

FOR LEASE



Flex Space For Lease

3636 Honea Egypt Rd | Montgomery, TX 77316

WILL MCGRATH
713.384.3454
wmcgrath@landparkco.com

COLIN SMITH
936.777.4302
csmith@landparkco.com



5858 Westheimer Rd, Suite 100
713.789.2200
www.landparkco.com

PROPERTY INFO



PROPERTY DESCRIPTION

Located along the rapidly growing Honea Egypt corridor, 3636 Honea Egypt Rd offers a versatile flex space opportunity suitable for a wide range of users. The property is currently in shell condition, providing tenants the ability to customize the space to meet their operational needs. Ownership is willing to build to suit or offer a tenant improvement allowance for qualified tenants.

The site offers ample parking and convenient access to FM 1488, SH 242, and I-45, allowing for efficient connectivity to The Woodlands, Magnolia, and the greater Montgomery County area.

Surrounded by continued residential and commercial growth, the property benefits from increasing population density and strong demand for flex space. This is an excellent opportunity for tenants seeking a customizable solution in one of the area's most active growth corridors.

SPACE AVAILABILITY

SPACE	SF	RATE (sf/yr)
A	5,085 - 10,794 SF	\$13.00 NNN

Flexible shell space with the ability to customize and includes a grade level roll-up door.

POPULATION

	1 mile	3 miles	5 miles
2025 Population	2,087	25,746	68,383
2030 Population Projection	2,459	30,428	80,644

INCOME

	1 mile	3 miles	5 miles
Avg HH Income	\$142,519	\$156,665	\$154,360
Med HH Income	\$115,674	\$136,093	\$129,974

PROPERTY HIGHLIGHTS

-  Prime flex space in one of Montgomery's fastest-growing corridors
-  Shell space ready for tenant customization
-  3 phase 120/208 volt 600 amp power
-  Build-to-suit and Tenant Improvement Allowance available for qualified tenants
-  Ample parking available to support a wide range of uses
-  Excellent visibility along Honea Egypt Rd
-  Located minutes from FM 1488, FM 2854, SH 242 & I-45
-  Surrounded by rapid residential growth
-  Grade-level roll-up door
-  Ability to subdivide space to accommodate a variety of tenant needs
-  Covered loading area

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PHOTOS



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The information contained herein is believed to be correct. However, no warranty or representation is made. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.

PHOTOS



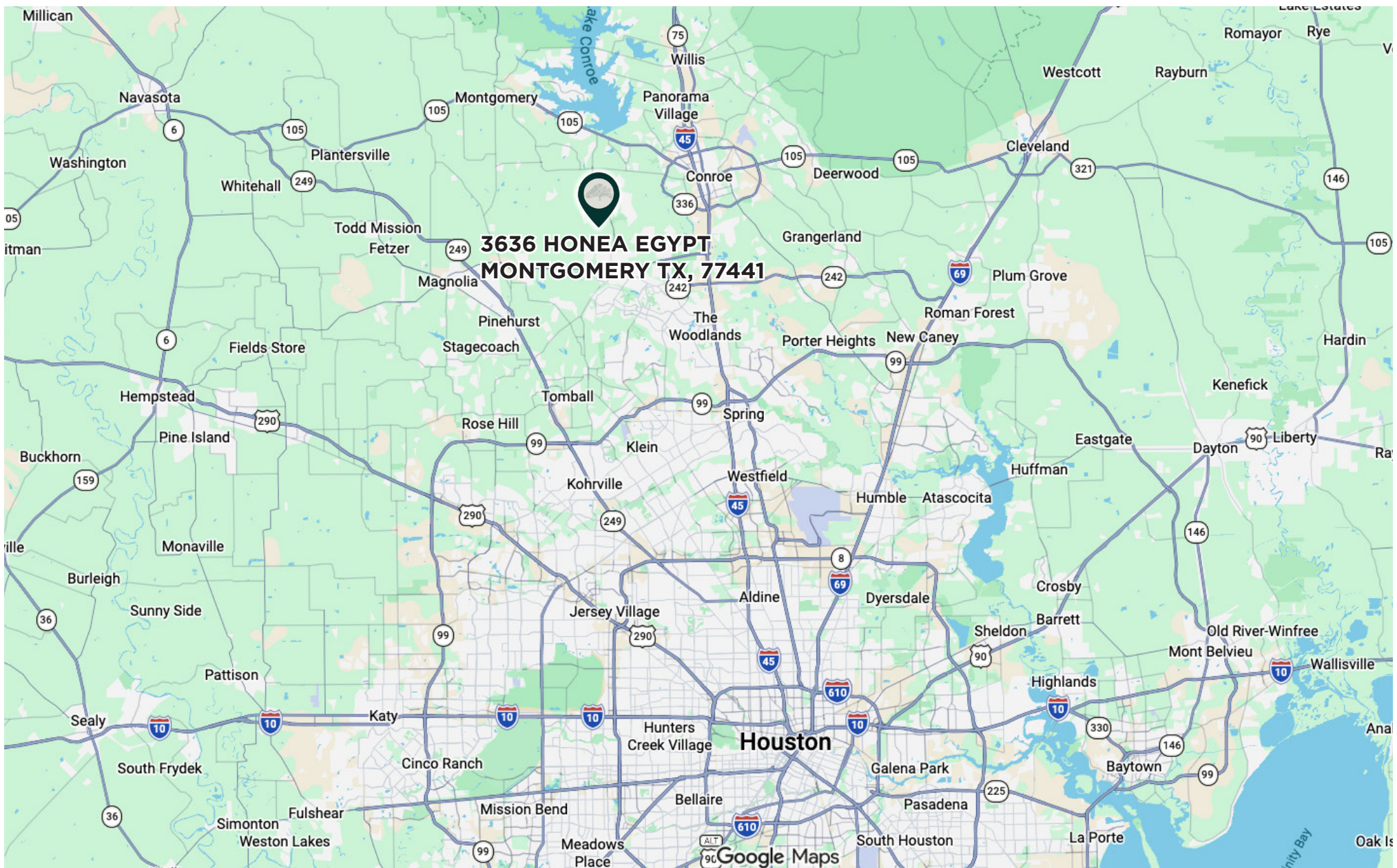
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MAP



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Information About Brokerage Services

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:
 - 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.

LandPark Commercial	9007266	rholland@landparkco.com	(713) 789-2200
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Richard Mark Holland	311526	rholland@landparkco.com	(832) 755-2020
Designated Broker of Firm	License No.	Email	Phone
William Harold McGrath	298360	bmcgrath@landparkco.com	(281) 598-9860
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
William Allen McGrath	611273	wmcgrath@landparkco.com	(281) 822-6519
Sales Agent/Associate's Name	License No.	Email	Phone
Colin Smith	837395	csmith@landparkco.com	(936) 777-4302
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____