



W A T E R P O I N T

LAKE CONROE, TEXAS



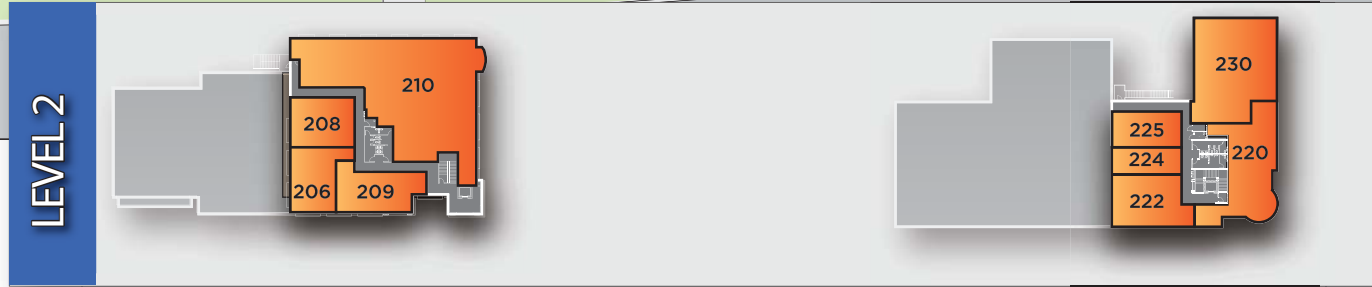
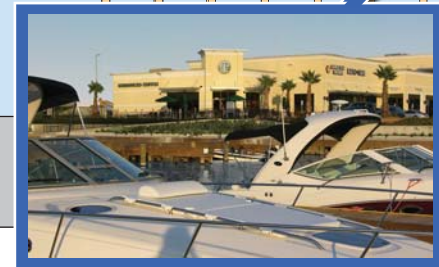
RETAIL · OFFICES · WATERFRONT RESTAURANTS · MARINA



GORDONPARTNERS

DEVELOPMENT · BROKERAGE · MANAGEMENT

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LEVEL 1

- STARBUCKS COFFEE
- 100 MARBLE SLAB
- 104 CENTURY 21
- 105 SPORT CLIPS
- 106 AVAILABLE Q3 2018 - 1,677 SF
- 108 BEYOND FRINGE SALON
- 114 JOE PIERCE, DDS - PEDIATRIC DENTIST
- 116 4 HIP CHICKS
- 118 CHARISMA GIFTS & DECOR

- 120 NEXTCARE - URGENT CARE
- 121 THE SHORELINE - SALES OFFICE
- 122 YOGA ROOM
- CVS PHARMACY
- 124 ELEMENTS THERAPUTIC MASSAGE
- 126 GOLD & SILVER BUYERS
- 127 CAMERON OPTICAL
- 128 AVAILABLE - 1,862 SF
- 129 AVAILABLE - 762 SF

- 130 MALIBU NAILS & SPA
- 132 SMOOTHIE KING
- 134 PLANET BEACH CONTEMPO SPA
- 136 WHICH WICH SUPERIOR SANDWICHES
- 138 AVAILABLE - 1,650 SF
- 140 AVAILABLE - 870 SF
- 142 PANOPTIC INSURANCE
- 144 AVAILABLE - 2,456 SF
- FAJITA JACKS

- 150 SAM'S BOAT
- 154 T-MOBILE
- 160 AKASHI ASIAN BISTRO
- 170 BLISS BOUTIQUE
- 180 BOARDWALK COOKIES & CREAMERY
- 210 FREEDOM BOAT CLUB

LEVEL 2

- 206 CRYSTAL CLEAR MORTGAGE
- 208 TENS Rx
- 209 STATE FARM INSURANCE
- 210 KODIAK GAS
- 220 TENS RX - 2,619 SF
- 222 PRATT DENTAL
- 224 TENS Rx
- 225 EXECUTIVE SUITES
- 230 WATERPOINT EXECUTIVE SUITES



WATERPOINT





WATERPOINT





Fish Feeding Pier







W A T E R P O I N T



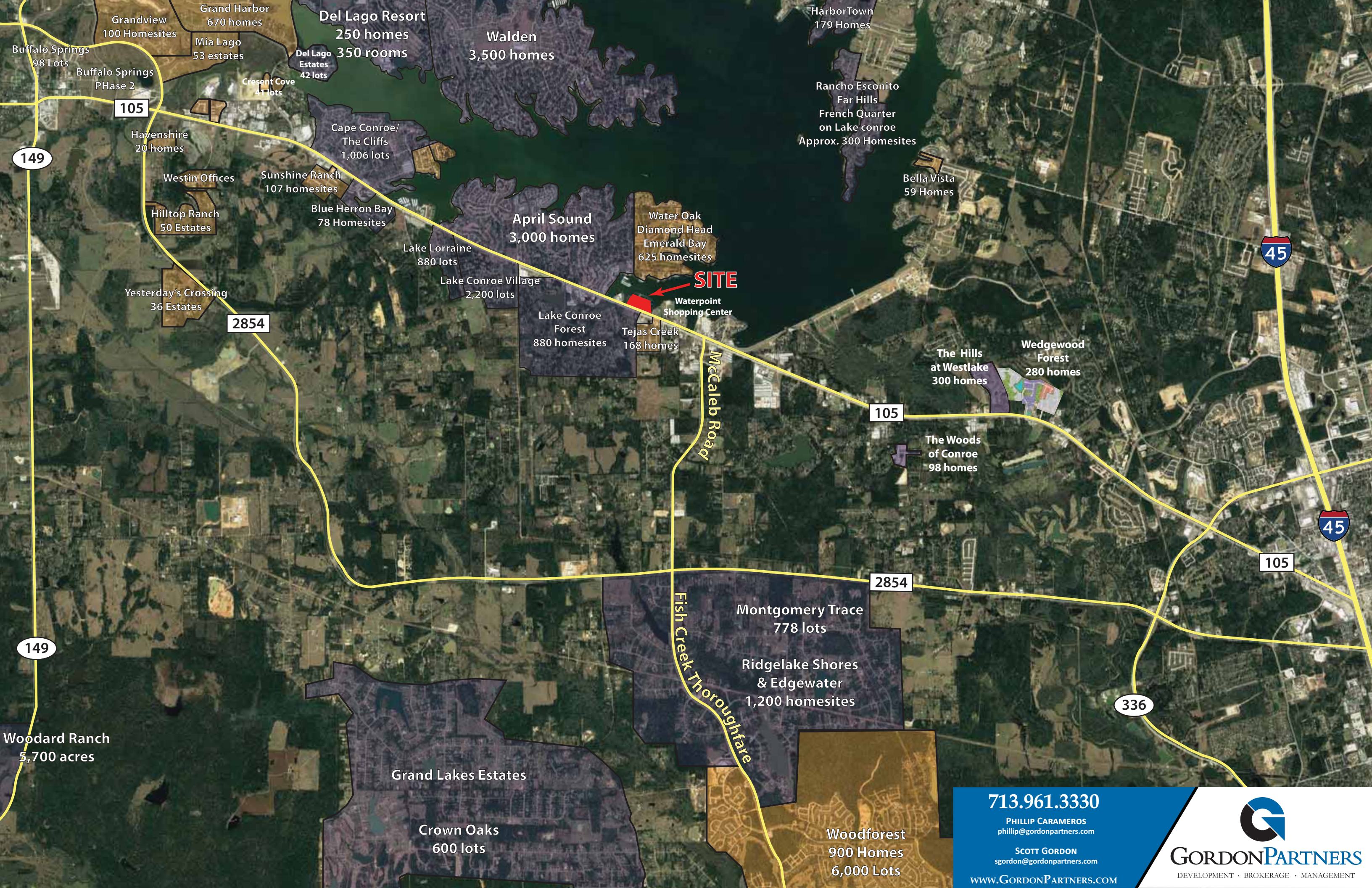
THE
SHORELINE
— AT WATERPOINT —



55 Luxury Condos - Jan. 2018 Delivery







149

105

2854

149

105

2854

45

45

105

336

McCaleb Road

Fish Creek Thoroughfare

Montgomery Trace
778 lots

Ridgelake Shores
& Edgewater
1,200 homesites

Water Oak
Diamond Head
Emerald Bay
625 homesites

Lake Conroe
Forest
880 homesites

Tejas Creek
168 homes

April Sound
3,000 homes

Lake Conroe Village
2,200 lots

Lake Lorraine
880 lots

Blue Herron Bay
78 Homesites

Sunshine Ranch
107 homesites

Cape Conroe/
The Cliffs
1,006 lots

Westin Offices

Hilltop Ranch
50 Estates

Yesterday's Crossing
36 Estates

Havenshire
20 homes

Buffalo Springs
PHase 2

Buffalo Springs
98 Lots

Grandview
100 Homesites

Grand Harbor
670 homes

Mia Lago
53 estates

Del Lago
Estates
42 lots

Crescent Cove
41 lots

Del Lago Resort
250 homes
350 rooms

Walden
3,500 homes

Rancho Esconito
Far Hills
French Quarter
on Lake conroe
Approx. 300 Homesites

HarborTown
179 Homes

Bella Vista
59 Homes

The Hills
at Westlake
300 homes

Wedgewood
Forest
280 homes

The Woods
of Conroe
98 homes

Grand Lakes Estates

Crown Oaks
600 lots

Woodforest
900 Homes
6,000 Lots

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GORDONPARTNERS
DEVELOPMENT · BROKERAGE · MANAGEMENT

Montgomery ←

Grand Harbor

Del Lago

Cape Conroe



Walden
3,500 Homes

April Sound
2,921 Homes



Tejas Creek

HWY 105 (40,000 cars/day)





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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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
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