

LAKE CONROE CENTER | FOR LEASE

18024 HIGHWAY 105 WEST, MONTGOMERY, TX 77356



Location Description

Situated between the charming town of Montgomery and the bustling retail hub of Lake Conroe, the property offers an exceptional location for retailers seeking high visibility and foot traffic. The area is known for its vibrant mix of retail and dining options, making it a prime destination for locals and visitors. With the historic charm of downtown Montgomery and the natural allure of Lake Conroe just moments away, the location provides a perfect blend of community atmosphere and recreational opportunities. This sought-after area is an ideal setting for retail businesses looking to thrive in a dynamic and bustling environment.

Property Description

18024 Highway 105 West presents an exceptional retail opportunity with a commanding frontage and dedicated parking tailored for strong tenant visibility. The thoughtfully designed façade welcomes customers into flexible interior space that adapts to a variety of merchandising concepts. Large display windows and modern entry doors enhance exposure, while efficient interior layouts support streamlined operations and merchandising flow. This property delivers a turnkey presence for retailers seeking a polished setting with easy ingress and egress from the primary corridor between Lake Conroe and the City of Montgomery.

Offering Summary

Lease Rate:	Negotiable
Number of Units:	1
Available SF:	1,674
Lot Size:	0.93 Acres
Building Size:	10,030 SF

Property Highlights

- Strong curb appeal in the Montgomery-Lake Conroe corridor
- Prime Highway 105 West frontage for maximum visibility
- Newly opened C-Store next door provides increased exposure
- Flexible interior layout suited for diverse retail concepts
- Spacious ceiling heights enhance merchandising display
- Turnkey condition ideal for swift occupancy

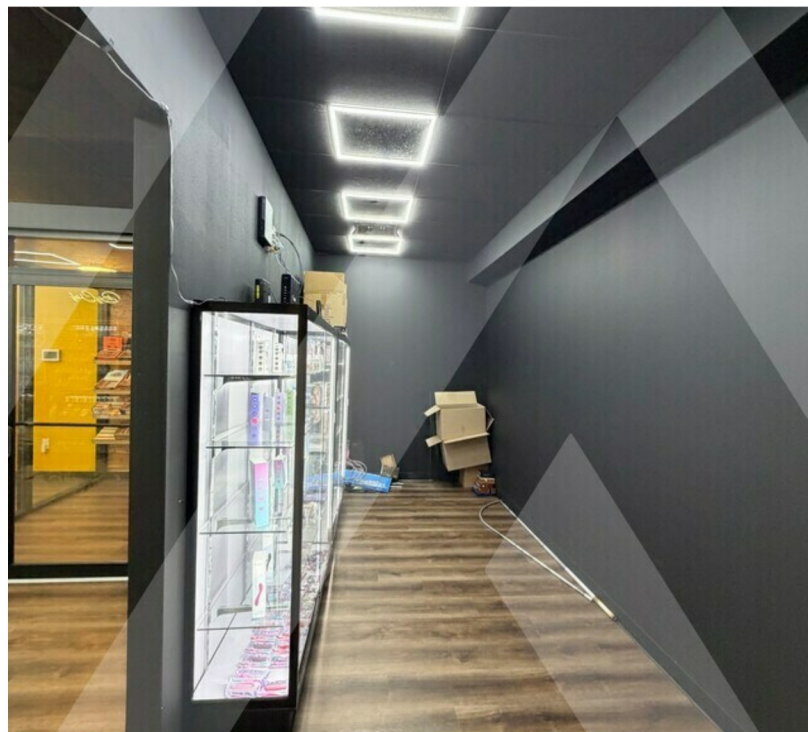
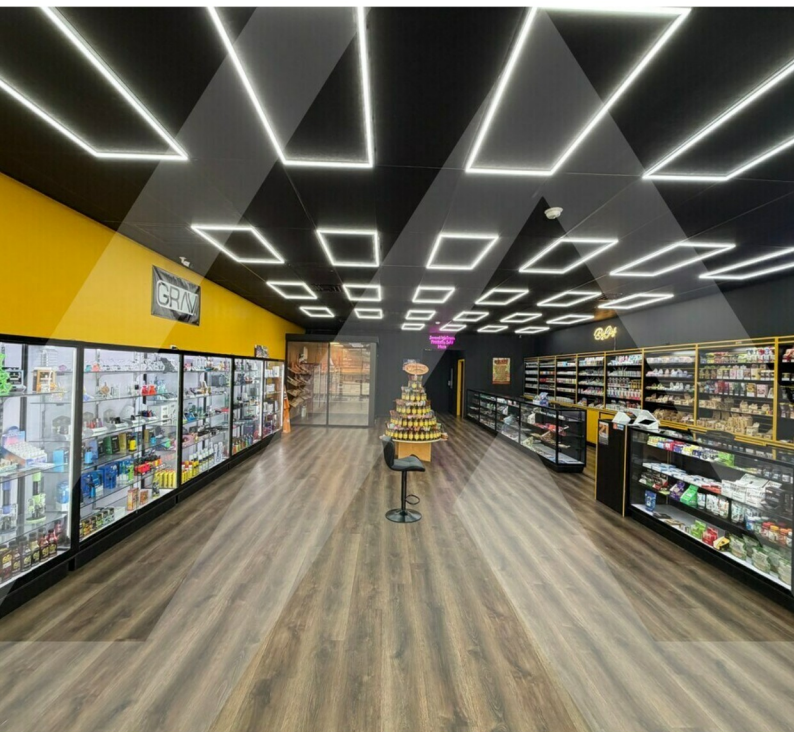
FOR MORE INFORMATION:



RON BROWN
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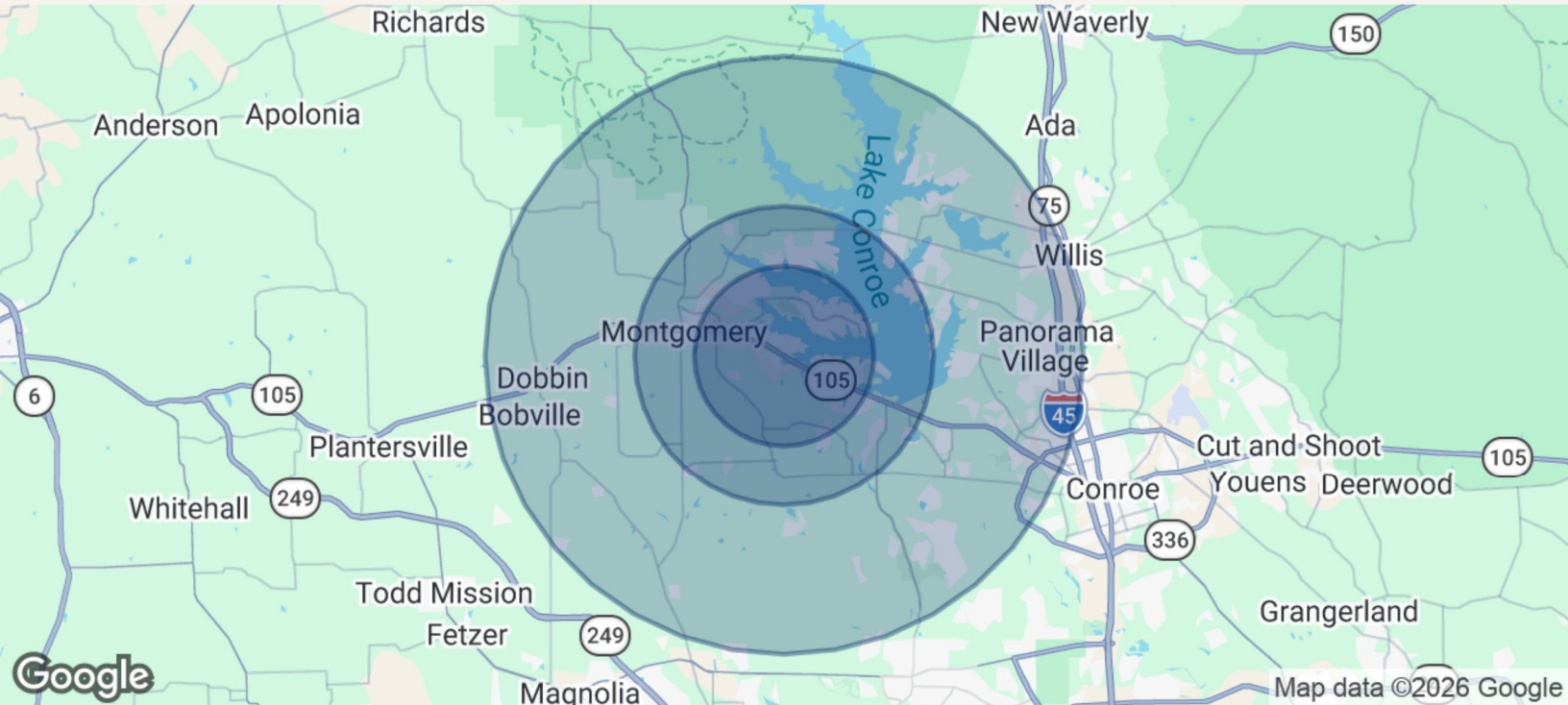
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Population	3 Miles	5 Miles	10 Miles
Total Population	21,634	40,326	114,991
Average Age	43.5	46.0	42.0
Average Age (Male)	42.7	44.7	40.7
Average Age (Female)	43.9	46.3	42.4
Households & Income	3 Miles	5 Miles	10 Miles
Total Households	8,928	16,322	45,206
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$139,162	\$150,734	\$133,546
Average House Value	\$361,277	\$399,372	\$393,242

2023 American Community Survey (ACS)

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Information About Brokerage Services

Texas law requires all real estate licensees 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.

Texas Commercial Realty Group, LLC	9014666	info@tx-crg.com	(855)489-2734
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Bryan Roberts	670049	bryan@tx-crg.com	(979)219-0819
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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
IABS 1-0 Date