

FOR LEASE



# HIGH MEADOW RETAIL

FM-1486 & TRINITY PINES DRIVE | MONTGOMERY, TEXAS 77316

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**FOR LEASE**

**AVAILABLE**

±15,050 SF Class A Retail Center  
0.84 Acre - Pad Site Available

**LEASE RATE**

\$30.00-34.00

**NNN**

\$10.00

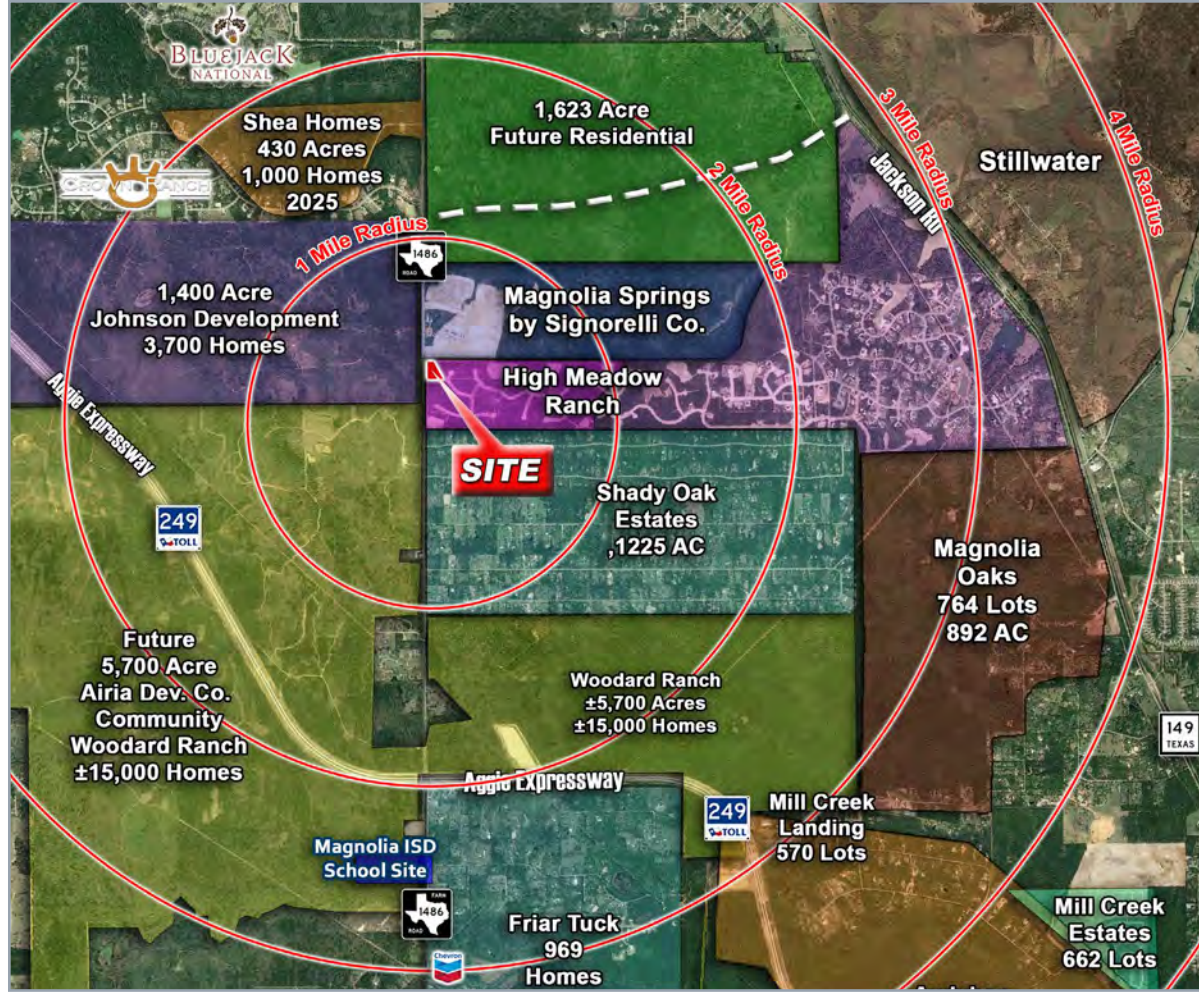
**PROPERTY HIGHLIGHTS**

- 2.867 acres located on the major north/south thoroughfare, FM 1486 and Trinity Pines
- Situated at the main entrance to the High Meadow Estates
- Approximately 427.8' of frontage on FM-1486
- Surrounded by residential developments planned to be built over the next five years
- 2.5 Miles to Hwy 249/ AggieLand Expressway
- 1.4 Miles to Bluejack National Golf Course

**TRAFFIC COUNTS**

6,466 VPD on FM-1486 ((TXDOT 2022)  
10,988 VPD on Aggie Expy (TXDOT 2022)

**AREA RETAILERS**



**DEMOGRAPHICS**

	2023 POPULATION	2028 PROJ. POPULATION	DAYTIME POPULATION	AVERAGE HH INCOME
3 MILE	3,780	9,820	2,661	\$116,417
5 MILE	10,988	19,008	8,719	\$112,461
7 MILE	28,155	39,626	21,889	\$126,205

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**WODFOREST**  
 by Johnson Development

3,000 Acres with 5,500 new Single Family Homes \$190,000's to over \$1 Million and a 27-Hole Championship Golf Course

# MARKET AERIAL



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Future  
5,700 Acre  
Airia Dev. Co.  
Community  
Woodard Ranch  
±15,000 Homes

1,400 Acre  
Johnson Development  
3,700 Homes



**SITE**

*Dogwood Acres Dr*

*Trinity Pines Dr*

*Pomegranate Pl*

*Palm Flower Dr*

*Magnolia Springs Blvd*

High Meadow  
Ranch

Magnolia Springs  
by Signorelli Co.

*High Meadow Dr*



# SITE AERIAL



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# SITE PLAN



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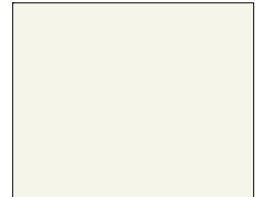


**01 FRONT ELEVATION**  
SCALE: 1/8" = 1'-0"



**SIDE ELEVATION**  
SCALE: 3/16" = 1'-0"

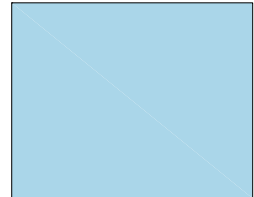
**02**



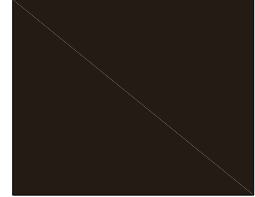
COLOR 1 - LIGHT FIELD



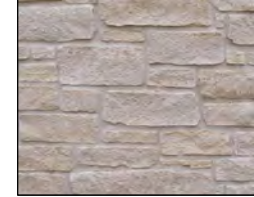
COLOR 2 - TRIM/ACCENTS



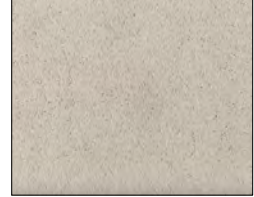
COLOR 3 - ACCENT COLOR



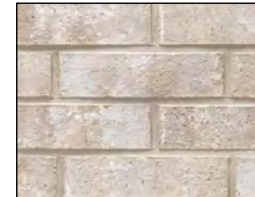
DARK BRONZE CANOPIES/  
STOREFRONT



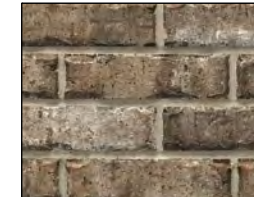
ALAMO STONE,  
DIAMANTE CHOP



CAST STONE TRIM,  
ROCKCAST RIESLING



ACME BRICK,  
STONE LAKE



ACME BRICK,  
SPANISH BAY

# RENDERINGS



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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.



## 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.

<b>950 Maverick Partners, LLC d/b/a Palo Duro Commercial Partners</b>	<b>9012690</b>		<b>281-995-2200</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Jeffrey Stephen Hayes</b>	<b>491387</b>	<b>Jeff@palodurocp.com</b>	<b>281-995-2200</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Stephen Pheigaru</b>	<b>610516</b>	<b>Stephen@palodurocp.com</b>	<b>281-995-2200</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Jesse Hernandez</b>	<b>660459</b>	<b>Jesse@palodurocp.com</b>	<b>281-995-2200</b>
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](http://www.trec.texas.gov)

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