179,116	\$182,732	\$171,600
Avg. Household Size	2.90	2.91	2.73

AREA RETAIL MIX



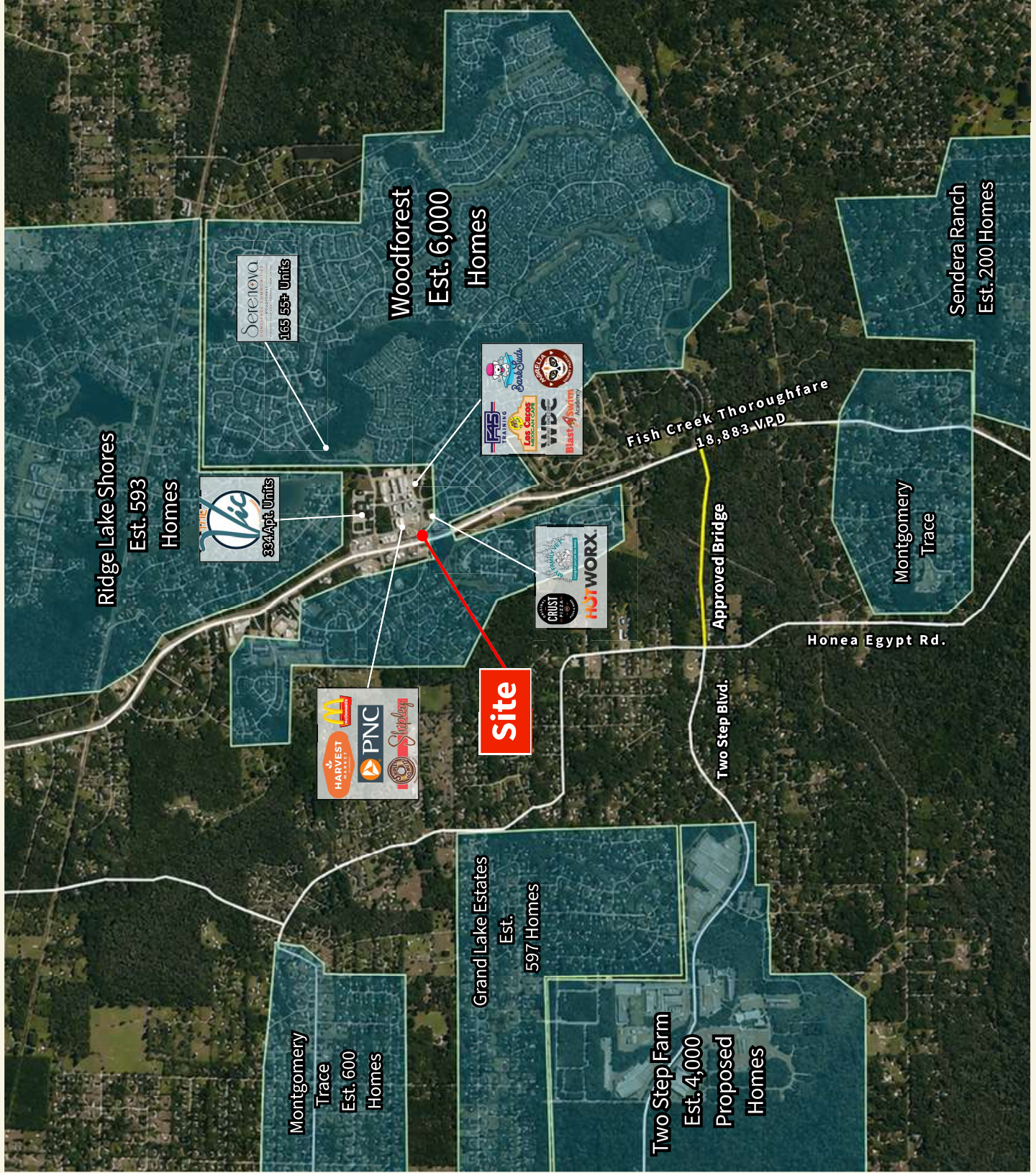
TRAFFIC COUNTS

Fish Creek Thoroughfare 18,883 VPD
 Woodforest Parkway 9,149 VPD

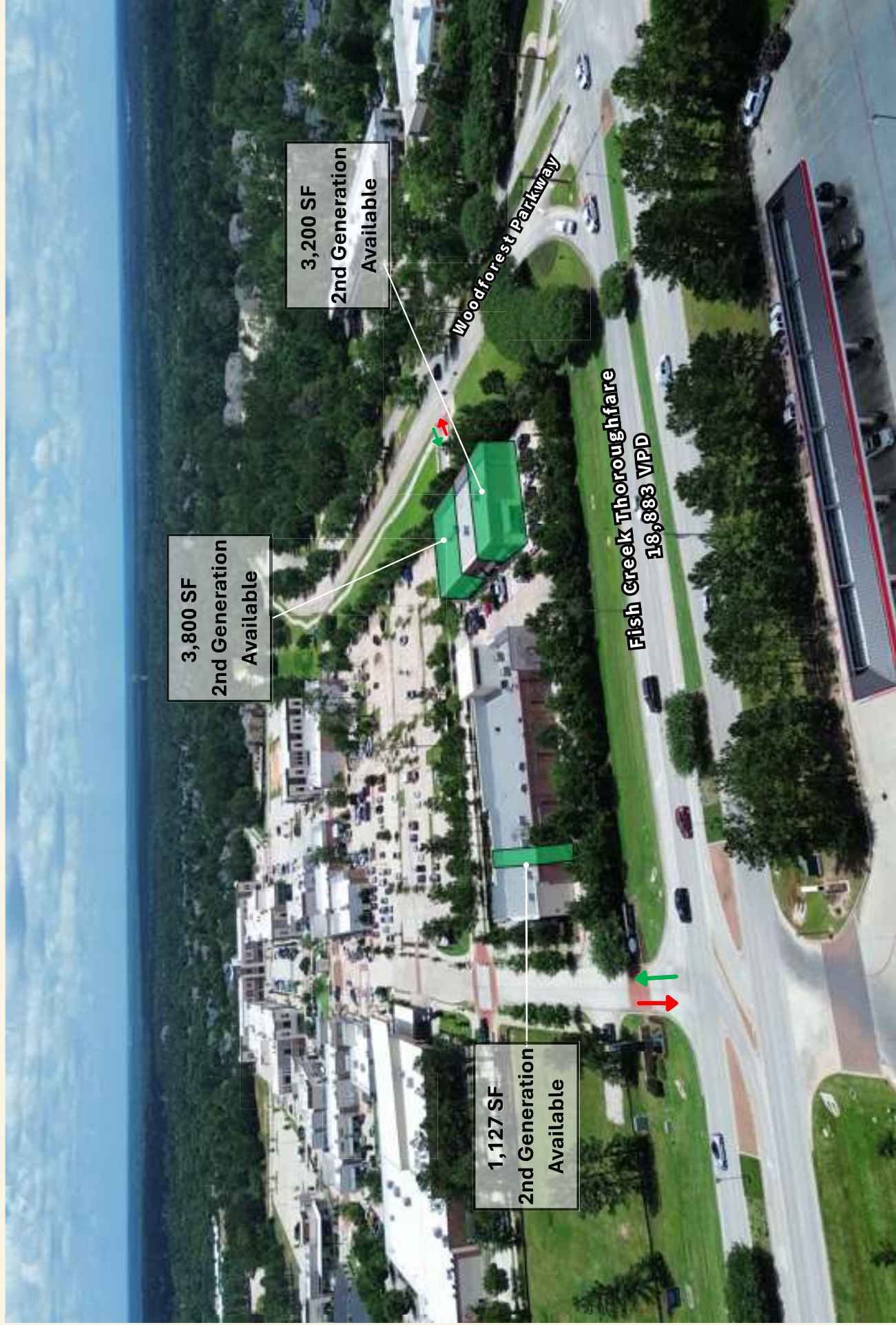


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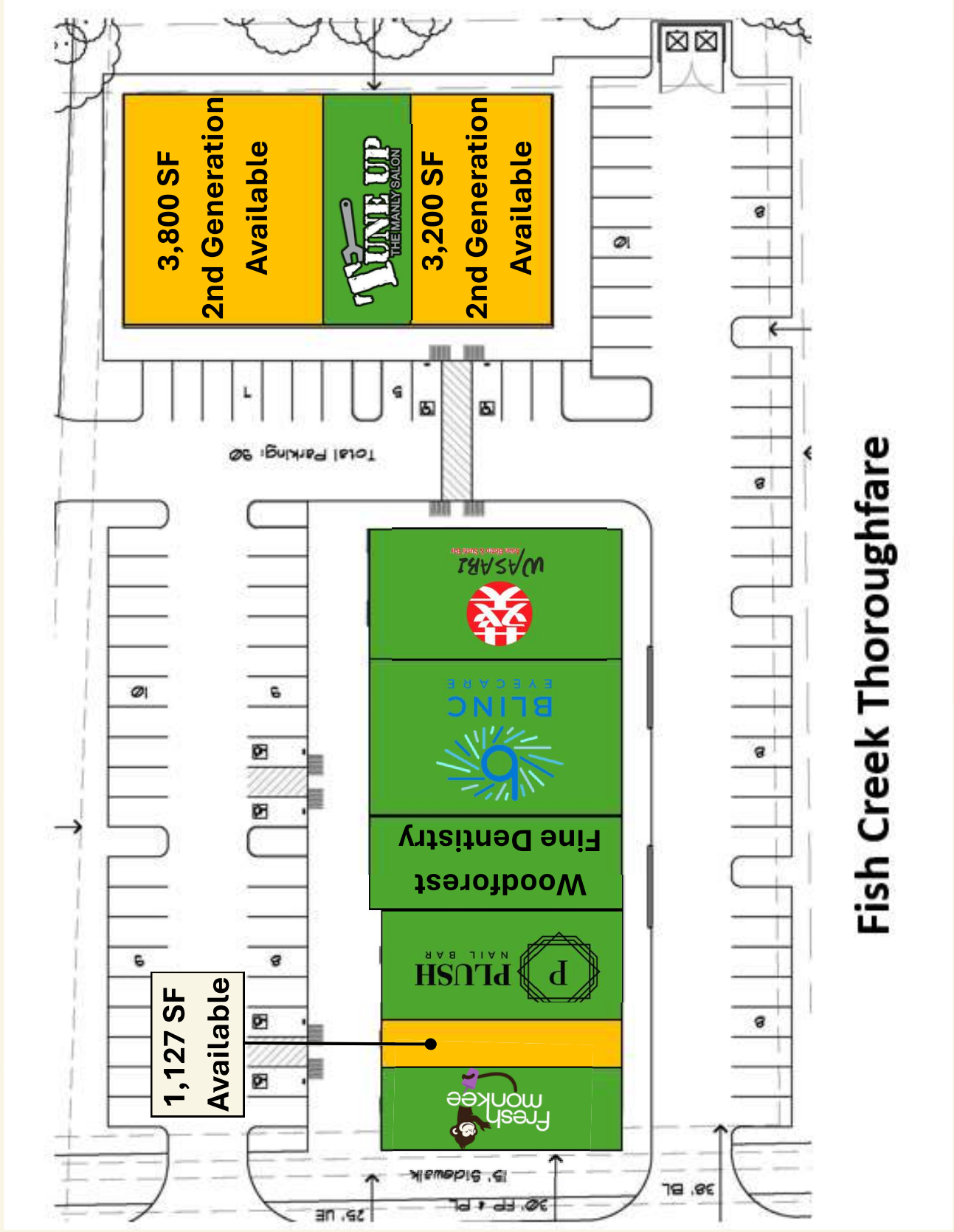
AERIAL OVERVIEW



AERIAL PHOTO

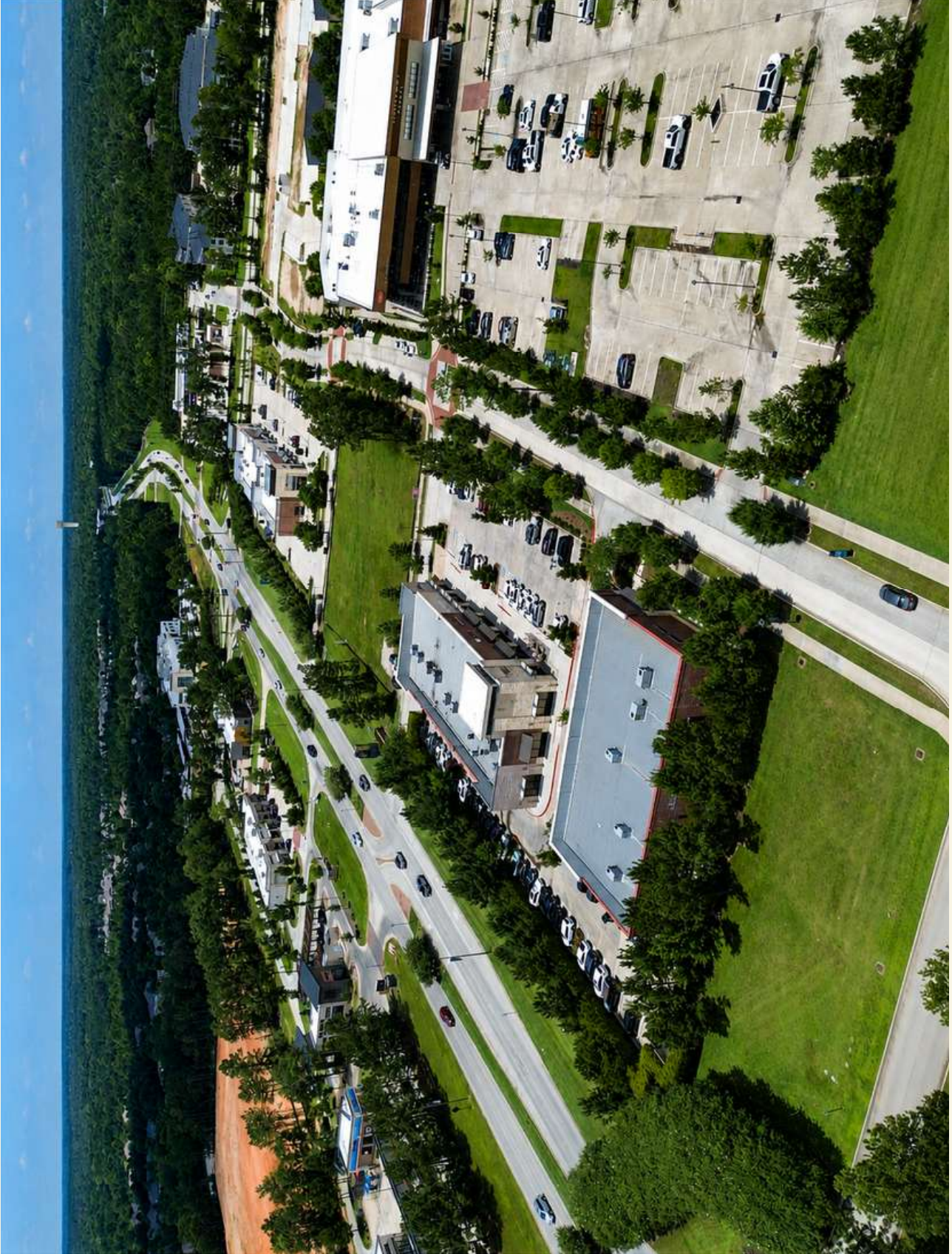


SITE PLAN



Fish Creek Thoroughfare

PHOTO



PHOTO



PHOTO



3,800 SF 2nd Generation Space



Space Details

- Turnkey Space with all FF&E
- Kitchen Area with Appliances
- Three Separate Bathrooms
- Reception Area
- Nursery
- Employee Breakroom
- A/C, Washer/Dryer, & Alarm System
- Contact Brokers for Details

3,200 SF 2nd Generation Space



Space Details

- Turnkey Former Medical Space
- Six Patient/Treatment Rooms
- Two Office Rooms
- Central “Nurses’ Station”
- Reception Area & Employee Breakroom
- Three Separate Restrooms
- Multiple Appliances
- Contact Brokers for Details



FORWARD
PROPERTIES

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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:

- 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Daryl Dally	712243	Daryl@fwdcre.com	(281) 748-7692
Ethan Crist	811258	Ethan@fwdcre.com	(713) 382-3881
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov