

For Lease

WHITE BOX MOVE-IN SPACE READY

1,705 SF
AVAILABLE



Hunington

Hunington Properties, Inc.
3773 Richmond Ave., Suite 800
Houston, Texas 77046
713-623-6944
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Y Shops at Tejas

15295 Hwy 105,
Montgomery, TX 77316

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MONTGOMERY, TX

Montgomery, Texas, is a growing community near Lake Conroe, offering an attractive combination of established neighborhoods, expanding development, and strong household demographics. The surrounding April Sound area has an average resident age of approximately 45 years and an average household income of about \$134,332, reflecting a stable and established consumer base. With continued residential growth, increasing commercial activity, and convenient access along Highway 105, Montgomery provides an appealing environment for retailers, service businesses, and commercial real estate investment. The area's proximity to Lake Conroe further enhances its appeal as both a residential and regional destination.

MARKET OVERVIEW

35,274 VPD

on Louetta Rd, demonstrating substantial daily traffic exposure.

18.43%

Projected population growth within 1 mile from 2025 to 2030.

\$153,105

Average Household Income within 5 miles, well above the Houston metro average.



Property Information

Space For Lease	1,705 SF
Rental Rate	Call for Pricing
NNN	\$9.00 PSF
Total Building SF	21,000 SF

Property Highlights

- SIX MONTHS OF FREE RENT AVAILABLE TO QUALIFIED TENANTS
- White-box suite featuring new HVAC, electrical, restroom, all already installed.
- Lake Conroe's premier boating and lakeside destination, attracting daily visitors from Houston, The Woodlands, and Huntsville
- 32,237 vehicles per day on TX-105, the primary corridor connecting Conroe and Montgomery
- Elevated Monument illuminated sign
- Anchored by Wendy's, Denny's, and Tailgators Pub & Grill
- 166+ well-lit parking spaces
- 1,900+ new homes delivering within the immediate trade area

Demographics

Population (2026)	2 mi. - 12,673 3 mi. - 23,427 5 mi. - 57,588
Average Household Income	2 mi. - \$134,332 3 mi. - \$143,491 5 mi. - \$153,105
Traffic Count	Louetta Rd: 35,274 vpd TX 105: 32,237 vpd

For More Information

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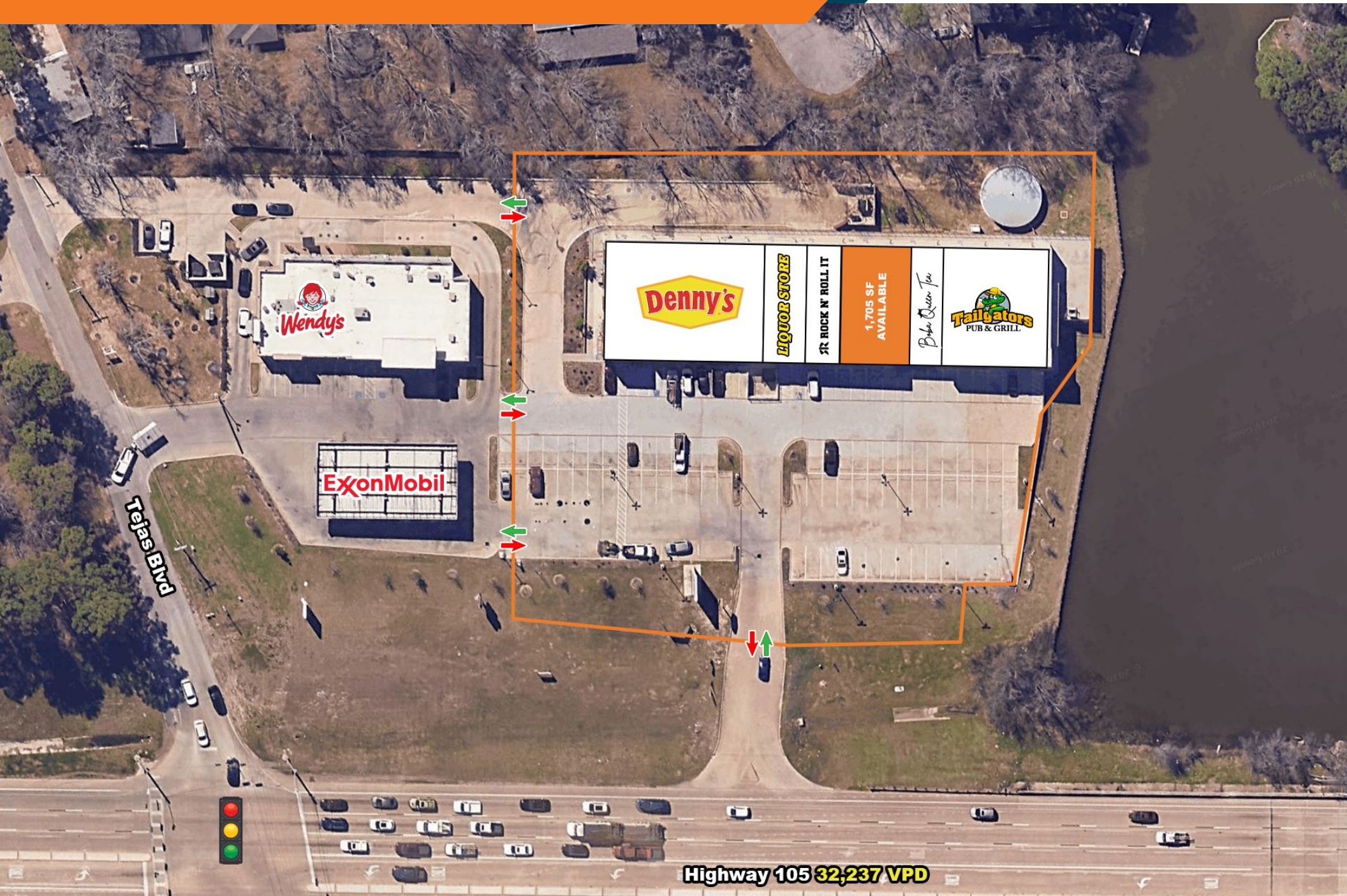
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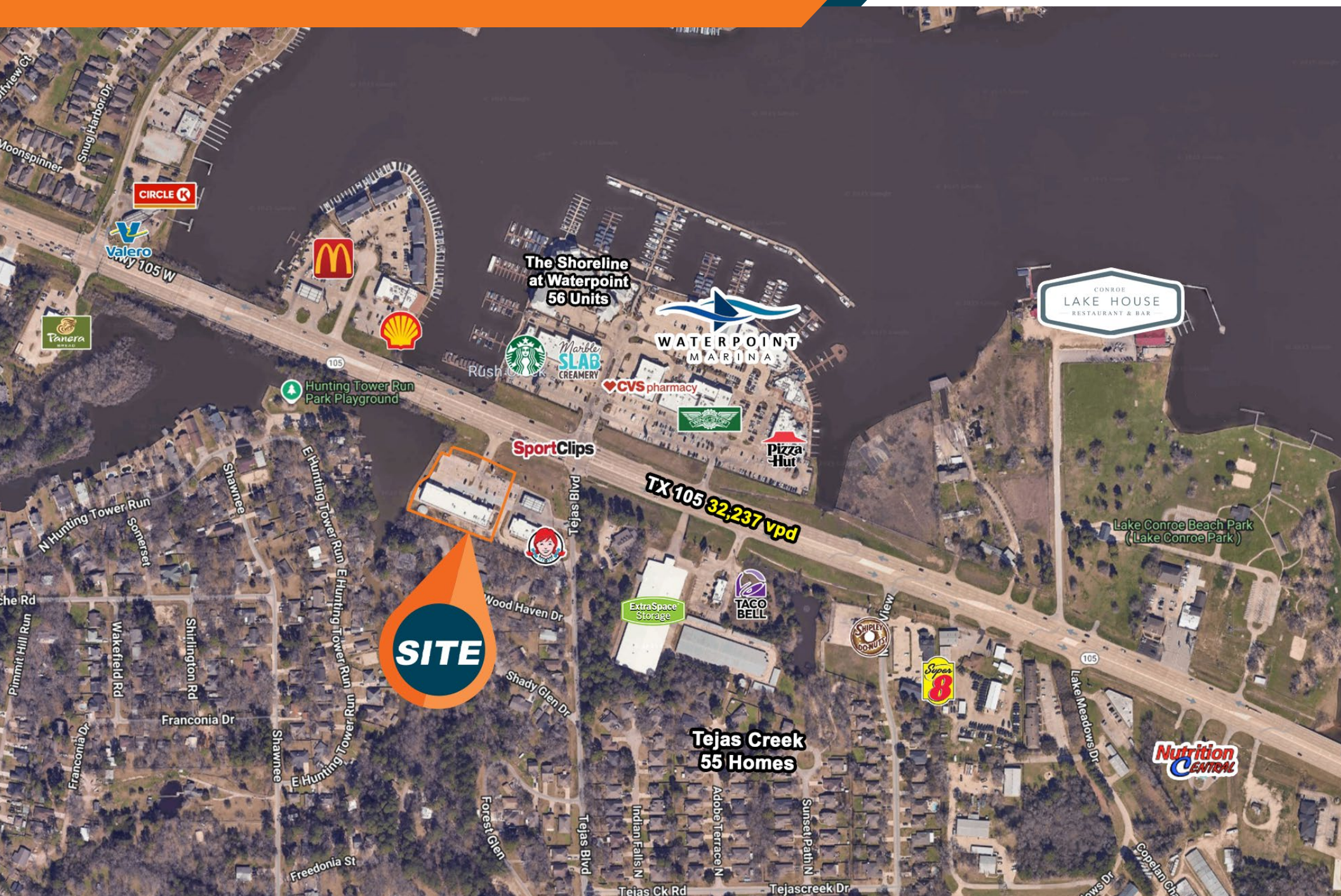


Highway 105 32,237 VPD

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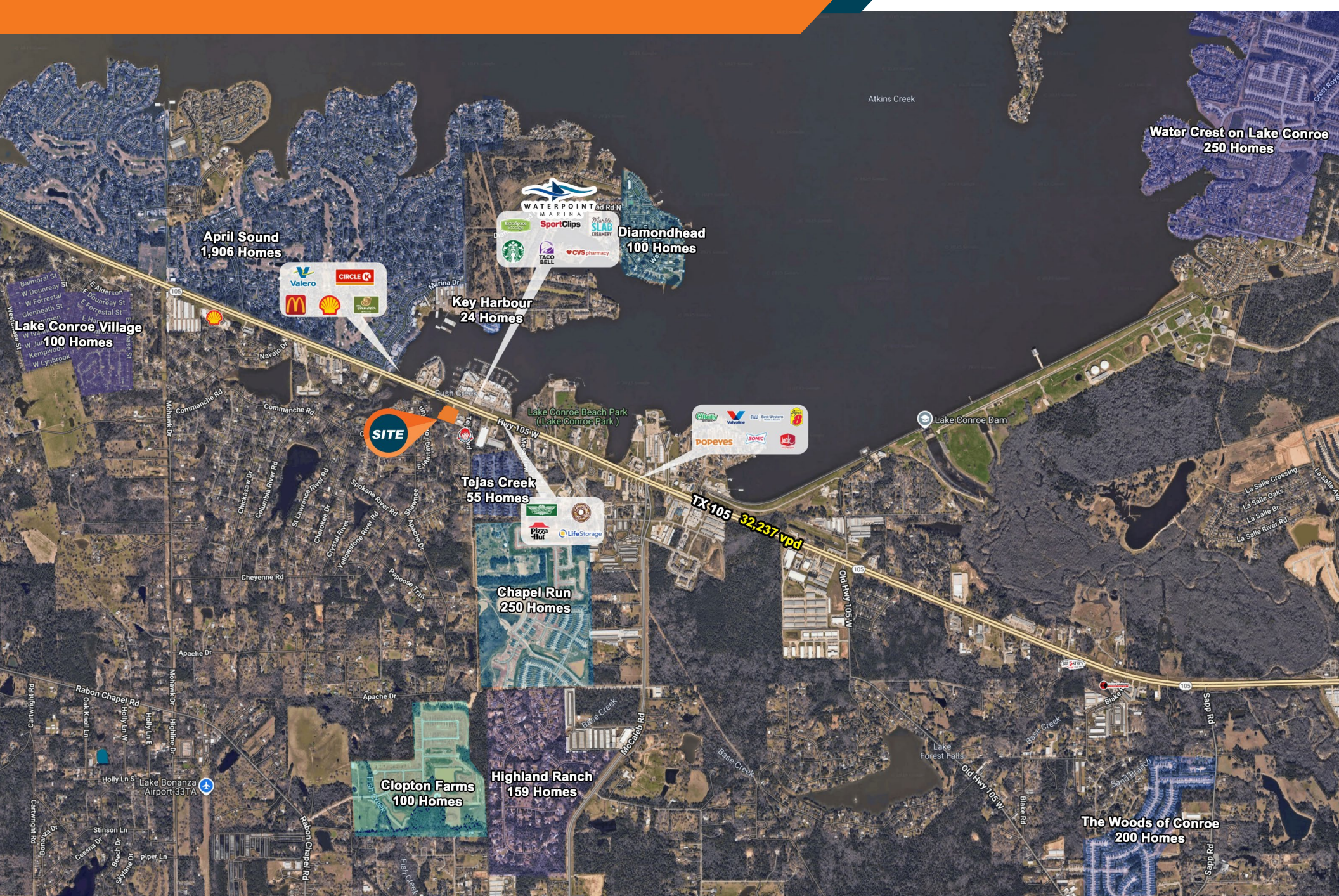
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1,705 SF Move-in Ready

Brand-new HVAC system, electrical, and a fully installed restroom

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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.



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.

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.

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.

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

Hunington Properties, Inc. Licensed Broker /Broker Firm Name or Primary Assumed Business Name	454676 License No.	sandy@hpiproperties.com Email	713.623.6944 Phone
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Buyer/Tenant/Seller/Landlord Initials

Date