

For Lease

2nd Generation Restaurant



Hunington

Hunington Properties, Inc.
3773 Richmond Ave., Suite 800
Houston, Texas 77046
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South Lake Plaza

13080 Texas Highway 105 W,
Conroe, TX 77304

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SOUTH LAKE PLAZA

13080 Texas Highway 105 W, Conroe, TX 77304

CONROE, TX

Conroe, Texas, is a vibrant and rapidly growing city located about 40 miles north of Houston. Known for its friendly community and natural beauty, Conroe offers a balance of small-town charm and modern amenities. One of its biggest attractions is Lake Conroe, a popular destination for boating, fishing, swimming, and other outdoor activities. The area also provides easy access to parks, trails, golf courses, shopping centers, restaurants, and the nearby Sam Houston National Forest. With a growing economy, expanding residential communities, and close proximity to the Houston metropolitan area, Conroe has become an attractive place to visit while continuing to preserve much of its natural character and community spirit.

MARKET OVERVIEW

37,801 VPD

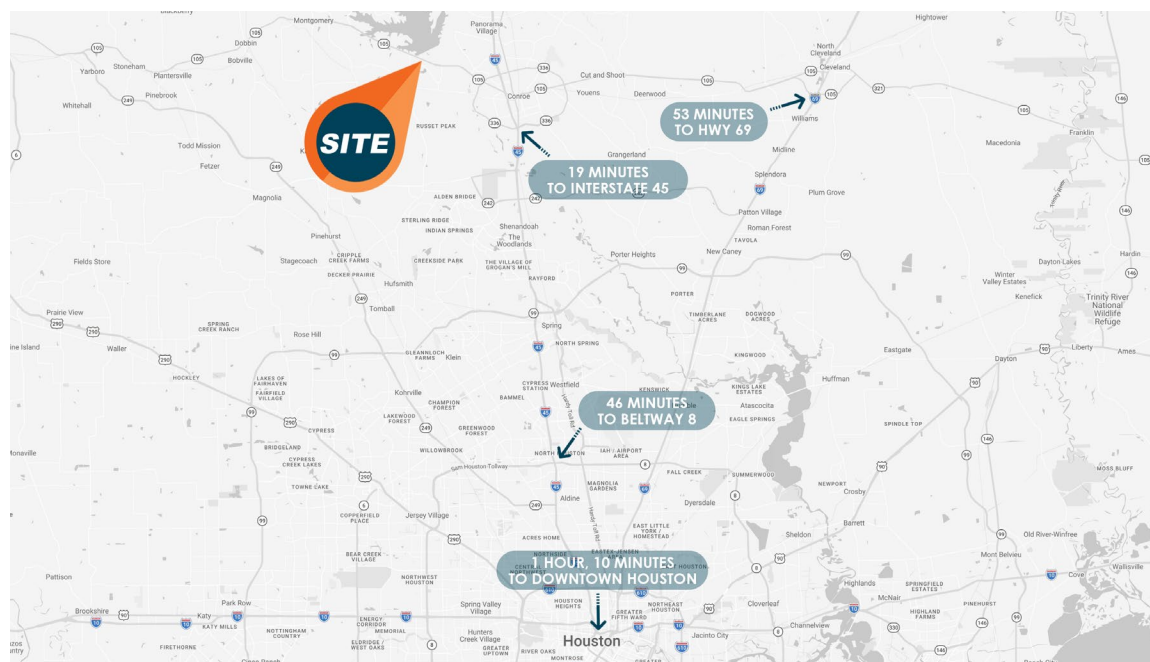
on State Highway 105,
delivering strong visibility for
retail and service businesses.

24.00%

Projected population
growth through 2029,
showing a rapidly
expanding trade area.

\$144,293

Average Household
Income within 5 miles,
demonstrating solid spending
power.



Property Information

Space For Lease	1,712 SF
	1,950 SF
	2,500 SF
	3,750 SF
	4,788 SF
	4,900 SF (2 nd Gen Restaurant)
	10,000 SF (Will Subdivide)

Rental Rate	\$18.00 PSF
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NNN	\$6.50 PSF
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Total Building SF	39,410 SF
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Property Highlights

- Prime Highway 105 frontage with 37,801 VPD — direct visibility and access to Lake Conroe traffic
- Move-in ready spaces from 1,712 SF up to 10,000 SF (subdividable)
- Fully built-out 2nd generation restaurant space, 4,900 SF
- Generous free rent available for qualified tenants
- High monument signage with excellent visibility
- Easy access with dedicated turning lanes both directions on TX-105

Demographics

Population (2026)	2 mi. - 6,374
	3 mi. - 20,052
	5 mi. - 77,319

Average Household Income	2 mi. - \$137,503
	3 mi. - \$141,884
	5 mi. - \$144,293

Traffic Count	State Highway 105: 37,801 vpd
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For More Information

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TX 105 37,801 vpd



For Lease



**2,500 SF
AVAILABLE**

**4,900 SF
AVAILABLE
(2ND GEN. RESTAURANT)**

**4,788 SF
AVAILABLE**

**10,000 SF
AVAILABLE
(WILL SUBDIVIDE)**

**1,712 SF
AVAILABLE
(FORMER
PREMIER BEVERAGE)**

**1,950 SF
AVAILABLE**

**3,750 SF
AVAILABLE**

For Lease



Hunington



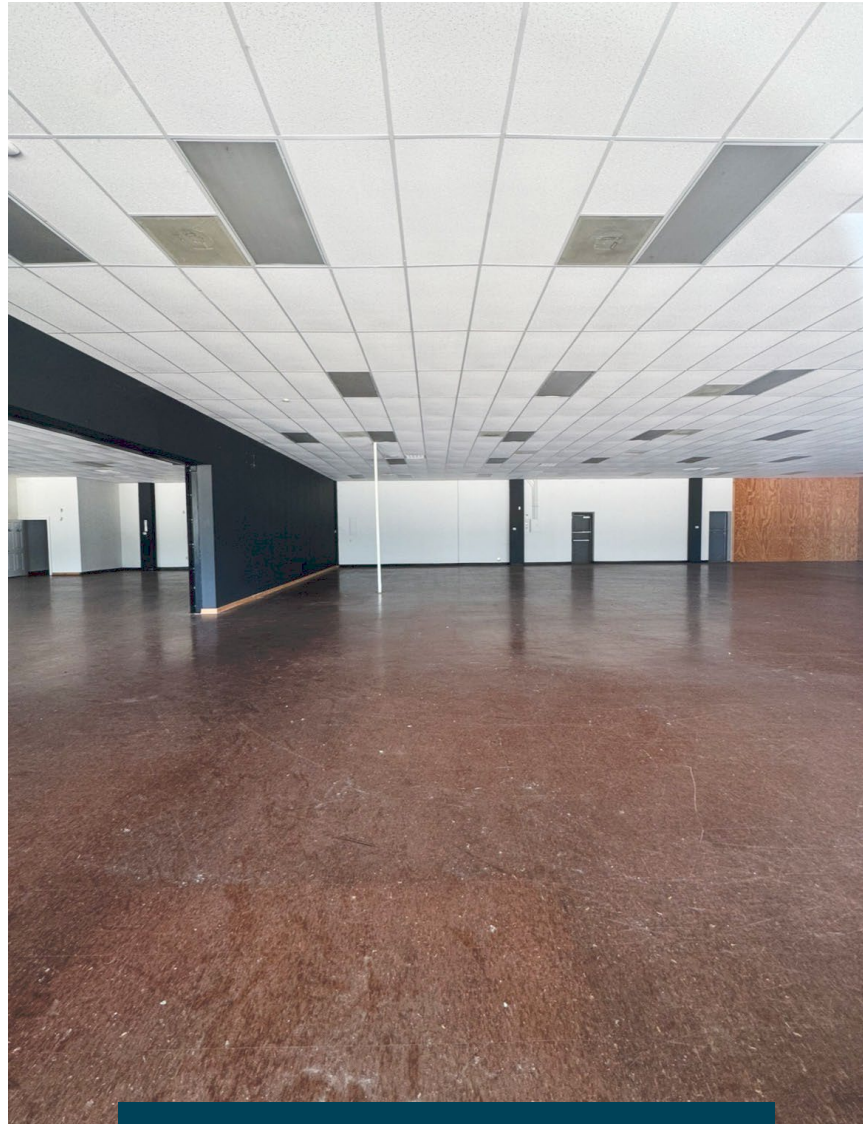
4,900 SF (2nd Gen Restaurant)

(2nd Generation Restaurant with venthood and grease trap)

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10,000 SF (Will Subdivide)

Ready to move in space with HVAC, electrical, plumbing and restrooms.

For Lease



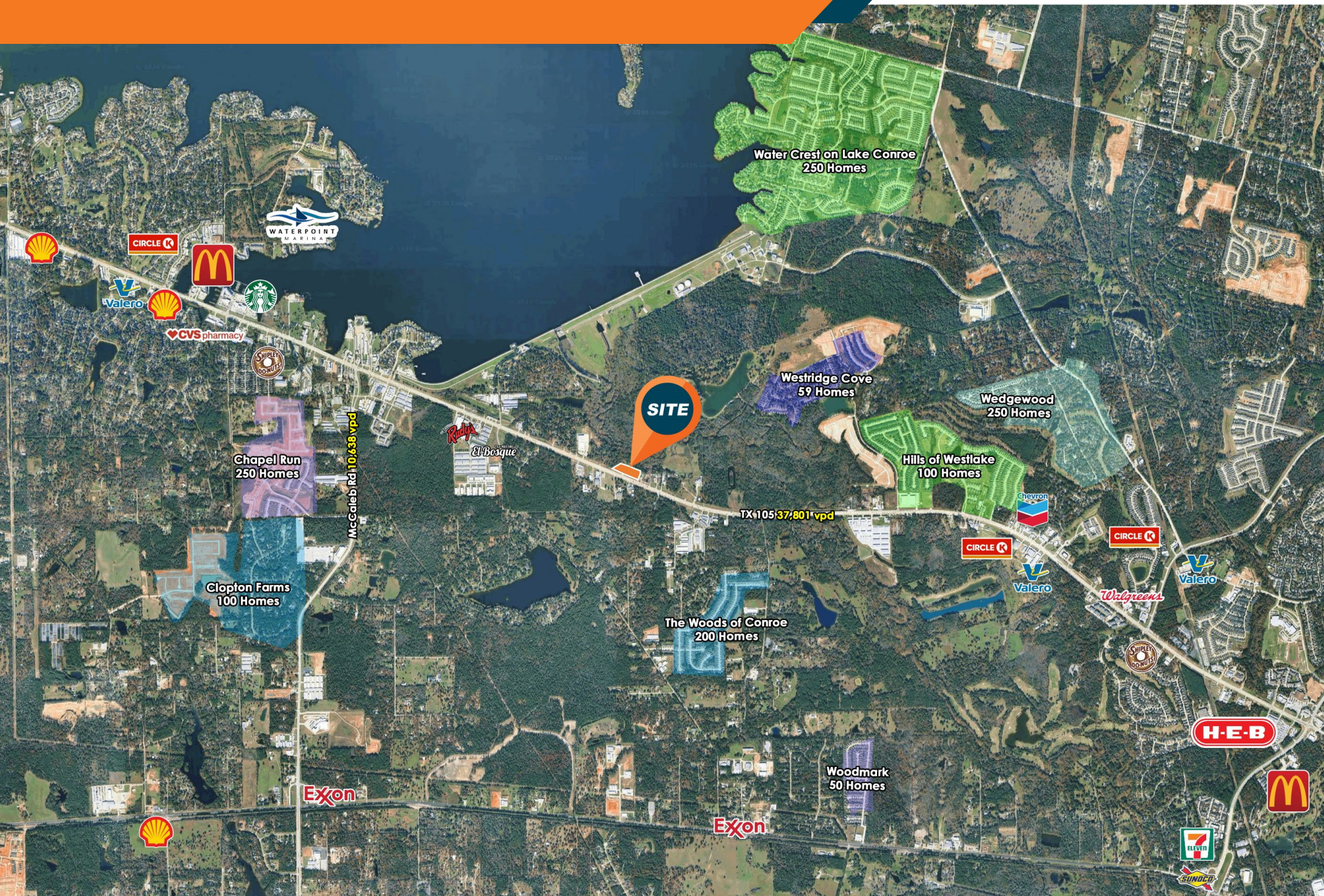
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For Lease



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LOCATION OVERVIEW



MARGARITAVILLE The 186-acre waterfront resort features its own 20-story luxury hotel tower, an 18-hole golf course and a 3-acre lakefront waterpark.

LAKE CONROE

SUPERIOR MARKET POSITIONING

South Lake Plaza is advantageously positioned along Highway 105, which is a primary thoroughfare for both locals and tourists traveling west from Interstate 45 to Lake Conroe and on to Montgomery. Tourism to the area has more than quadrupled in the last ten years and shows no signs of slowing down, which will further increase traffic to the Property and promote cross-shopping along the retail corridor.



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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date