

FOR LEASE | NEW CONSTRUCTION

16,000 SF RETAIL CENTER

ESTIMATED COMPLETION DATE MAY 2021



**NEC Hwy 105 W & Stewart Creek Road
Montgomery, Texas 77356**

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Driving Distances	
0.5 Miles	FM 2854
1.5 Miles	Lake Conroe
4.2 Miles	Margaritaville Lake Resort
1.5 Miles	SH 149 / Montgomery City Center
13.3 Miles	Interstate 45



Future Single-Family Residential Development ±315 Homes

DOLLAR GENERAL

20,709 AADT

105 TEXAS

6,342 AADT

2854 TEXAS

Lone Star Pkwy

Stewart Creek Elementary School

Montgomery Junior High School

MONTGOMERY TRACE APARTMENTS
STEWART CREEK APARTMENTS

SITE

ME Manager Easy
Kroger
SportClips HAIRCUTS
Great Clips

Alamo Tile Company

Future H-E-B

CVS

Chick-fil-ee

CareNow Urgent Care

DISCOUNT TIRE
Christian Brothers

Bubble King CAR WASH

First Bank

ACE Hardware
Pizza Hut

Walgreens

105 TEXAS

CHASE

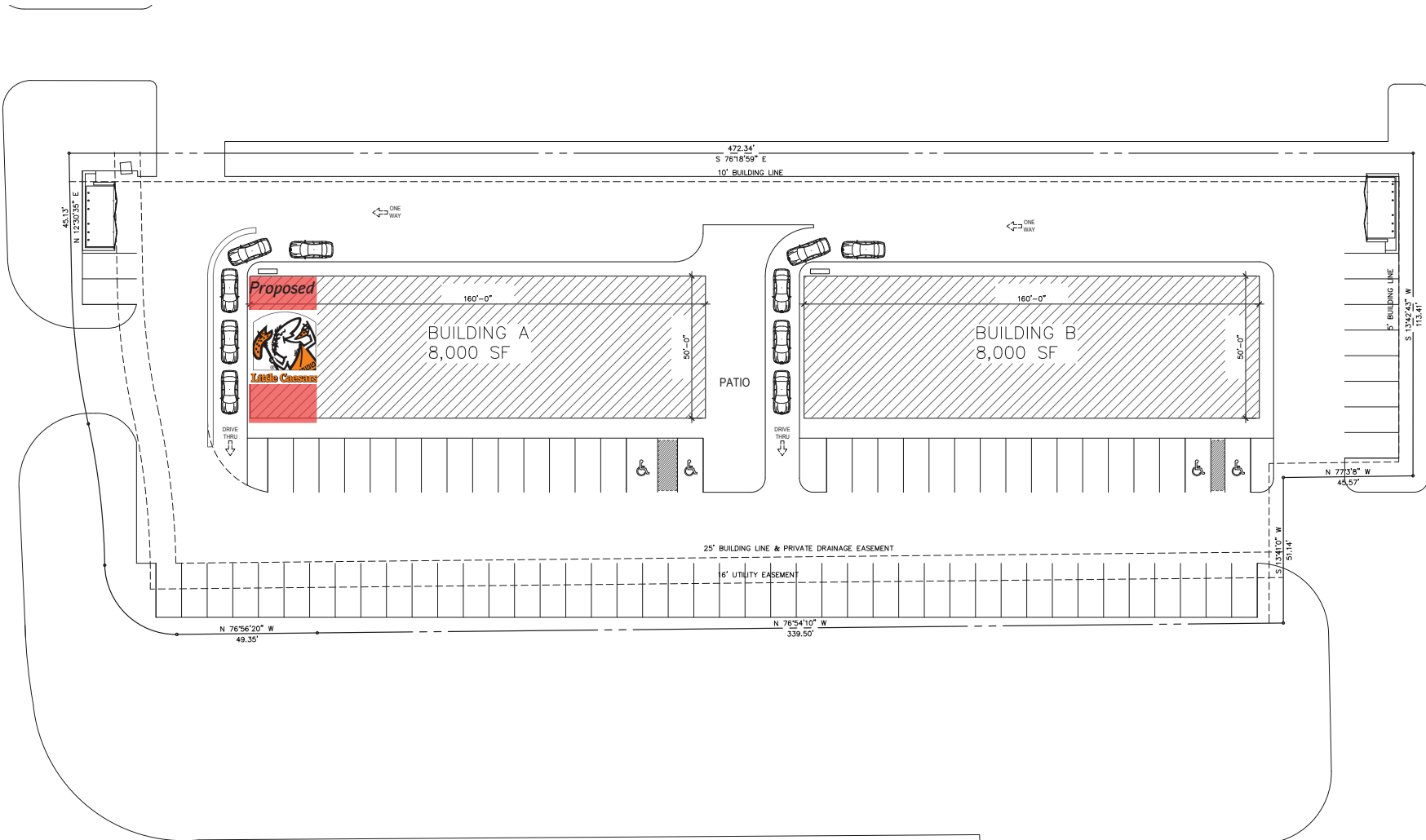
Walmart
Save money. Live better.

Walden Rd

Fling Pond

Schematic Site Plan

STEWART CREEK RD



STATE HWY 105



SCHEMATIC SITE PLAN
 TOTAL BUILDING AREA: 16,000 SF
 85 PARKING SPACES 5.3 PER THOUSAND SF
 1/4" = 1'-0"

OPPORTUNITY

to be in the center of a growing community

Growing Retail Corridor State Highway 105 W near FM 2854

Soon-to-be constructed 16,000-SF retail center. The property will feature two adjacent 8,000-SF strip centers, each with an opportunity for a drive-thru user on the western end-caps. Located along State Highway 105 West near FM 2854 at a lighted intersection in the heart of the growing Montgomery/Conroe area.

The Montgomery/Conroe area is an emerging market that is experiencing tremendous growth. This new retail center is in the path of explosive residential growth, with steady commercial development to meet the increasing demand. The area boasts numerous amenities, with recreational draws such as Lake Conroe, camping, boating, wineries, and the new Margaritaville Lake Resort.

Highlights

- > Soon-to-be constructed retail center comprised of two adjacent 8,000-SF strip centers with drive-thrus on 1.73 acres
- > Completion date: Estimated May 2021 (Shell Condition)
- > Located at the four-way lighted intersection of State Highway 105 West & Stewart Creek Road
- > 20,709 AADT on State Highway 105 West in front of the site
- > ~400 feet of frontage along State Highway 105 West
- > Major growth corridor with explosive residential and commercial development (new HEB planned; newly-constructed Kroger nearby and numerous QSR's)
- > A growing population of residents and visitors with high recreational and entertainment spending; annual consumer expenditure of \$1.46 Billion





Site Overview

Site Address:	NEC SH 105 W & Stewart Creek Rd, Montgomery, TX 77356
Building Area:	Two 8,000-SF Buildings
Completion Date:	Estimated May 2021 (Shell Condition)
Frontages:	~400 feet along State Highway 105 W, ~140 feet along Stewart Creek Road
Drive-Thru's:	Three drive-thrus
Parking:	±80 parking spaces
Access:	Ingress/Egress at SH 105 W & Stewart Creek Rd
Pricing:	Contact Broker for Lease Rates & Availabilities

Area Amenities



Lake Conroe



Margaritaville Lake Resort



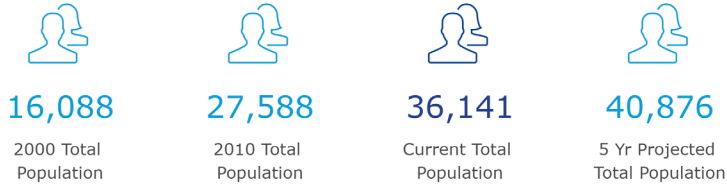
Shopping



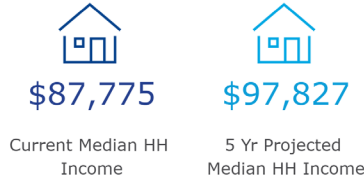
Local Wineries

Area Demographics

Population Trend



Median Household Income



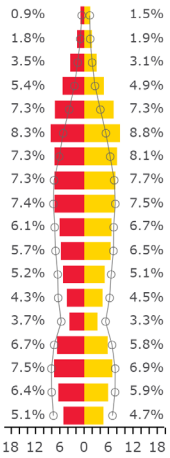
Average Household Income



Per Capita Income



2010 Age Pyramid

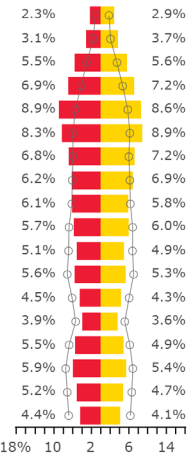


The largest group: **2010 Females Age 60-64 (U.S. Census)**

The smallest group: **2010 Males Age 85+ (U.S. Census)**

Dots show comparison to Montgomery County

2025 Age Pyramid

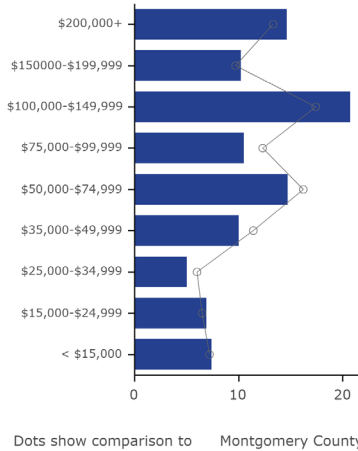


The largest group: **2025 Female Population Age 60-64 (Esri)**

The smallest group: **2025 Male Population Age 85+ (Esri)**

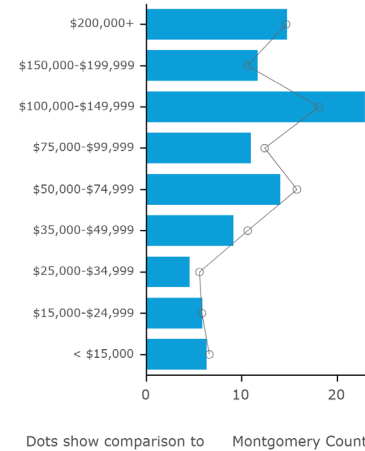
Dots show comparison to Montgomery County

Current HH By Income



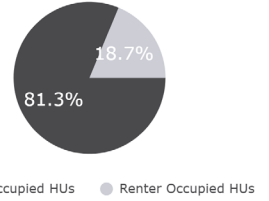
Dots show comparison to Montgomery County

5 Yr Projected HH By Income



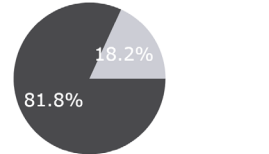
Dots show comparison to Montgomery County

Current Housing By Ownership



● Owner Occupied HUs ● Renter Occupied HUs

5 Yr Projected Housing By Ownership



● Owner Occupied HUs ● Renter Occupied HUs

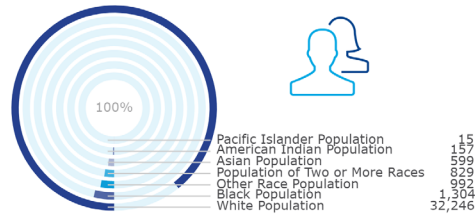
Race and Ethnicity

The largest group: White Alone (89.22)
The smallest group: Pacific Islander Alone (0.04)

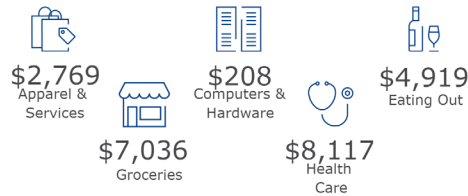
Indicator	Value	Difference
White Alone	89.22	+10.62
Black Alone	3.61	-2.08
American Indian/Alaska Native Alone	0.43	-0.25
Asian Alone	1.66	-1.60
Pacific Islander Alone	0.04	-0.04
Other Race	2.74	-5.95
Two or More Races	2.29	-0.71
Hispanic Origin (Any Race)	10.73	-15.09

Bars show deviation from Montgomery County

Current Year Population By Race



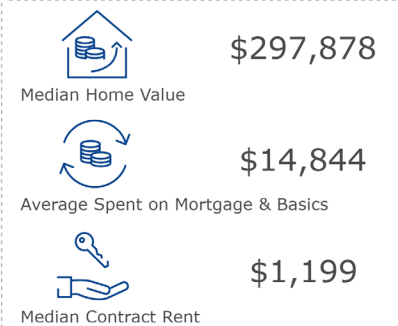
2019 Annual Household Spending



2019 Annual food & alcohol spending



Current Year Housing Stats



19796-19796 Highway 105, Montgomery, Texas, 77356
5 mile radius

Population, income & housing trends





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 other, including the broker's own interest;
- 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 buyers/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 opinion 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 ESTABLISHED:

- 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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Buyer/Tenant/Seller/Landlord Initials

Date