










## Montgomery County Retail

|  |  |  |   |
|--|--|--|---|
| <b>1</b>    | <b>23780-24044 Highway 59 N</b><br><b>Kingwood, TX 77339</b><br><b>Montgomery County</b>                 | Building Type: <b>Retail</b><br>Status: <b>Built 1986</b><br>Building Size: <b>227,016 SF</b><br>Land Area: <b>31.36 AC</b><br>Stories: <b>1</b><br>Expenses: <b>2012 Tax @ \$0.67/sf, 2013 Est Tax @ \$0.67/sf; 2011 Ops @ \$3.00/sf, 2013 Est Ops @ \$2.93/sf</b><br>Parking: <b>700 free Surface Spaces are available; Ratio of 3.08/1,000 SF</b><br>For Sale: <b>Not For Sale</b>          | Space Avail: <b>94,120 SF</b><br>Max Contig: <b>43,143 SF</b><br>Smallest Space: <b>1,500 SF</b><br>Rent/SF/YR: <b>\$12.00</b><br>% Leased: <b>100%</b>         |
| Landlord Rep: PAL Realty, Inc. / Paul Leviner (281) 540-0224 / Joseph Nolan (832) 633-6332 -- 94,120 SF (1,500-43,143 SF)  |  |  |   |
| <ul style="list-style-type: none"> <li>• New freeway exit directly before center offering optimal access from highway.</li> <li>• Jr Anchor space (approx 21K sf) available adjacent to new Office Depot location.</li> <li>• New Texas Roadhouse in center is #1 producing store for company.</li> <li>• 15,000+ new home starts within 3 mile radius.</li> <li>• Excellent freeway visibility with 1,800' linear ft of frontage along U.S. 59 North.</li> <li>• Demographics: <ul style="list-style-type: none"> <li>Avg. HH Income: \$78,418 3 mile</li> <li>Population: <ul style="list-style-type: none"> <li>3 mile- 33,444</li> <li>5 mile- 79,453</li> </ul> </li> </ul> </li> </ul> |  |  |   |
| <b>2</b>    | <b>1111 League Line Rd</b><br><b>Conroe, TX 77303</b><br><b>Montgomery County</b>                        | Building Type: <b>Retail/Freestanding</b><br>Status: <b>Built 1992, Renov 1994</b><br>Building Size: <b>280,000 SF</b><br>Land Area: <b>37 AC</b><br>Stories: <b>1</b><br>Expenses: <b>2012 Tax @ \$0.83/sf</b><br>Parking: <b>3,000 free Surface Spaces are available; Ratio of 6.33/1,000 SF</b><br>For Sale: <b>Not For Sale</b>  | Space Avail: <b>90,054 SF</b><br>Max Contig: <b>8,636 SF</b><br>Smallest Space: <b>1,600 SF</b><br>Rent/SF/YR: <b>\$12.00-\$15.60</b><br>% Leased: <b>67.8%</b> |
| Landlord Rep: Craig Realty Group/Kim Shelford (260) 625-5120 -- 90,054 SF (1,600-8,636 SF)   |  |  |   |
| Conroe Outlet Center is located at exit 91 off of Interstate 45 about 50 miles north of downtown Houston. Located near Six Flags AstroWorld, Minute Maid Park, Lake Conroe, and Houston Space Center. The outlet includes more than 60 specialty stores including Nike, Levi's, and Tommy Hilfiger Clearance.  |  |  |   |
| Phase 1 was opened in January 1992 and Phase 2 & 3 were completed in June 1994.  |  |  |   |
| The property Tax ID is R229654 and Tax ID 2 is 3449-02-00200.  |  |  |   |
| <b>3</b>    | <b>502-592 Sawdust Rd</b><br><b>Grogan's Mill</b><br><b>Spring, TX 77380</b><br><b>Montgomery County</b> | Building Type: <b>Retail/Freestanding (Neighborhood Ctr)</b><br>Status: <b>Built 1986, Renov 1988</b><br>Building Size: <b>118,517 SF</b><br>Land Area: <b>11.96 AC</b><br>Stories: <b>1</b><br>Expenses: <b>2014 Tax @ \$1.66/sf; 2005 Combined Est Tax/Ops @ \$2.82/sf</b><br>Parking: <b>375 free Surface Spaces are available; Ratio of 3.16/1,000 SF</b><br>For Sale: <b>Not For Sale</b> | Space Avail: <b>58,486 SF</b><br>Max Contig: <b>58,486 SF</b><br>Smallest Space: <b>58,486 SF</b><br>Rent/SF/YR: <b>Withheld</b><br>% Leased: <b>100%</b>       |
| Landlord Rep: Global Fund Investments/Adam Blustein (281) 840-5363 -- 58,486 SF (58,486 SF)  |  |  |   |

## Montgomery County Retail

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|--|---|--|---|
| <div>4</div>    | <p><b>1111 League Line Rd</b><br/> <b>Conroe, TX 77303</b><br/> <b>Montgomery County</b></p>  | <p>Building Type: <b>Retail/Storefront</b><br/> Status: <b>Existing</b><br/> Building Size: <b>137,224 SF</b><br/> Land Area: -<br/> Stories: <b>1</b><br/> Parking: <b>148 free Surface Spaces are available; Ratio of 1.08/1,000 SF</b><br/> For Sale: <b>Not For Sale</b></p>   | <p>Space Avail: <b>54,670 SF</b><br/> Max Contig: <b>9,830 SF</b><br/> Smallest Space: <b>1,071 SF</b><br/> Rent/SF/YR: <b>\$12.00-\$15.60</b><br/> % Leased: <b>60.2%</b></p> <p>Landlord Rep: Craig Realty GroupKim Shelford (260) 625-5120 -- 54,670 SF (1,071-9,830 SF)</p>   |
| <div>5</div>    | <p><b>15210 Interstate 45 S</b><br/> <b>Conroe, TX 77384</b><br/> <b>Montgomery County</b><br/> <b>SWC of Interstate 45 &amp; FM 1488</b></p> | <p>Building Type: <b>Retail</b><br/> Status: <b>Built 1978, Renov Jun 2015</b><br/> Building Size: <b>51,874 SF</b><br/> Land Area: <b>3.62 AC</b><br/> Stories: <b>1</b><br/> Expenses: <b>2012 Tax @ \$0.49/sf</b><br/> Parking: <b>244 free Surface Spaces are available; Ratio of 3.40/1,000 SF</b><br/> For Sale: <b>Not For Sale</b></p> | <p>Space Avail: <b>43,022 SF</b><br/> Max Contig: <b>43,022 SF</b><br/> Smallest Space: <b>2,104 SF</b><br/> Rent/SF/YR: <b>Withheld</b><br/> % Leased: <b>17.1%</b></p> <p>Landlord Rep: <i>Company information unavailable at this time</i></p> <p>44,000 sf. to be renovated, court yard for restaurant seating, improved sign exposure with 50 ft. multi-tenant pole sign, freeway visibility, new landscaping, renovated stone facade, paint, improved access.SW corner of FM 1488 and I-45 North.Woodlands, TX. Excellent for retail/ medical/ other. Additional parking plus one pad location.</p> <p>SW corner of FM 1488 and I-45 North. Adjacent to the Woodlands. Heavy traffic counts on I-45 and growing counts on FM 1488. One exit North of College Park and I-45.</p> |
| <div>6</div>  | <p><b>1111 League Line Rd</b><br/> <b>Conroe, TX 77303</b><br/> <b>Montgomery County</b></p>  | <p>Building Type: <b>Retail/Storefront</b><br/> Status: <b>Existing</b><br/> Building Size: <b>71,784 SF</b><br/> Land Area: -<br/> Stories: <b>1</b><br/> Expenses: <b>2012 Tax @ \$1.42/sf</b><br/> Parking: <b>300 free Surface Spaces are available; Ratio of 4.18/1,000 SF</b><br/> For Sale: <b>Not For Sale</b></p>                     | <p>Space Avail: <b>41,161 SF</b><br/> Max Contig: <b>13,074 SF</b><br/> Smallest Space: <b>1,250 SF</b><br/> Rent/SF/YR: <b>\$12.00-\$15.60</b><br/> % Leased: <b>42.7%</b></p> <p>Landlord Rep: Craig Realty GroupKim Shelford (260) 625-5120 -- 41,161 SF (1,250-10,032 SF)</p>   |

## Montgomery County Retail

|  |   |  |   |
|--|---|--|---|
| <div>7</div>    | <p><b>10189 Grogans Mill Rd</b><br/> <b>The Woodlands, TX 77380</b><br/> <b>Montgomery County</b></p>                                     | <p>Building Type: <b>Retail/Freestanding</b><br/> Status: <b>Proposed, breaks ground Aug 2016</b><br/> Building Size: <b>40,480 SF</b><br/> Land Area: <b>3.44 AC</b><br/> Stories: <b>2</b><br/> Expenses: <b>2015 Tax @ \$1.80/sf</b><br/> For Sale: <b>Not For Sale</b></p>   | <p>Space Avail: <b>40,480 SF</b><br/> Max Contig: <b>40,480 SF</b><br/> Smallest Space: <b>17,480 SF</b><br/> Rent/SF/YR: <b>Withheld</b><br/> % Leased: <b>0%</b></p> <p>Landlord Rep: Wulfe &amp; Co. / Katherine Wildman (713) 621-1220 -- 40,480 SF (17,480-23,000 SF)</p>  |
| <div>8</div>    | <p><b>19075 Interstate 45 S</b><br/> <b>Colonial Pinnacle at Portofino</b><br/> <b>Conroe, TX 77385</b><br/> <b>Montgomery County</b></p> | <p>Building Type: <b>Retail/Freestanding</b><br/> Status: <b>Built 1999</b><br/> Building Size: <b>317,119 SF</b><br/> Land Area: <b>43 AC</b><br/> Stories: <b>2</b><br/> Expenses: <b>2011 Tax @ \$0.76/sf, 2012 Est Tax @ \$1.68/sf; 2011 Ops @ \$9.24/sf, 2012 Est Ops @ \$9.12/sf</b><br/> Parking: <b>1,875 free Surface Spaces are available; Ratio of 5.02/1,000 SF</b><br/> For Sale: <b>Not For Sale</b></p> | <p>Space Avail: <b>40,248 SF</b><br/> Max Contig: <b>12,795 SF</b><br/> Smallest Space: <b>1,206 SF</b><br/> Rent/SF/YR: <b>\$24.41</b><br/> % Leased: <b>96.2%</b></p> <p>Landlord Rep: Kite Realty Group / C.Luke C. Isenbarger (317) 577-5600 / Jeff Wright (317) 713-5698 / Karly Kilroy (214) 497-7914 -- 38,948 SF (1,206-12,795 SF)<br/> Sublet Contact: Vishnu Sukhu / -- 1,300 SF (1,300 SF)</p> |
| <div>9</div>  | <p><b>9420 College Park Dr</b><br/> <b>The Woodlands, TX 77384</b><br/> <b>Montgomery County</b></p>                                      | <p>Building Type: <b>Retail</b><br/> Status: <b>Built 2002</b><br/> Building Size: <b>101,088 SF</b><br/> Land Area: <b>14 AC</b><br/> Stories: <b>1</b><br/> Expenses: <b>2012 Tax @ \$1.86/sf</b><br/> Parking: <b>300 free Surface Spaces are available; Ratio of 2.97/1,000 SF</b><br/> For Sale: <b>Not For Sale</b></p>  | <p>Space Avail: <b>34,980 SF</b><br/> Max Contig: <b>15,500 SF</b><br/> Smallest Space: <b>1,400 SF</b><br/> Rent/SF/YR: <b>Withheld</b><br/> % Leased: <b>93.1%</b></p> <p>Landlord Rep: Brixmor Property Group / Jodie Pearson (713) 660-4331 -- 34,980 SF (1,400-15,500 SF)</p>  |

### DEMOGRAPHICS:

|                    | 1 MI      | 3 MI      | 5 MI      |
|--------------------|-----------|-----------|-----------|
| 2005 population    | 5,622     | 38,722    | 87,027    |
| 2005 Avg HH Income | \$113,417 | \$124,065 | \$106,603 |

### TRAFFIC COUNTS:

College Park south of FM 1488 +/- 18,500  
FM 1488 west of College Park +/- 25,080  
FM 1488 east of College Park +/- 13,700

## Montgomery County Retail

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**2105-2109 W Davis St**  
**Montgomery Crossing**  
**Conroe, TX 77304**  
**Montgomery County**

Building Type: **Retail**  
 Status: **Built 2002**  
 Building Size: **30,423 SF**  
 Land Area: **7.51 AC**  
 Stories: **1**  
 Expenses: **2012 Est Tax @ \$3.77/sf; 2012 Est Ops @ \$10.30/sf**  
 Parking: **204 free Surface Spaces are available; Ratio of 5.00/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **30,423 SF**  
 Max Contig: **21,198 SF**  
 Smallest Space: **1,500 SF**  
 Rent/SF/YR: **\$21.00**  
 % Leased: **69.7%**

Landlord Rep: EDGE Realty Partners / Tasha Bason (713) 900-3011 / Joshua Jacobs (713) 900-3001 -- 30,423 SF (1,500-21,198 SF)

Beautiful retail shopping center located on Highway 105, the gateway to Lake Conroe. Excellent high traffic area .

11



**2017 N Frazier St**  
**Conroe, TX 77301**  
**Montgomery County**

Building Type: **Retail**  
 Status: **Built 1969, Renov 1994**  
 Building Size: **113,000 SF**  
 Land Area: **11.28 AC**  
 Stories: **1**  
 Expenses: **2012 Tax @ \$0.95/sf; 2012 Ops @ \$1.63/sf**  
 Parking: **250 free Surface Spaces are available; Ratio of 5.29/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **22,867 SF**  
 Max Contig: **12,000 SF**  
 Smallest Space: **1,765 SF**  
 Rent/SF/YR: **\$10.00-\$12.00**  
 % Leased: **79.8%**

Landlord Rep: George & Sonia Naddour / Sonia Naddour (949) 370-3471 -- 22,867 SF (1,765-12,000 SF)

12



**7030 FM 1488 Rd**  
**Triumph Center**  
**Magnolia, TX 77354**  
**Montgomery County**

Building Type: **Retail/Storefront Retail/Office**  
 Status: **Under Construction, delivers Jul 2016**  
 Building Size: **28,000 SF**  
 Land Area: **1.80 AC**  
 Stories: **2**  
 Expenses: **2014 Tax @ \$0.23/sf**  
 For Sale: **Not For Sale**

Space Avail: **22,000 SF**  
 Max Contig: **14,000 SF**  
 Smallest Space: **1,500 SF**  
 Rent/SF/YR: **\$27.00-\$29.00**  
 % Leased: **21.4%**

Landlord Rep: Villa Realty Group Inc / Roy Villarreal (281) 355-1152 X22 / Daniel Sanchez (713) 819-6392 -- 22,000 SF (1,500-14,000 SF)

## Montgomery County Retail

13



**618 Fish Creek  
Thoroughfare**  
  
**Montgomery, TX 77316**  
  
**Montgomery County**

Building Type: **Retail**  
Status: **Proposed, breaks ground Oct 2016**  
Building Size: **20,000 SF**  
Land Area: -  
Stories: **1**  
For Sale: **Not For Sale**

Space Avail: **20,000 SF**  
Max Contig: **20,000 SF**  
Smallest Space: **20,000 SF**  
Rent/SF/YR: **Withheld**  
% Leased: **0%**

Landlord Rep: Halberdier Real Estate LLC / Trey Halberdier (281) 362-2829 / Jay C. Nowlin (281) 362-2829 -- 20,000 SF (20,000 SF)

14






**1906-1908 N Frazier St**  
  
**Conroe, TX 77301**  
  
**Montgomery County**

Building Type: **Retail/Freestanding**  
Status: **Built 1970**  
Building Size: **60,399 SF**  
Land Area: **8.21 AC**  
Stories: **1**  
Expenses: **2015 Tax @ \$0.47/sf**  
Parking: **325 free Surface Spaces are available; Ratio of 5.89/1,000 SF**  
For Sale: **For Sale at \$4,450,000 (\$73.68/SF) - Active**

Space Avail: **20,000 SF**  
Max Contig: **20,000 SF**  
Smallest Space: **10,000 SF**  
Rent/SF/YR: **Withheld**  
% Leased: **66.9%**

Sales Company: JLL: Tim Allen (512) 368-7179  
Landlord Rep: JLL / Tim Allen (512) 368-7179 -- 20,000 SF (10,000-20,000 SF)

## Montgomery County Retail

|  |   |  |  |   |
|--|---|--|--|---|
| 15   |    | <b>S Loop 336</b><br><b>Shops on 336</b><br><b>Conroe, TX 77304</b><br><b>Montgomery County</b>                | Building Type: <b>Retail</b><br>Status: <b>Proposed, breaks ground Jul 2016</b><br>Building Size: <b>20,000 SF</b><br>Land Area: -<br>Stories: <b>1</b><br>For Sale: <b>Not For Sale</b>   | Space Avail: <b>20,000 SF</b><br>Max Contig: <b>20,000 SF</b><br>Smallest Space: <b>1,200 SF</b><br>Rent/SF/YR: <b>\$29.00-\$31.00</b><br>% Leased: <b>0%</b> |
| Landlord Rep: Hunington Properties, Inc. / Stephen Pheigaru (713) 623-6944 / Jesse Hernandez (713) 623-6944 -- 20,000 SF (1,200-20,000 SF) |   |  |  |   |
|  |   |  |  |   |
| 16   |    | <b>8865 Six Pines Dr</b><br><b>Six Pines III</b><br><b>The Woodlands, TX 77380</b><br><b>Montgomery County</b> | Building Type: <b>Retail</b><br>Status: <b>Proposed, breaks ground Jul 2016</b><br>Building Size: <b>18,000 SF</b><br>Land Area: -<br>Stories: <b>1</b><br>Expenses: <b>2009 Tax @ \$7.18/sf</b><br>For Sale: <b>Not For Sale</b>              | Space Avail: <b>18,000 SF</b><br>Max Contig: <b>18,000 SF</b><br>Smallest Space: <b>1,500 SF</b><br>Rent/SF/YR: <b>\$30.00</b><br>% Leased: <b>0%</b>         |
| Landlord Rep: Pinecroft Realty LLC / Rebecca Gardaphe (713) 515-2234 -- 18,000 SF (1,500-18,000 SF)  |   |  |  |   |
| 17   |  | <b>9315 Needham Rd</b><br><b>Conroe, TX 77385</b><br><b>Montgomery County</b>                                  | Building Type: <b>Retail/Freestanding</b><br>Status: <b>Proposed, breaks ground Jul 2016</b><br>Building Size: <b>16,000 SF</b><br>Land Area: -<br>Stories: <b>1</b><br>Expenses: <b>2015 Tax @ \$0.17/sf</b><br>For Sale: <b>Not For Sale</b> | Space Avail: <b>16,000 SF</b><br>Max Contig: <b>16,000 SF</b><br>Smallest Space: <b>1,200 SF</b><br>Rent/SF/YR: <b>\$29.00</b><br>% Leased: <b>0%</b>         |
| Landlord Rep: Hunington Properties, Inc. / Jonathan Aron (713) 623-6944 / Stephen Pheigaru (713) 623-6944 -- 16,000 SF (1,200-16,000 SF)   |   |  |  |   |

## Montgomery County Retail

18



**9420 College Park Dr**  
**Build-To-Suit Site**  
**The Woodlands, TX 77384**  
**Montgomery County**

Building Type: **Retail/Freestanding**  
 Status: **Proposed, breaks ground Sep 2016**  
 Building Size: **15,500 SF**  
 Land Area: -  
 Stories: **1**  
 Expenses: **2012 Tax @ \$12.12/sf**  
 For Sale: **Not For Sale**

Space Avail: **15,500 SF**  
 Max Contig: **15,500 SF**  
 Smallest Space: **15,500 SF**  
 Rent/SF/YR: **Withheld**  
 % Leased: **0%**

Landlord Rep: J. Beard Real Estate Company / Jeff Beard, CCIM (281) 367-2220 X102 -- 15,500 SF (15,500 SF)

19



**18533 FM 1488 Rd**  
**Renaissance Center**  
**Magnolia, TX 77354**  
**Montgomery County**

Building Type: **Retail/Freestanding**  
 Status: **Built 1985, Renov 1999**  
 Building Size: **94,311 SF**  
 Land Area: **9.46 AC**  
 Stories: **1**  
 Parking: **480 Surface Spaces are available; Ratio of 4.92/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **15,298 SF**  
 Max Contig: **7,794 SF**  
 Smallest Space: **1,034 SF**  
 Rent/SF/YR: **Withheld**  
 % Leased: **83.8%**

Landlord Rep: Stream Realty Partners, L.P. Andrew Bagnall (713) 300-0296 Courtland Richardson (713) 300-0267 -- 15,298 SF (1,034-7,794 SF)

Renaissance Center is located on the east quadrant of the major intersection of FM 1774 and FM 1488 in Magnolia, TX. The prominent center in the hub and spoke trade area, Renaissance Center offers:

- Daily needs center anchored by Brookshire Brothers grocery store
- Direct visibility and signage opportunities along FM 1488
- Immediate ingress and egress to Magnolia's population centers via FM 1774 and FM 1488
- The greater Magnolia area spans approximately 12 miles in all directions with an estimated population of more than 138,000

## Montgomery County Retail

20



**17099 Walden Rd**  
**Montgomery, TX 77356**  
**Montgomery County**  
**At Walden Rd**

Building Type: **Retail/Freestanding**  
 Status: **Built 2007**  
 Building Size: **15,634 SF**  
 Land Area: **9.58 AC**  
 Stories: **1**  
 Expenses: **2012 Tax @ \$2.86/sf; 2011 Ops @ \$9.48/sf**  
 Parking: **25 free Surface Spaces are available; Ratio of 1.59/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **14,476 SF**  
 Max Contig: **3,990 SF**  
 Smallest Space: **2,086 SF**  
 Rent/SF/YR: **\$14.00-\$15.00**  
 % Leased: **60.8%**

Landlord Rep: Oldham Goodwin Group, LLC / (979) 268-2000  
 Leasing Company: Oldham Goodwin Group, LLC / Kathy King (281) 256-2300 -- 12,201 SF (2,086-3,990 SF)  
 Sublet Contact: Cushman & Wakefield / James E. Foreman (713) 963-2824 Beau Kaleel (713) 963-2844 Cape Bell (713) 877-1700 -- 2,275 SF (2,275 SF)

### Property Highlights

Located adjacent to Walmart Supercenter

Primary trade area population of approximately 50,000 people

Projected annual growth rate of nearly 2% for the next 5 years

Approximately 1.5 miles east of new Kroger Marketplace under construction and proposed HEB

Average household income - \$120,714 within 3 miles

21



**1206-1214 S Frazier St**  
**Conroe, TX 77301**  
**Montgomery County**

Building Type: **Retail/(Neighborhood Ctr)**  
 Status: **Built 1982**  
 Building Size: **63,000 SF**  
 Land Area: **5.21 AC**  
 Stories: **1**  
 Expenses: **2012 Tax @ \$0.49/sf, 2011 Est Tax @ \$0.38/sf; 2011 Ops @ \$5.37/sf**  
 Parking: **150 free Surface Spaces are available; Ratio of 2.38/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **14,436 SF**  
 Max Contig: **11,700 SF**  
 Smallest Space: **2,736 SF**  
 Rent/SF/YR: **\$6.00-\$12.00**  
 % Leased: **77.1%**

Landlord Rep: Jack Ford Realty / Jack Ford (713) 248-0998 / Stephen Ford (936) 203-0700 -- 14,436 SF (2,736-11,700 SF)

22



**1717 N Frazier St**  
**Wilson Road Plaza**  
**Conroe, TX 77301**  
**Montgomery County**

Building Type: **Retail**  
 Status: **Built 1969**  
 Building Size: **66,517 SF**  
 Land Area: **8.39 AC**  
 Stories: **1**  
 Expenses: **2013 Tax @ \$0.90/sf**  
 Parking: **130 free Surface Spaces are available; Ratio of 2.73/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **14,245 SF**  
 Max Contig: **6,500 SF**  
 Smallest Space: **1,000 SF**  
 Rent/SF/YR: **\$15.00**  
 % Leased: **78.6%**

Landlord Rep: Home Run Realty / Nolan Nix (713) 397-4260 / Mike Myers (832) 495-8370 -- 14,245 SF (1,000-6,500 SF)



## Montgomery County Retail

23



**1400-1420 N Loop 336 W**

**Montgomery Plaza**

**Conroe, TX 77304**

**Montgomery County**

**NWC of N Loop 336 W & I-45**

Building Type: **Retail**

Status: **Built 1981, Renov 1993**

Building Size: **315,340 SF**

Land Area: **27.07 AC**

Stories: **1**

Expenses: **2012 Tax @ \$0.84/sf**

Parking: **1,182 free Surface Spaces are available; Ratio of 4.50/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **13,117 SF**

Max Contig: **9,017 SF**

Smallest Space: **1,194 SF**

Rent/SF/YR: **Withheld**

% Leased: **99.1%**

Landlord Rep: Realm Realty / Jarrett Adame (713) 579-3296 -- 13,117 SF (1,194-9,017 SF)

Conveniently located on heavily-traveled Loop 336 North, this center is positioned in the heart of the greatest retail concentration in Conroe and northern Montgomery County. This intersection generates the trade area's top retail sales and the center is surrounded by Conroe's most prosperous neighborhoods.

24



**9803 Highway 242**

**Shops at Harpers Crossing**

**Conroe, TX 77385**

**Montgomery County**

Building Type: **Retail/Freestanding**

Status: **Proposed, breaks ground Dec 2016**

Building Size: **16,000 SF**

Land Area: **-**

Stories: **1**

For Sale: **Not For Sale**

Space Avail: **13,000 SF**

Max Contig: **13,000 SF**

Smallest Space: **1,200 SF**

Rent/SF/YR: **\$27.00-\$29.00**

% Leased: **18.8%**

Landlord Rep: Hunington Properties, Inc. / P.Sandy P. Aron (713) 623-6944 X308 / Jonathan Aron (713) 623-6944 / Stephen Pheigaru (713) 623-6944 -- 13,000 SF (1,200-13,000 SF)

25



**2665 Royal Forest Dr**

**Kingwood, TX 77339**

**Montgomery County**

Building Type: **Retail**

Status: **Built 2008**

Building Size: **25,565 SF**

Land Area: **5.22 AC**

Stories: **1**

Expenses: **2012 Tax @ \$3.09/sf**

Parking: **125 free Surface Spaces are available; Ratio of 3.56/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **12,642 SF**

Max Contig: **7,518 SF**

Smallest Space: **1,200 SF**

Rent/SF/YR: **\$22.00**

% Leased: **50.6%**

Landlord Rep: McAlpine Interests / Adam McAlpine (281) 973-4562 -- 12,642 SF (1,200-7,518 SF)

### Property Description:

Center was built in 2008

Great visibility at the corner of Kingwood Drive and Royal Forest Dr.

Tenants include Aveda (The Conservatory), Great Harvest Bread Co., Pinot's Palette, Whittington Bridal, Kingwood Speech Pathology, and Planet Beach

### Location Description:

Conveniently located at the main entrance into Kingwood, just north of Kingwood Drive, a major east/west artery serving the entire Kingwood community

Easy access to I-69 (Hwy 59), Beltway 8, FM 1960, FM 1314, and Intercontinental Airport

## Montgomery County Retail

26



**20196 US Highway 59**

**F**

**New Caney, TX 77357**

**Montgomery County**

Building Type: **Retail**

Status: **Proposed, breaks ground Aug 2016**

Building Size: **12,000 SF**

Land Area: **-**

Stories: **1**

For Sale: **Not For Sale**

Space Avail: **12,000 SF**

Max Contig: **12,000 SF**

Smallest Space: **1,000 SF**

Rent/SF/YR: **\$35.00**

% Leased: **0%**

Landlord Rep: Criss Cross Commercial Group / Ryan Dennard (713) 956-6625 X\*14 / Peter Strauss (713) 956-6625 -  
- 12,000 SF (1,000-12,000 SF)

27



**2819 Riley Fuzzell Rd**

**Spring, TX 77386**

**Montgomery County**

Building Type: **Retail/Freestanding**

Status: **Built May 2016**

Building Size: **12,390 SF**

Land Area: **1.38 AC**

Stories: **1**

Expenses: **2015 Tax @ \$4.37/sf**

For Sale: **Not For Sale**

Space Avail: **11,722 SF**

Max Contig: **11,722 SF**

Smallest Space: **1,926 SF**

Rent/SF/YR: **Withheld**

% Leased: **5.4%**

Landlord Rep: Capital Retail Properties / Eric Walker (281) 816-6550 X5 -- 11,722 SF (1,926-11,722 SF)

28



**13731 Fm 1097 Rd W**

**Lake Side Commons**

**Willis, TX 77318**

**Montgomery County**

Building Type: **Retail/Storefront**

Status: **Built Feb 2006**

Building Size: **18,512 SF**

Land Area: **1.30 AC**

Stories: **1**

Expenses: **2015 Tax @ \$2.35/sf; 2013 Est Ops @ \$1.50/sf**

Parking: **45 free Surface Spaces are available**

For Sale: **Not For Sale**

Space Avail: **11,700 SF**

Max Contig: **11,700 SF**

Smallest Space: **1,300 SF**





Rent/SF/YR: **\$15.00**

% Leased: **36.8%**





Landlord Rep: Yang Wen C / C.Wen C. Yang (972) 733-1054 -- 11,700 SF (1,300-11,700 SF)

14,520 SQUARE FEET OF LEASABLE SPACE ON FM 1097 , LAKE CONROE, CENTER'S CURRENT TENANTS ARE DOMINOES PIZZA AND BINGS ASIAN RESTAURANT. CAP RATE IS FIGURED ON PROFORMA RATES..

## Montgomery County Retail

|    |   |  |   |   |
|----|---|--|---|---|
| 29 |    | <b>371-411 Sawdust Rd</b><br><b>Woodwinds I &amp; II</b><br><b>The Woodlands, TX 77380</b><br><b>Montgomery County</b> | Building Type: <b>Retail/Freestanding</b><br>Status: <b>Built 1984</b><br>Building Size: <b>153,964 SF</b><br>Land Area: <b>15.60 AC</b><br>Stories: <b>1</b><br>Expenses: <b>2012 Tax @ \$1.27/sf, 2011 Est Tax @ \$0.44/sf; 2011 Ops @ \$2.83/sf</b><br>Parking: <b>1,000 free Surface Spaces are available; Ratio of 6.50/1,000 SF</b><br>For Sale: <b>Not For Sale</b>                      | Space Avail: <b>11,358 SF</b><br>Max Contig: <b>4,264 SF</b><br>Smallest Space: <b>1,500 SF</b><br>Rent/SF/YR: <b>\$15.00-\$16.20</b><br>% Leased: <b>92.6%</b> |
|    |   |  | Landlord Rep: Westco Property Management / J.Aron J. Harris (281) 367-9092 -- 11,358 SF (1,500-4,264 SF)  |   |
|    |   |  | Property Tax ID numbers are R187349 and 9624-00-00300   |   |
| 30 |    | <b>940 S Frazier St</b><br><b>Conroe, TX 77301</b><br><b>Montgomery County</b>   | Building Type: <b>Retail/Freestanding</b><br>Status: <b>Built 1970</b><br>Building Size: <b>11,200 SF</b><br>Land Area: <b>0.34 AC</b><br>Stories: <b>1</b><br>Expenses: <b>2011 Tax @ \$1.70/sf, 2012 Est Tax @ \$1.86/sf; 2011 Ops @ \$2.80/sf, 2012 Est Ops @ \$2.64/sf</b><br>Parking: <b>20 free Surface Spaces are available; Ratio of 1.78/1,000 SF</b><br>For Sale: <b>Not For Sale</b> | Space Avail: <b>11,200 SF</b><br>Max Contig: <b>11,200 SF</b><br>Smallest Space: <b>11,200 SF</b><br>Rent/SF/YR: <b>\$5.89</b><br>% Leased: <b>0%</b>           |
|    |   |  | Landlord Rep: Evans PropertiesJoe Evans (281) 955-5535 -- 11,200 SF (11,200 SF)   |   |
| 31 |  | <b>12466 I 45 N</b><br><b>Kroger</b><br><b>Willis, TX 77378</b><br><b>Montgomery County</b>                            | Building Type: <b>Retail/Supermarket</b><br>Status: <b>Built 2001</b><br>Building Size: <b>62,218 SF</b><br>Land Area: <b>5.45 AC</b><br>Stories: <b>1</b><br>Expenses: <b>2015 Tax @ \$1.13/sf</b><br>Parking: <b>312 free Surface Spaces are available; Ratio of 5.01/1,000 SF</b><br>For Sale: <b>Not For Sale</b>   | Space Avail: <b>10,984 SF</b><br>Max Contig: <b>10,984 SF</b><br>Smallest Space: <b>10,984 SF</b><br>Rent/SF/YR: <b>Withheld</b><br>% Leased: <b>100%</b>       |
|    |   |  | Landlord Rep: NewQuest Properties / Ashley Williams (281) 477-4378 -- 10,984 SF (10,984 SF)   |   |
| 32 |  | <b>350 Northpark Dr</b><br><b>Kingwood, TX 77339</b><br><b>Montgomery County</b>                                       | Building Type: <b>Retail</b><br>Status: <b>Proposed, breaks ground Jul 2016</b><br>Building Size: <b>10,500 SF</b><br>Land Area: <b>-</b><br>Stories: <b>1</b><br>For Sale: <b>Not For Sale</b>   | Space Avail: <b>10,500 SF</b><br>Max Contig: <b>10,500 SF</b><br>Smallest Space: <b>1,200 SF</b><br>Rent/SF/YR: <b>Withheld</b><br>% Leased: <b>0%</b>          |
|    |   |  | Landlord Rep: Gulf Coast Commercial Group / Danny Miller (713) 292-0960 X119 -- 10,500 SF (1,200-10,500 SF)   |   |

## Montgomery County Retail

|  |   |  |   |  |
|--|---|--|---|--|
| 33   |    | <b>514 N Frazier St</b><br><b>Conroe, TX 77301</b><br><b>Montgomery County</b>                         | Building Type: <b>Retail/Auto Repair</b><br>Status: <b>Built 1950</b><br>Building Size: <b>10,368 SF</b><br>Land Area: <b>1.06 AC</b><br>Stories: <b>1</b><br>Expenses: <b>2015 Tax @ \$1.09/sf</b><br>Parking: <b>10 free Surface Spaces are available; Ratio of 1.15/1,000 SF</b><br>For Sale: <b>Not For Sale</b>                        | Space Avail: <b>10,368 SF</b><br>Max Contig: <b>10,368 SF</b><br>Smallest Space: <b>10,368 SF</b><br>Rent/SF/YR: <b>\$4.68</b><br>% Leased: <b>0%</b>          |
| Landlord Rep: Lake Conroe Fine Living / Bruce Sellers (936) 525-3220 -- 10,368 SF (10,368 SF)  |   |  |   |  |
| 34   |    | <b>US 59 &amp; Grand Pky</b><br><b>Tract 50</b><br><b>Porter, TX 77365</b><br><b>Montgomery County</b> | Building Type: <b>Retail/Freestanding</b><br>Status: <b>Under Construction, delivers Nov 2016</b><br>Building Size: <b>10,075 SF</b><br>Land Area: <b>0.77 AC</b><br>Stories: <b>1</b><br>Expenses: <b>2012 Tax @ \$0.16/sf</b><br>Parking: <b>46 Surface Spaces are available; Ratio of 4.57/1,000 SF</b><br>For Sale: <b>Not For Sale</b> | Space Avail: <b>10,075 SF</b><br>Max Contig: <b>10,075 SF</b><br>Smallest Space: <b>10,075 SF</b><br>Rent/SF/YR: <b>Withheld</b><br>% Leased: <b>0%</b>        |
| Landlord Rep: Capital Retail Properties / Eric Walker (281) 816-6550 X5 -- 10,075 SF (10,075 SF)   |   |  |   |  |
| 35   |  | <b>1111 League Line Rd</b><br><b>Conroe, TX 77303</b><br><b>Montgomery County</b>                      | Building Type: <b>Retail/Freestanding</b><br>Status: <b>Built 1991</b><br>Building Size: <b>10,038 SF</b><br>Land Area: <b>12.93 AC</b><br>Stories: <b>1</b><br>Expenses: <b>2012 Tax @ \$6.66/sf</b><br>Parking: <b>200 free Surface Spaces are available</b><br>For Sale: <b>Not For Sale</b>   | Space Avail: <b>10,038 SF</b><br>Max Contig: <b>10,038 SF</b><br>Smallest Space: <b>10,038 SF</b><br>Rent/SF/YR: <b>\$12.00-\$15.60</b><br>% Leased: <b>0%</b> |
| Landlord Rep: Craig Realty Group/Kim Shelford (260) 625-5120 -- 10,038 SF (10,038 SF)  |   |  |   |  |
| 36   |  | <b>20196 US Highway 59</b><br><b>A</b><br><b>New Caney, TX 77357</b><br><b>Montgomery County</b>       | Building Type: <b>Retail</b><br>Status: <b>Proposed, breaks ground Aug 2016</b><br>Building Size: <b>10,000 SF</b><br>Land Area: <b>-</b><br>Stories: <b>1</b><br>For Sale: <b>Not For Sale</b>   | Space Avail: <b>10,000 SF</b><br>Max Contig: <b>10,000 SF</b><br>Smallest Space: <b>1,000 SF</b><br>Rent/SF/YR: <b>\$27.00</b><br>% Leased: <b>0%</b>          |
| Landlord Rep: Criss Cross Commercial Group / Ryan Dennard (713) 956-6625 X*14 / Peter Strauss (713) 956-6625 - 10,000 SF (1,000-10,000 SF) |   |  |   |  |

## Montgomery County Retail

37



**402-444 Sawdust Rd**  
**Sawdust Plaza**  
**Spring, TX 77380**  
**Montgomery County**  
**NEC**

Building Type: **Retail**  
 Status: **Built 1986, Renov 1994**  
 Building Size: **38,822 SF**  
 Land Area: **2.60 AC**  
 Stories: **1**  
 Expenses: **2016 Tax @ \$2.17/sf, 2012 Est Tax @ \$1.55/sf; 2016 Ops @ \$2.04/sf, 2015 Est Ops @ \$2.64/sf**  
 Parking: **150 free Surface Spaces are available; Ratio of 3.87/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **9,379 SF**  
 Max Contig: **5,939 SF**  
 Smallest Space: **1,400 SF**  
 Rent/SF/YR: **\$15.00**  
 % Leased: **75.8%**

Landlord Rep: CFW Properties / Klaus Thoma (713) 966-7290 -- 9,379 SF (1,400-5,939 SF)

38



**2000-2022 I-45 N**  
**Pine Hollow Shopping Center**  
**Conroe, TX 77301**  
**Montgomery County**

Building Type: **Retail**  
 Status: **Built 1985**  
 Building Size: **107,358 SF**  
 Land Area: **9.18 AC**  
 Stories: **1**  
 Expenses: **2012 Tax @ \$0.88/sf; 2009 Ops @ \$1.16/sf, 2011 Est Ops @ \$1.28/sf**  
 Parking: **500 free Surface Spaces are available; Ratio of 4.66/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **9,010 SF**  
 Max Contig: **7,042 SF**  
 Smallest Space: **1,968 SF**  
 Rent/SF/YR: **Withheld**  
 % Leased: **91.6%**

Landlord Rep: The Weitzman Group / Randy Hopper (713) 868-9961 X5638 / Kyle Knight (713) 868-9961 -- 9,010 SF (1,968-7,042 SF)

DEMOGRAPHICS: 1-mile 3-mile 5-mile mile  
 Population 4,749 29,821 45,828  
 Avg. H.H. Income \$41,897 \$41,607 \$46,392  
 Daytime Population 6,979 23,069 29,652

39






**9420 College Park Dr**  
**Build-To-Suit Site**  
**The Woodlands, TX 77384**  
**Montgomery County**

Building Type: **Retail/Freestanding**  
 Status: **Proposed, breaks ground Sep 2016**  
 Building Size: **9,000 SF**  
 Land Area: **-**  
 Stories: **1**  
 Expenses: **2012 Tax @ \$20.88/sf**  
 For Sale: **Not For Sale**

Space Avail: **9,000 SF**  
 Max Contig: **9,000 SF**  
 Smallest Space: **3,000 SF**  
 Rent/SF/YR: **Withheld**  
 % Leased: **0%**

Landlord Rep: J. Beard Real Estate Company / Jeff Beard, CCIM (281) 367-2220 X102 -- 9,000 SF (3,000-9,000 SF)

## Montgomery County Retail

|  |   |  |  |  |
|--|---|--|--|--|
| 40   |    | <b>2420 N Frazier St</b><br><b>Conroe, TX 77303</b><br><b>Montgomery County</b>                        | Building Type: <b>Retail/Freestanding</b><br>Status: <b>Built 1970</b><br>Building Size: <b>9,000 SF</b><br>Land Area: <b>0.45 AC</b><br>Stories: <b>1</b><br>Expenses: <b>2015 Tax @ \$0.77/sf, 2012 Est Tax @ \$0.43/sf; 2012 Est Ops @ \$0.53/sf</b><br>Parking: <b>16 free Surface Spaces are available; Ratio of 1.78/1,000 SF</b><br>For Sale: <b>Not For Sale</b> | Space Avail: <b>9,000 SF</b><br>Max Contig: <b>9,000 SF</b><br>Smallest Space: <b>9,000 SF</b><br>Rent/SF/YR: <b>\$4.67</b><br>% Leased: <b>0%</b>   |
| Landlord Rep: Antonio Rodriquez / Antonio Rodriquez (832) 518-6865 -- 9,000 SF (9,000 SF)      |   |  |  |  |
| 41   |    | <b>3100 Rayford Rd</b><br><b>Phase II</b><br><b>Spring, TX 77386</b><br><b>Montgomery County</b>       | Building Type: <b>Retail</b><br>Status: <b>Proposed, breaks ground Jul 2016</b><br>Building Size: <b>9,000 SF</b><br>Land Area: <b>-</b><br>Stories: <b>1</b><br>For Sale: <b>Not For Sale</b>   | Space Avail: <b>9,000 SF</b><br>Max Contig: <b>9,000 SF</b><br>Smallest Space: <b>6,300 SF</b><br>Rent/SF/YR: <b>\$32.00</b><br>% Leased: <b>0%</b>  |
| Landlord Rep: NAI Partners / Jason Gaines (713) 410-8910 -- 9,000 SF (6,300-9,000 SF)          |   |  |  |  |
| 42   |  | <b>US 59 &amp; Grand Pky</b><br><b>Tract 43</b><br><b>Porter, TX 77365</b><br><b>Montgomery County</b> | Building Type: <b>Retail</b><br>Status: <b>Proposed, breaks ground Aug 2016</b><br>Building Size: <b>9,000 SF</b><br>Land Area: <b>1.05 AC</b><br>Stories: <b>-</b><br>Expenses: <b>2012 Tax @ \$0.18/sf</b><br>Parking: <b>45 Surface Spaces are available; Ratio of 5.00/1,000 SF</b><br>For Sale: <b>Not For Sale</b>   | Space Avail: <b>9,000 SF</b><br>Max Contig: <b>9,000 SF</b><br>Smallest Space: <b>9,000 SF</b><br>Rent/SF/YR: <b>Withheld</b><br>% Leased: <b>0%</b> |
| Landlord Rep: Capital Retail Properties / Eric Walker (281) 816-6550 X5 -- 9,000 SF (9,000 SF) |   |  |  |  |

## Montgomery County Retail

43



**19380 Highway 105 W**  
**Lake Conroe Plaza**  
**Montgomery, TX 77356**  
**Montgomery County**

Building Type: **Retail**  
 Status: **Built 2003, Renov Jan 2007**  
 Building Size: **68,000 SF**  
 Land Area: **3.39 AC**  
 Stories: **1**  
 Expenses: **2013 Tax @ \$1.44/sf, 2011 Est Tax @ \$0.23/sf; 2014 Ops @ \$2.04/sf, 2013 Est Ops @ \$1.28/sf**  
 For Sale: **Not For Sale**

Space Avail: **8,600 SF**  
 Max Contig: **5,000 SF**  
 Smallest Space: **3,600 SF**  
 Rent/SF/YR: **\$12.00**  
 % Leased: **100%**

Landlord Rep: WestStar Marketing Group / Thomas Clarkson (936) 447-6829 -- 8,600 SF (3,600-5,000 SF)

Newly renovated Lake Conroe Plaza is located just west of the new Walmart Super-Center and only minutes from the historic city of Montgomery. Minutes from Lake Conroe, Del Lago Resort & Golf Course, and Walden Resort & Golf Course.

44



**8845 Six Pines Dr**  
**Six Pines II**  
**The Woodlands, TX 77380**  
**Montgomery County**

Building Type: **Retail/Freestanding**  
 Status: **Built May 2014**  
 Building Size: **38,000 SF**  
 Land Area: **10.36 AC**  
 Stories: **2**  
 Expenses: **2014 Tax @ \$2.68/sf**  
 For Sale: **Not For Sale**

Space Avail: **8,540 SF**  
 Max Contig: **8,540 SF**  
 Smallest Space: **1,500 SF**  
 Rent/SF/YR: **Withheld**  
 % Leased: **77.5%**

Landlord Rep: Pinecroft Realty LLC / Rebecca Gardaphe (713) 515-2234 -- 8,540 SF (1,500-8,540 SF)

Building two is programmed to be a two-story 38000 SF medical/ retail building on Research Forest Drive. We plan to break ground on this project in May 2013. The asking rent for this building is \$30 per RSF NNN for a 5-year min term. These rents would bump up 2.5% per year. We are projecting common NNN charges of \$6.00-\$7.00 for a 5-year lease. Tenants will be responsible for their own utilities and janitorial services

45



**900 S Frazier St**  
**Conroe, TX 77301**  
**Montgomery County**

Building Type: **Retail/Auto Repair**  
 Status: **Built 1980**  
 Building Size: **8,300 SF**  
 Land Area: **0.66 AC**  
 Stories: **1**  
 Expenses: **2015 Tax @ \$0.48/sf**  
 Parking: **10 free Surface Spaces are available; Ratio of 1.20/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **8,300 SF**  
 Max Contig: **8,300 SF**  
 Smallest Space: **8,300 SF**  
 Rent/SF/YR: **Withheld**  
 % Leased: **0%**

Landlord Rep: Amato Asset Management Ltd / David Amato (936) 588-0639 / Jennifer Ellington (936) 788-1035 -- 8,300 SF (8,300 SF)



## Montgomery County Retail

46



**4747 Research Forest Dr**  
**Cochran's Crossing Village**  
**Spring, TX 77381**  
**Montgomery County**  
**NWC of Research Forest Dr**  
**@ Gosling Rd**

Building Type: **Retail/Freestanding**  
 Status: **Built 1994**  
 Building Size: **138,192 SF**  
 Land Area: **16.33 AC**  
 Stories: **1**  
 Expenses: **2015 Tax @ \$3.46/sf; 2010 Ops @ \$5.68/sf**  
 Parking: **757 free Surface Spaces are available; Ratio of 5.47/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **8,145 SF**  
 Max Contig: **3,345 SF**  
 Smallest Space: **1,600 SF**  
 Rent/SF/YR: **Withheld**  
 % Leased: **97.6%**

Landlord Rep: Regency Centers / Vanessa Barfuss (713) 599-3500 -- 8,145 SF (1,600-3,345 SF)

Kroger-anchored center with national retailer lineup incl. CVS/pharmacy, Hallmark, Marble Slab Creamery, Blockbuster, Domino's Pizza & Compass Bank. Positioned in the interior portion of The Woodlands, one of the top master planned communities in the country. Affluent residential neighborhoods feature an average household income of \$119,000+ within a 3-mile radius

47



**3700 S Loop 336 E**  
**Conroe, TX 77301**  
**Montgomery County**  
**Just West of FM 3083**

Building Type: **Retail/Freestanding**  
 Status: **Built 1989**  
 Building Size: **8,000 SF**  
 Land Area: **1 AC**  
 Stories: **1**  
 Expenses: **2015 Tax @ \$0.72/sf**  
 Parking: **29 free Surface Spaces are available; Ratio of 3.63/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **8,000 SF**  
 Max Contig: **8,000 SF**  
 Smallest Space: **8,000 SF**  
 Rent/SF/YR: **\$7.20**  
 % Leased: **100%**

Landlord Rep: Ingram Commercial Real Estate / Ron Byrd (281) 364-8000 / Bill Ingram (281) 364-8000 -- 8,000 SF (8,000 SF)

Freestanding building on city water and sewer located on south side of S. Loop 336 E inside Conroe city limits.

48



**26207 Oak Ridge Dr**  
**Spring, TX 77380**  
**Montgomery County**

Building Type: **Retail/Freestanding**  
 Status: **Built 1968**  
 Building Size: **8,000 SF**  
 Land Area: **1.74 AC**  
 Stories: **1**  
 Expenses: **2012 Tax @ \$1.47/sf**  
 Parking: **12 free Surface Spaces are available; Ratio of 2.31/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **8,000 SF**  
 Max Contig: **6,000 SF**  
 Smallest Space: **2,000 SF**  
 Rent/SF/YR: **\$14.40**  
 % Leased: **0%**

Landlord Rep: RE/MAX The Woodlands / Michael Seder (713) 806-6796 -- 8,000 SF (2,000-6,000 SF)



## Montgomery County Retail

49



**20821 Eva St**  
**Montgomery Trace Center**  
**Montgomery, TX 77356**  
**Montgomery County**

Building Type: **Retail**  
 Status: **Built 2003**  
 Building Size: **57,450 SF**  
 Land Area: **13.74 AC**  
 Stories: **1**  
 Expenses: **2015 Tax @ \$1.26/sf; 2011 Est Ops @ \$1.92/sf**  
 Parking: **520 Surface Spaces are available; Ratio of 5.49/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **7,869 SF**  
 Max Contig: **3,522 SF**  
 Smallest Space: **1,310 SF**  
 Rent/SF/YR: **\$15.00**  
 % Leased: **86.3%**

Landlord Rep: J. Beard Real Estate Company / Jeff Beard, CCIM (281) 367-2220 X102 -- 7,869 SF (1,310-3,522 SF)

A Brookshire Brothers grocery anchored center  
 Located in the heart of Montgomery, TX  
 Great visibility and accessibility to SH 105 and 149  
 Several 2nd generation retail and restaurant space available  
 Conveniently located to Walden, Bentwater, April Sound, La Torretta, Grand Harbor and many other exclusive lakeside communities  
 Less than 1.5 miles from the Montgomery High School campus

50



**15260 Hwy 105 W**  
**Montgomery, TX 77356**  
**Montgomery County**

Building Type: **Retail**  
 Status: **Existing**  
 Building Size: **27,226 SF**  
 Land Area: **-**  
 Stories: **2**  
 Expenses: **2015 Tax @ \$3.20/sf; 2015 Ops @ \$4.28/sf, 2011 Est Ops @ \$3.85/sf**  
 Parking: **240 free Surface Spaces are available; Ratio of 8.82/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **7,776 SF**  
 Max Contig: **2,520 SF**  
 Smallest Space: **1,130 SF**  
 Rent/SF/YR: **\$20.00-\$32.00**  
 % Leased: **75.6%**

Landlord Rep: Gordon Partners / Scott Gordon (713) 961-3330 X12 -- 6,646 SF (1,670-2,520 SF)  
 Sublet Contact: RE/MAX Carlton Woods / Lewis Walker (281) 747-6334 -- 1,130 SF (1,130 SF)

51



**17941 I-45 Fwy**  
**Building 3**  
**Shenandoah, TX 77385**  
**Montgomery County**

Building Type: **Retail/Freestanding**  
 Status: **Built 2006**  
 Building Size: **40,124 SF**  
 Land Area: **15.91 AC**  
 Stories: **1**  
 Expenses: **2011 Tax @ \$1.93/sf, 2012 Est Tax @ \$8.93/sf; 2011 Ops @ \$1.72/sf, 2012 Est Ops @ \$1.72/sf**  
 Parking: **100 free Surface Spaces are available; Ratio of 2.49/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **7,705 SF**  
 Max Contig: **5,116 SF**  
 Smallest Space: **2,589 SF**  
 Rent/SF/YR: **\$14.00-\$25.00**  
 % Leased: **80.8%**

Landlord Rep: The Retail Connection Steven Greenberg (214) 572-8403 Kendall Ibsen (214) 572-8465 -- 7,705 SF (2,589-5,116 SF)

## Montgomery County Retail

52



**26742-26860 I-45 Fwy**  
**Oakridge North Center**  
**Spring, TX 77386**  
**Montgomery County**

Building Type: **Retail**  
 Status: **Built 1974**  
 Building Size: **52,849 SF**  
 Land Area: **7.36 AC**  
 Stories: **1**  
 Expenses: **2015 Tax @ \$0.37/sf, 2012 Est Tax @ \$0.39/sf; 2015 Ops @ \$1.85/sf, 2012 Est Ops @ \$2.25/sf**  
 For Sale: **Not For Sale**

Space Avail: **7,680 SF**  
 Max Contig: **5,380 SF**  
 Smallest Space: **1,500 SF**  
 Rent/SF/YR: **\$23.50**  
 % Leased: **85.5%**

Landlord Rep: Waterman SteeleSydney Dixon (713) 575-3704 -- 7,680 SF (1,500-5,380 SF)

PROPERTY INFORMATION Directly across from Woodlands Town Center/Business District and The Woodlands Mall  
 Highly visible site from IH-45 and the Woodlands Pkwy flyover  
 Large pylon sign available on site  
 Direct access to The Woodlands Town Center via the Robinson Rd exit off IH-45  
 Anchored by the most convenient grocery store to Oak Ridge North and the new iFLY

53



**20555 FM 1488**  
**HillTop Plaza**  
**Magnolia, TX 77355**  
**Montgomery County**

Building Type: **Retail/Freestanding**  
 Status: **Built 2006**  
 Building Size: **9,600 SF**  
 Land Area: **1.92 AC**  
 Stories: **1**  
 Expenses: **2012 Tax @ \$0.90/sf; 2016 Ops @ \$0.28/sf**  
 Parking: **64 free Surface Spaces are available; Ratio of 6.67/1,000 SF**  
 For Sale: **For Sale at \$1,250,000 (\$130.21/SF) - Active**

Space Avail: **7,560 SF**  
 Max Contig: **1,560 SF**  
 Smallest Space: **1,200 SF**  
 Rent/SF/YR: **\$12.00**  
 % Leased: **21.3%**

Sales Company: Lattanzi Arthur M: Mark M. Lattanzi (936) 333-4790

Landlord Rep: Lattanzi Arthur M / M.Mark M. Lattanzi (936) 333-4790 -- 7,560 SF (1,200-1,560 SF)

This 9,600 SF Building is located at 20555 FM 1488 in Magnolia Texas. It is currently 50% Occupied and provides an investor with a great opportunity to acquire a beautiful retail center in a booming area of town. This project also provides an additional development opportunity with a one acre parcel of land in the front of the property available for sale and can be purchased together or separately.

## Montgomery County Retail

54



**1111 League Line Rd**  
**Conroe, TX 77303**  
**Montgomery County**

Building Type: **Retail/Freestanding**  
 Status: **Built 1991**  
 Building Size: **7,530 SF**  
 Land Area: **12.93 AC**  
 Stories: **1**  
 Expenses: **2012 Tax @ \$8.87/sf**  
 Parking: **120 free Surface Spaces are available**  
 For Sale: **Not For Sale**

Space Avail: **7,530 SF**  
 Max Contig: **7,530 SF**  
 Smallest Space: **7,530 SF**  
 Rent/SF/YR: **\$12.00-\$15.60**  
 % Leased: **0%**

Landlord Rep: Craig Realty Group/Kim Shelford (260) 625-5120 -- 7,530 SF (7,530 SF)

55



**15845 Highway 105 W**  
**Montgomery, TX 77356**  
**Montgomery County**

Building Type: **Retail/Freestanding (Strip Ctr)**  
 Status: **Built 1980**  
 Building Size: **15,300 SF**  
 Land Area: **0.64 AC**  
 Stories: **2**  
 Expenses: **2015 Tax @ \$1.44/sf; 2011 Ops @ \$2.66/sf**  
 For Sale: **Not For Sale**

Space Avail: **7,500 SF**  
 Max Contig: **3,500 SF**  
 Smallest Space: **800 SF**  
 Rent/SF/YR: **Withheld**  
 % Leased: **51.0%**

Landlord Rep: ORES Commercial, Omega Real Estate Services, LLC. / Oliver Guerrero (281) 415-5000 -- 7,500 SF (800-3,500 SF)

April View Shopping Center is located on the south side of Lake Conroe on Highway 105 West in Montgomery, Texas, diagonally across from April Sounds, a 1000-acre gated community. This vibrant center is 15,000+ sq. ft. and is flourishing with a great blend of local retail stores.

56



**2230 Buckthorne Pl**  
**Grogan's Mill Village Center**  
**The Woodlands, TX 77380**  
**Montgomery County**

Building Type: **Retail**  
 Status: **Built 1973, Renov 1998**  
 Building Size: **188,651 SF**  
 Land Area: **6.83 AC**  
 Stories: **2**  
 Expenses: **2015 Tax @ \$0.14/sf**  
 Parking: **282 free Surface Spaces are available; Ratio of 4.78/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **7,483 SF**  
 Max Contig: **7,483 SF**  
 Smallest Space: **7,483 SF**  
 Rent/SF/YR: **\$18.50**  
 % Leased: **100%**





Landlord Rep: J. Beard Real Estate Company / Jeff Beard, CCIM (281) 367-2220 X102 -- 7,483 SF (7,483 SF)

Grogan's Mill Village Center is a grocery-anchored (shadow) center with a typical line-up of convenience and neighborhood type operators. In addition, the center includes 6,700 square feet of second story office space. The office component fits in well with the other property uses in the larger center including the Millside Office Building.

The center underwent major renovation in the late 1990's when Albertson's originally opened. They subsequently closed all of their Houston stores and sold their Grogan's Mill building to Randall's, who then put an additional \$1.5 million in the property.

The design and layout of Grogan's Mill Village Center is intended to blend in with the larger center, while a Declarations of Restrictions and Grant of Easement between the different owners will allow shoppers and users to have a seamless experience moving throughout the larger center.

## Montgomery County Retail

|   |   |   |  |   |
|---|---|---|--|---|
| 57  |    | <b>500 W Montgomery St</b><br><b>Willis, TX 77378</b><br><b>Montgomery County</b>                       | Building Type: <b>Retail/Storefront Retail/Office</b><br>Status: <b>Built 2005</b><br>Building Size: <b>14,151 SF</b><br>Land Area: <b>1.55 AC</b><br>Stories: <b>1</b><br>Expenses: <b>2015 Tax @ \$2.05/sf; 2007 Combined Est Tax/Ops @ \$4.25/sf</b><br>Parking: <b>86 free Surface Spaces are available; Ratio of 6.08/1,000 SF</b><br>For Sale: <b>Not For Sale</b> | Space Avail: <b>7,363 SF</b><br>Max Contig: <b>7,363 SF</b><br>Smallest Space: <b>7,363 SF</b><br>Rent/SF/YR: <b>\$21.00</b><br>% Leased: <b>48.0%</b>  |
| Landlord Rep: Amirex Capital Services, LLC / Amir Ahanchian (713) 622-2647 X111 -- 7,363 SF (7,363 SF)  |   |   |  |   |
| 58  |    | <b>1306 W Davis St</b><br><b>Conroe, TX 77304</b><br><b>Montgomery County</b>                           | Building Type: <b>Retail/Freestanding</b><br>Status: <b>Built 2002</b><br>Building Size: <b>60,027 SF</b><br>Land Area: <b>6.90 AC</b><br>Stories: <b>1</b><br>Expenses: <b>2015 Tax @ \$2.05/sf</b><br>Parking: <b>300 free Surface Spaces are available; Ratio of 5.00/1,000 SF</b><br>For Sale: <b>Not For Sale</b>   | Space Avail: <b>6,715 SF</b><br>Max Contig: <b>6,715 SF</b><br>Smallest Space: <b>6,715 SF</b><br>Rent/SF/YR: <b>\$20.00</b><br>% Leased: <b>88.8%</b>  |
| Landlord Rep: Randall Company / Will Randall (832) 725-6607 -- 6,715 SF (6,715 SF)  |   |   |  |   |
| 59  |  | <b>2015-2017 Frazier St</b><br><b>Building B</b><br><b>Conroe, TX 77301</b><br><b>Montgomery County</b> | Building Type: <b>Retail/Freestanding</b><br>Status: <b>Existing</b><br>Building Size: <b>29,542 SF</b><br>Land Area: <b>-</b><br>Stories: <b>1</b><br>Parking: <b>200 free Surface Spaces are available; Ratio of 6.20/1,000 SF</b><br>For Sale: <b>Not For Sale</b>  | Space Avail: <b>6,600 SF</b><br>Max Contig: <b>4,200 SF</b><br>Smallest Space: <b>2,400 SF</b><br>Rent/SF/YR: <b>Withheld</b><br>% Leased: <b>77.7%</b> |
| Landlord Rep: GSN Enterprise / George Naddour (949) 291-4124 -- 6,600 SF (2,400-4,200 SF)   |   |   |  |   |
| 60  |  | <b>635 Rayford Rd</b><br><b>Spring, TX 77386</b><br><b>Montgomery County</b>                            | Building Type: <b>Retail</b><br>Status: <b>Built 2003</b><br>Building Size: <b>12,457 SF</b><br>Land Area: <b>1.21 AC</b><br>Stories: <b>1</b><br>Expenses: <b>2015 Tax @ \$1.81/sf</b><br>For Sale: <b>Not For Sale</b>   | Space Avail: <b>6,462 SF</b><br>Max Contig: <b>4,850 SF</b><br>Smallest Space: <b>1,612 SF</b><br>Rent/SF/YR: <b>Withheld</b><br>% Leased: <b>87.1%</b> |
| Landlord Rep: Four Seasons Development Co., Inc. / Julian Kubeczka (713) 466-7077 -- 1,612 SF (1,612 SF)<br>Sublet Contact: Mohr Partners, Inc / Lance McCarthy (281) 892-1042 -- 4,850 SF (4,850 SF) |   |   |  |   |

# Montgomery County Retail

61



**23741 Highway 59**

**Porter, TX 77365**

**Montgomery County**

Building Type: **Retail**

Status: **Built 1974**

Building Size: **90,142 SF**

Land Area: **17 AC**

Stories: **1**

Expenses: **2016 Combined Tax/Ops @ \$5.85/sf; 2006 Combined Est Tax/Ops @ \$3.29/sf**

Parking: **339 free Surface Spaces are available; Ratio of 5.50/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **6,417 SF**

Max Contig: **5,320 SF**

Smallest Space: **1,097 SF**

Rent/SF/YR: **\$15.00**

% Leased: **94.1%**

Landlord Rep: Newmark Grubb Knight Frank / Lispah Hogan, CCIM (713) 490-9994 / Thomas B. Stockdale (713) 599-5142 -- 6,417 SF (1,097-5,320 SF)

Porterwood Shopping Center is a +/-98,732 sf neighborhood shopping center that is 97.5% occupied including three anchor category tenants: 99¢ Only Stores, CVS and Big Lots, representing 64% of the center's total GLA. The 99¢ Only space (primary lease term through 10/2009) was formerly occupied by an H-E-B Pantry Grocery, and the remainder of the lease term, including option periods, is guaranteed by H-E-B.

The H. E. Butt Grocery Company is Texas' largest private company and the #1 food retailer in South and Central Texas. Porterwood has a total of 18 lease spaces, plus four restaurant pads and a drive-up bank facility. Pad tenants bear full responsibility for the repair/maintenance of their improvements. 89% of Porterwood's total GLA is leased to national/regional tenants, which include the anchor tenants and several of the smaller inline and pad tenants. The center has one vacancy of 2,470 sf.

Porterwood is contiguous to a former Wal-Mart building (owned by others) that has been sub-divided and re-leased to Burke's Outlet, CiCi's Pizza, Dollar General and Texas Tractor Supply. The two projects have an integrated parking field governed by a reciprocal easement agreement.

Leased: 97.5%

89% of center's GLA Leased to national/regional tenants

NOI: \$837,833 Proforma Year Ending September 2006

Asking Price: Submit Offer

Terms: No Debt - Available for new market rate financing

Located at the southeast corner of the U.S. Highway 59 N and FM 1314 intersection, Porterwood Shopping Center is +/-30 miles northeast of the Houston CBD and less than three miles north of the Kingwood /U.S. 59 N exit, in Porter, Texas. Porterwood is six miles north of Humble, the site of northeast Houston's regional retail concentration, including Deerbrook Mall, at FM 1960 and U.S.

Highway 59 N, and immediately north of the fifty-five thousand resident master-planned Kingwood development, a project of Exxon/Friendswood Development Company. A major economic factor is the bedroom community status of the area, facilitated by the superior mobility of the decade long upgrade of U.S. Highway 59 and the access to the Houston economy and job market.

The Kingwood/East Montgomery County area is experiencing a boom in lot development and residential construction as the build out of the massive Kingwood project reaches its completion. Available land north of Kingwood on U.S. 59 N is being assembled for large-scale master-planned community development that will encircle the Porterwood location. Planned residential projects representing over 10,000 lots are scheduled to begin development in 2005.

Tax ID #R143100

## Montgomery County Retail

62



**27326 Robinson Rd**  
**Robinson Road Center**  
**The Woodlands, TX 77385**  
**Montgomery County**

Building Type: **Retail/(Neighborhood Ctr)**  
 Status: **Built 1982**  
 Building Size: **54,000 SF**  
 Land Area: **7.54 AC**  
 Stories: **1**  
 Expenses: **2015 Tax @ \$1.48/sf**  
 Parking: **Free Surface Spaces**  
 For Sale: **Not For Sale**

Space Avail: **6,382 SF**  
 Max Contig: **3,200 SF**  
 Smallest Space: **1,250 SF**  
 Rent/SF/YR: **\$9.60-\$15.00**  
 % Leased: **88.2%**

Landlord Rep: Greater Houston Group / Jerry Ashmore (281) 469-0092 X3 / Jake Ashmore (281) 469-0092 / Jared Ashmore (281) 469-0092 -- 6,382 SF (1,250-3,200 SF)

### Description

Retail center across from Woodlands. Great for retailer who does not want to pay expensive Woodlands area rate. Highly active business center just east of I-45 on Robinson Road. Located in the heart of the active Woodlands area. One quarter mile east of I-45. Lies within the City of Oakridge.

63



**8000 Highway 242**  
**Conroe, TX 77385**  
**Montgomery County**

Building Type: **Retail/Freestanding**  
 Status: **Built 2007**  
 Building Size: **41,896 SF**  
 Land Area: **5.50 AC**  
 Stories: **1**  
 Expenses: **2012 Tax @ \$2.73/sf; 2008 Ops @ \$3.24/sf**  
 Parking: **Free Surface Spaces; Ratio of 5.00/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **6,116 SF**  
 Max Contig: **1,875 SF**  
 Smallest Space: **1,240 SF**  
 Rent/SF/YR: **Withheld**  
 % Leased: **85.4%**

Landlord Rep: Colliers International / Kim Lenardson (713) 830-2186 -- 6,116 SF (1,240-1,875 SF)

This property has all of the benefits of being in the heart of The Woodlands without the restrictions that The Woodlands imposes on their property owners. There is a 75 foot pole sign that can be easily seen from I-45 and Highway 242. The property has great frontage along Highway 242 and easy access from either I-45 or Highway 242.

The population of the area is over 27,000 within a three mile radius and the average household income exceeds \$101,000 a year. In addition the population base is expected to grow by more than 35 percent over the next five years.

There is a major regional hospital across I-45 as well as a Wal-Mart Supercenter. Other area retailers include Home Depot, Charming Charlie's, Taco Cabana and others. This property should be a strong performer for many years to come.

64



**7990 Hwy 242**  
**Conroe, TX 77385**  
**Montgomery County**




Building Type: **Retail/Freestanding**  
 Status: **Built 2005**  
 Building Size: **13,261 SF**  
 Land Area: **4.32 AC**  
 Stories: **1**  
 Expenses: **2012 Tax @ \$8.64/sf; 2011 Ops @ \$2.45/sf**  
 Parking: **90 free Surface Spaces are available; Ratio of 6.66/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **6,100 SF**  
 Max Contig: **6,100 SF**  
 Smallest Space: **6,100 SF**  
 Rent/SF/YR: **Withheld**  
 % Leased: **54.0%**

Landlord Rep: Colliers International / Kim Lenardson (713) 830-2186 -- 6,100 SF (6,100 SF)

Excellent access & visibility from HWY 242 and I-45. Located across from Wal-Mart, Lowes and St. Luke

## Montgomery County Retail

|  |   |  |   |   |
|--|---|--|---|---|
| 65   |    | <b>463 FM 1488 Rd</b><br><b>Pine Forest Plaza</b><br><b>Conroe, TX 77384</b><br><b>Montgomery County</b> | Building Type: <b>Retail/Freestanding</b><br>Status: <b>Proposed, breaks ground Sep 2016</b><br>Building Size: <b>6,400 SF</b><br>Land Area: -<br>Stories: <b>1</b><br>For Sale: <b>Not For Sale</b>  | Space Avail: <b>6,000 SF</b><br>Max Contig: <b>1,500 SF</b><br>Smallest Space: <b>1,500 SF</b><br>Rent/SF/YR: <b>\$21.00</b><br>% Leased: <b>6.3%</b>       |
| Landlord Rep: SVN / Rick Byers (832) 725-3040 -- 6,000 SF (1,500 SF)   |   |  |   |   |
| 66   |    | <b>990 Rayford Rd</b><br><b>Spring, TX 77386</b><br><b>Montgomery County</b>                             | Building Type: <b>Retail</b><br>Status: <b>Built 1985</b><br>Building Size: <b>21,636 SF</b><br>Land Area: <b>1.86 AC</b><br>Stories: <b>1</b><br>Expenses: <b>2015 Tax @ \$1.42/sf; 2013 Est Ops @ \$3.00/sf</b><br>Parking: <b>120 free Surface Spaces are available; Ratio of 5.55/1,000 SF</b><br>For Sale: <b>Not For Sale</b> | Space Avail: <b>6,000 SF</b><br>Max Contig: <b>3,000 SF</b><br>Smallest Space: <b>1,500 SF</b><br>Rent/SF/YR: <b>\$15.00</b><br>% Leased: <b>72.3%</b>      |
| Landlord Rep: Kantha and Prabhakara Reddy / Kantha Reddy (713) 992-1814 -- 6,000 SF (1,500-3,000 SF)   |   |  |   |   |
| Description<br>HIGH TRAFFIC AREA OF RAYFORD RD. EXISTING TENENTS ARE CLEANERS, FITNESS TRAINER, INSURENCE & MEXICAN RESTURANT. INTERSECTION OF I-45 & RAYFORD. CONVINENT ACCESS TO I-45 & HARDY TOLL RD. GREAT PLACE FOR ANY BUSINESS. |   |  |   |   |
| 67   |  | <b>5601 FM 1488 Rd</b><br><b>Magnolia, TX 77354</b><br><b>Montgomery County</b>                          | Building Type: <b>Retail</b><br>Status: <b>Proposed, breaks ground Sep 2016</b><br>Building Size: <b>5,800 SF</b><br>Land Area: <b>1.02 AC</b><br>Stories: <b>1</b><br>For Sale: <b>Not For Sale</b>  | Space Avail: <b>5,800 SF</b><br>Max Contig: <b>5,800 SF</b><br>Smallest Space: <b>5,800 SF</b><br>Rent/SF/YR: <b>\$25.00-\$30.00</b><br>% Leased: <b>0%</b> |
| Landlord Rep: KW Commercial Texas Gulf / Carlson Lindberg (713) 461-9393 -- 5,800 SF (5,800 SF)  |   |  |   |   |







## Montgomery County Retail




|  |   |  |  |   |
|--|---|--|--|---|
| 68   |    | <b>463 FM 1488 Rd</b><br><b>Pine Forest Plaza</b><br><b>Conroe, TX 77384</b><br><b>Montgomery County</b> | Building Type: <b>Retail/Freestanding</b><br>Status: <b>Built 2008</b><br>Building Size: <b>18,000 SF</b><br>Land Area: <b>2.50 AC</b><br>Stories: <b>1</b><br>Expenses: <b>2015 Tax @ \$3.20/sf</b><br>Parking: <b>160 free Surface Spaces are available; Ratio of 8.89/1,000 SF</b><br>For Sale: <b>Not For Sale</b>                                     | Space Avail: <b>5,760 SF</b><br>Max Contig: <b>5,760 SF</b><br>Smallest Space: <b>5,760 SF</b><br>Rent/SF/YR: <b>\$21.00</b><br>% Leased: <b>100%</b> |
| Landlord Rep: SVN / Bob Meek (281) 794-4180 / Rick Byers (832) 725-3040 -- 5,760 SF (5,760 SF)     |   |  | PIN R340514  |   |
| 69   |    | <b>Us 59 &amp; Grand Pky</b><br><b>Tract 36</b><br><b>Porter, TX 77365</b><br><b>Montgomery County</b>   | Building Type: <b>Retail/Freestanding</b><br>Status: <b>Proposed, breaks ground Jul 2016</b><br>Building Size: <b>5,620 SF</b><br>Land Area: <b>1.33 AC</b><br>Stories: <b>1</b><br>Expenses: <b>2012 Tax @ \$0.28/sf</b><br>Parking: <b>32 Surface Spaces are available; Ratio of 5.69/1,000 SF</b><br>For Sale: <b>Not For Sale</b>                      | Space Avail: <b>5,620 SF</b><br>Max Contig: <b>5,620 SF</b><br>Smallest Space: <b>5,620 SF</b><br>Rent/SF/YR: <b>Withheld</b><br>% Leased: <b>0%</b>  |
| Landlord Rep: Capital Retail Properties / Eric Walker (281) 816-6550 X5 -- 5,620 SF (5,620 SF)     |   |  |  |   |
| 70   |  | <b>5814 FM 1488 Rd</b><br><b>Magnolia, TX 77354</b><br><b>Montgomery County</b>                          | Building Type: <b>Retail</b><br>Status: <b>Existing</b><br>Building Size: <b>5,600 SF</b><br>Land Area: <b>0.46 AC</b><br>Stories: <b>-</b><br>Expenses: <b>2015 Tax @ \$0.88/sf</b><br>For Sale: <b>Not For Sale</b>  | Space Avail: <b>5,600 SF</b><br>Max Contig: <b>5,600 SF</b><br>Smallest Space: <b>5,600 SF</b><br>Rent/SF/YR: <b>\$12.44</b><br>% Leased: <b>0%</b>   |
| Landlord Rep: Toni Sharretts Realty / Toni Sharretts (281) 827-7749 -- 5,600 SF (5,600 SF)         |   |  |  |   |
| 71   |  | <b>1490 Research Forest Dr</b><br><b>Spring, TX 77381</b><br><b>Montgomery County</b>                    | Building Type: <b>Retail/Freestanding</b><br>Status: <b>Built Sep 2011</b><br>Building Size: <b>5,412 SF</b><br>Land Area: <b>1.03 AC</b><br>Stories: <b>1</b><br>Expenses: <b>2012 Tax @ \$4.12/sf</b><br>Parking: <b>36 free Surface Spaces are available; Ratio of 6.65/1,000 SF</b><br>For Sale: <b>For Sale at \$2,725,250 (\$503.56/SF) - Active</b> | Space Avail: <b>5,412 SF</b><br>Max Contig: <b>5,412 SF</b><br>Smallest Space: <b>5,412 SF</b><br>Rent/SF/YR: <b>\$32.00</b><br>% Leased: <b>0%</b>   |
| Sales Company: Cypressbrook Company: Jodi Sharp (281) 364-1777, Denise Ksiazek (281) 364-1777 X230 |   |  |  |   |
| Landlord Rep: Cypressbrook Company / Denise Ksiazek (281) 364-1777 X230 -- 5,412 SF (5,412 SF)     |   |  |  |   |



## Montgomery County Retail

|   |   |  |  |   |
|---|---|--|--|---|
| 72  |    | <b>6777 Woodlands Pky</b><br><b>Building 2</b><br><b>The Woodlands, TX 77382</b><br><b>Montgomery County</b>       | Building Type: <b>Retail</b><br>Status: <b>Built 2004</b><br>Building Size: <b>21,370 SF</b><br>Land Area: <b>3.05 AC</b><br>Stories: <b>1</b><br>Expenses: <b>2014 Tax @ \$3.43/sf</b><br>Parking: <b>95 free Surface Spaces are available; Ratio of 5.03/1,000 SF</b><br>For Sale: <b>Not For Sale</b> | Space Avail: <b>5,400 SF</b><br>Max Contig: <b>5,400 SF</b><br>Smallest Space: <b>5,400 SF</b><br>Rent/SF/YR: <b>Withheld</b><br>% Leased: <b>74.7%</b> |
| Landlord Rep: Regency Centers / Vanessa Barfuss (713) 599-3500 -- 5,400 SF (5,400 SF)   |   |  |  |   |
| 73  |    | <b>2455 Research Forest Dr</b><br><b>Building R1</b><br><b>The Woodlands, TX 77381</b><br><b>Montgomery County</b> | Building Type: <b>Retail/Freestanding</b><br>Status: <b>Built Aug 2014</b><br>Building Size: <b>5,014 SF</b><br>Land Area: <b>55.90 AC</b><br>Stories: <b>1</b><br>Expenses: <b>2012 Tax @ \$118.98/sf</b><br>For Sale: <b>Not For Sale</b>  | Space Avail: <b>5,014 SF</b><br>Max Contig: <b>5,014 SF</b><br>Smallest Space: <b>5,014 SF</b><br>Rent/SF/YR: <b>Withheld</b><br>% Leased: <b>0%</b>    |
| Landlord Rep: Warmack Investments / James Warmack (719) 540-6394 -- 5,014 SF (5,014 SF)   |   |  |  |   |
| 74  |  | <b>200 S Danville St</b><br><b>Willis, TX 77378</b><br><b>Montgomery County</b>                                    | Building Type: <b>Retail</b><br>Status: <b>Existing</b><br>Building Size: <b>8,582 SF</b><br>Land Area: <b>0.45 AC</b><br>Stories: <b>1</b><br>Expenses: <b>2015 Tax @ \$1.78/sf</b><br>For Sale: <b>Not For Sale</b>  | Space Avail: <b>5,000 SF</b><br>Max Contig: <b>5,000 SF</b><br>Smallest Space: <b>5,000 SF</b><br>Rent/SF/YR: <b>\$12.00</b><br>% Leased: <b>41.7%</b>  |
| Landlord Rep: The Marion Franke Team / Marion Franke Commercial Department (936) 647-4407 / Robert Graham (936) 647-4373 -- 5,000 SF (5,000 SF) |   |  |  |   |
| 75  |  | <b>2942 I-45 Fwy N</b><br><b>Conroe, TX 77303</b><br><b>Montgomery County</b>                                      | Building Type: <b>Retail</b><br>Status: <b>Proposed, breaks ground Jan 2017</b><br>Building Size: <b>5,000 SF</b><br>Land Area: <b>0.88 AC</b><br>Stories: <b>1</b><br>For Sale: <b>Not For Sale</b>   | Space Avail: <b>5,000 SF</b><br>Max Contig: <b>5,000 SF</b><br>Smallest Space: <b>5,000 SF</b><br>Rent/SF/YR: <b>Withheld</b><br>% Leased: <b>0%</b>    |
| Landlord Rep: Kimco Realty Corporation / Sarah Ellis (832) 242-6913 X4 -- 5,000 SF (5,000 SF)   |   |  |  |   |

## Montgomery County Retail

|  |   |   |   |
|--|---|---|---|
| 76   |    | <b>US 59 &amp; Grand Pky</b><br><b>Tract 50</b><br><b>Porter, TX 77365</b><br><b>Montgomery County</b>      | Building Type: <b>Retail/Freestanding</b><br>Status: <b>Under Construction, delivers Dec 2016</b><br>Building Size: <b>5,000 SF</b><br>Land Area: <b>0.77 AC</b><br>Stories: <b>1</b><br>Expenses: <b>2012 Tax @ \$0.32/sf</b><br>Parking: <b>46 Surface Spaces are available; Ratio of 9.20/1,000 SF</b><br>For Sale: <b>Not For Sale</b><br><br>Space Avail: <b>5,000 SF</b><br>Max Contig: <b>5,000 SF</b><br>Smallest Space: <b>5,000 SF</b><br>Rent/SF/YR: <b>Withheld</b><br>% Leased: <b>0%</b>  |
| Landlord Rep: Capital Retail Properties / Eric Walker (281) 816-6550 X5 -- 5,000 SF (5,000 SF) |   |   |   |
| 77   |    | <b>US 59 &amp; Grand Pky</b><br><b>Tract 50</b><br><b>Porter, TX 77365</b><br><b>Montgomery County</b>      | Building Type: <b>Retail/Freestanding</b><br>Status: <b>Under Construction, delivers Oct 2016</b><br>Building Size: <b>4,950 SF</b><br>Land Area: <b>0.77 AC</b><br>Stories: <b>1</b><br>Expenses: <b>2012 Tax @ \$0.32/sf</b><br>Parking: <b>46 Surface Spaces are available; Ratio of 9.29/1,000 SF</b><br>For Sale: <b>Not For Sale</b><br><br>Space Avail: <b>4,950 SF</b><br>Max Contig: <b>4,950 SF</b><br>Smallest Space: <b>4,950 SF</b><br>Rent/SF/YR: <b>Withheld</b><br>% Leased: <b>0%</b>  |
| Landlord Rep: Capital Retail Properties / Eric Walker (281) 816-6550 X5 -- 4,950 SF (4,950 SF) |   |   |   |
| 78   |  | <b>13080 Tx-105</b><br><b>Main Building (Bldg 1)</b><br><b>Conroe, TX 77304</b><br><b>Montgomery County</b> | Building Type: <b>Retail</b><br>Status: <b>Built 1979</b><br>Building Size: <b>29,513 SF</b><br>Land Area: <b>2.90 AC</b><br>Stories: <b>1</b><br>Expenses: <b>2016 Tax @ \$1.48/sf, 2012 Est Tax @ \$1.74/sf; 2010 Ops @ \$3.72/sf, 2016 Est Ops @ \$2.02/sf</b><br>Parking: <b>120 free Surface Spaces are available; Ratio of 4.70/1,000 SF</b><br>For Sale: <b>Not For Sale</b><br><br>Space Avail: <b>4,915 SF</b><br>Max Contig: <b>3,665 SF</b><br>Smallest Space: <b>1,250 SF</b><br>Rent/SF/YR: <b>\$15.00-\$20.00</b><br>% Leased: <b>83.4%</b> |
| Landlord Rep: Realty Associates / Tully Dunlap (713) 464-5656 -- 4,915 SF (1,250-3,665 SF)     |   |   |   |

A 39,250 s.f. shopping center built in 2006. Other tenants include First Community Bank, Ruth Stultz Real Estate, Debbys Fine Dining, Lynn Marie's Day Spa and All Floors & More.

## Montgomery County Retail

79



**18001 W Highway 105**  
**Montgomery, TX 77356**  
**Montgomery County**

Building Type: **Retail/Storefront Retail/Office** Space Avail: **4,900 SF**  
 Status: **Built 2008** Max Contig: **3,100 SF**  
 Building Size: **30,000 SF** Smallest Space: **1,800 SF**  
 Land Area: **2.94 AC** Rent/SF/YR: **\$18.00**  
 Stories: **2** % Leased: **83.7%**  
 Expenses: **2012 Tax @ \$2.29/sf**  
 Parking: **60 free Surface Spaces are available; Ratio of 2.00/1,000 SF**  
 For Sale: **Not For Sale**

Landlord Rep: Blue Heron Bay Corp / Douglas Joslyn (936) 448-6433 -- 4,900 SF (1,800-3,100 SF)

80



**3091 College Park Dr**  
**College Park Plaza Shopping Center I**  
**The Woodlands, TX 77384**  
**Montgomery County**  
**W of hospital near SWC I-45/242**

Building Type: **Retail** Space Avail: **4,800 SF**  
 Status: **Built Apr 2004** Max Contig: **3,200 SF**  
 Building Size: **70,277 SF** Smallest Space: **1,600 SF**  
 Land Area: **9.19 AC** Rent/SF/YR: **\$27.25**  
 Stories: **1** % Leased: **93.2%**  
 Expenses: **2015 Tax @ \$4.68/sf**  
 Parking: **480 free Surface Spaces are available; Ratio of 6.83/1,000 SF**  
 For Sale: **Not For Sale**

Landlord Rep: J. Beard Real Estate Company / Jeff Beard, CCIM (281) 367-2220 X102 -- 4,800 SF (1,600-3,200 SF)

01/21: HSM Equity Partners, Inc., purchased the building from College Park Partners, L.P. Trammell Crow Company represented the seller.

81







**11133 I-45 Fwy N**  
**Units 220-270**  
**Conroe, TX 77302**  
**Montgomery County**  
**SEC Creighton Rd & I-45**

Building Type: **Retail** Space Avail: **4,800 SF**  
 Status: **Existing** Max Contig: **4,800 SF**  
 Building Size: **8,677 SF** Smallest Space: **4,800 SF**  
 Land Area: **-** Rent/SF/YR: **\$15.00**  
 Stories: **1** % Leased: **44.7%**  
 Parking: **60 free Surface Spaces are available; Ratio of 6.67/1,000 SF**  
 For Sale: **Not For Sale**

Landlord Rep: Interra Properties LLC/Jared Dubin (713) 574-9900 -- 4,800 SF (4,800 SF)

## Montgomery County Retail

|  |   |  |   |  |
|--|---|--|---|--|
| 82   |    | <b>3545 Rayford Rd</b><br><b>Spring, TX 77386</b><br><b>Montgomery County</b>  | Building Type: <b>Retail</b><br>Status: <b>Built May 2016</b><br>Building Size: <b>37,500 SF</b><br>Land Area: <b>4.61 AC</b><br>Stories: -<br>Expenses: <b>2015 Tax @ \$1.49/sf</b><br>For Sale: <b>Not For Sale</b>   | Space Avail: <b>4,763 SF</b><br>Max Contig: <b>4,763 SF</b><br>Smallest Space: <b>1,000 SF</b><br>Rent/SF/YR: <b>\$32.00</b><br>% Leased: <b>87.3%</b> |
| Landlord Rep: Realty 1 Partners / Jeff Goldberg (832) 847-4005 -- 4,763 SF (1,000-4,763 SF)  |   |  |   |  |
| 83   |    | <b>9595 Six Pines Rd</b><br><b>Building 15 H-E-B Grocery</b><br><b>The Woodlands, TX 77380</b><br><b>Montgomery County</b> | Building Type: <b>Retail/Freestanding</b><br>Status: <b>Built Oct 2005</b><br>Building Size: <b>87,336 SF</b><br>Land Area: <b>14.51 AC</b><br>Stories: <b>1</b><br>Expenses: <b>2012 Tax @ \$3.05/sf</b><br>Parking: <b>300 free Surface Spaces are available; Ratio of 4.00/1,000 SF</b><br>For Sale: <b>Not For Sale</b> | Space Avail: <b>4,736 SF</b><br>Max Contig: <b>4,736 SF</b><br>Smallest Space: <b>4,736 SF</b><br>Rent/SF/YR: <b>\$55.00</b><br>% Leased: <b>100%</b>  |
| Landlord Rep: Trademark Property Co / Les Garrett (817) 639-2706 X164<br>Sublet Contact: CBRE / Weldon Martin (713) 881-0917 -- 4,736 SF (4,736 SF)                          |   |  |   |  |
| This building was awarded an Energy Star label in 2008 for its operating efficiency.   |   |  |   |  |
| 84   |  | <b>1712 N Frazier St</b><br><b>Conroe, TX 77301</b><br><b>Montgomery County</b>  | Building Type: <b>Retail/Freestanding</b><br>Status: <b>Built 1985</b><br>Building Size: <b>60,000 SF</b><br>Land Area: <b>0.07 AC</b><br>Stories: <b>2</b><br>Expenses: <b>2015 Tax @ \$0.02/sf</b><br>Parking: <b>200 Surface Spaces are available; Ratio of 3.33/1,000 SF</b><br>For Sale: <b>Not For Sale</b>           | Space Avail: <b>4,500 SF</b><br>Max Contig: <b>2,000 SF</b><br>Smallest Space: <b>500 SF</b><br>Rent/SF/YR: <b>Withheld</b><br>% Leased: <b>96.7%</b>  |
| Landlord Rep: GSN Enterprise / George Naddour (949) 291-4124 -- 4,500 SF (500-2,000 SF)  |   |  |   |  |
| 85   |  | <b>12947 Lake Conroe Hills Dr</b><br><b>Willis, TX 77318</b><br><b>Montgomery County</b>                                   | Building Type: <b>Retail</b><br>Status: <b>Built 1995</b><br>Building Size: <b>10,000 SF</b><br>Land Area: <b>1.59 AC</b><br>Stories: <b>2</b><br>Expenses: <b>2012 Tax @ \$1.97/sf</b><br>For Sale: <b>For Sale at \$1,825,000 as part of a portfolio of 2 properties - Under Contract</b>                                 | Space Avail: <b>4,500 SF</b><br>Max Contig: <b>4,500 SF</b><br>Smallest Space: <b>4,500 SF</b><br>Rent/SF/YR: <b>\$13.32</b><br>% Leased: <b>55.0%</b> |
| Sales Company: Allstar Commercial Properties: Bryan Anthony (936) 537-5460<br>Landlord Rep: Allstar Commercial PropertiesBryan Anthony (936) 537-5460 -- 4,500 SF (4,500 SF) |   |  |   |  |

## Montgomery County Retail

86



**1336 League Line Rd**  
**Conroe, TX 77304**  
**Montgomery County**

Building Type: **Retail/Storefront Retail/Office**  
 Status: **Built 2015**  
 Building Size: **12,090 SF**  
 Land Area: **1.54 AC**  
 Stories: **1**  
 Expenses: **2015 Tax @ \$1.92/sf**  
 Parking: **Ratio of 5.00/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **4,418 SF**  
 Max Contig: **4,418 SF**  
 Smallest Space: **2,000 SF**  
 Rent/SF/YR: **\$28.00**  
 % Leased: **63.5%**

Landlord Rep: Cypressbrook Company / Denise Ksiazek (281) 364-1777 X230 -- 4,418 SF (2,000-4,418 SF)

Great visibility! Located on the Northwest corner of League Line Rd and I-45 on the north side of Conroe, near new retail developments including J C Penney, Kohl's, Petco, Ross and TJ Maxx. Close to Jack in the Box, McDonalds, Wendy's, Cracker Barrel and Outlets at Conroe. Conroe ranked one of the Top 10 Fastest Growing U. S. Cities.

87



**314 Sawdust Rd**  
**Picasso Village**  
**Spring, TX 77380**  
**Montgomery County**

Building Type: **Retail/Freestanding**  
 Status: **Built 2005**  
 Building Size: **45,780 SF**  
 Land Area: **3.33 AC**  
 Stories: **2**  
 Expenses: **2015 Tax @ \$3.26/sf; 2007 Combined Est Tax/Ops @ \$5.45/sf**  
 Parking: **80 free Surface Spaces are available; Ratio of 1.75/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **4,400 SF**  
 Max Contig: **2,300 SF**  
 Smallest Space: **2,100 SF**  
 Rent/SF/YR: **\$28.00**  
 % Leased: **90.4%**

Landlord Rep: Commercial Regional Properties of Texas / Lisa Haynes (713) 228-1913 X702 -- 4,400 SF (2,100-2,300 SF)

88



**401 College St**  
**Kemifer Atrium**  
**Montgomery, TX 77356**  
**Montgomery County**

Building Type: **Retail/Storefront Retail/Office**  
 Status: **Built 2015**  
 Building Size: **10,800 SF**  
 Land Area: **0.24 AC**  
 Stories: **2**  
 Expenses: **2015 Tax @ \$0.65/sf**  
 Parking: **Free Surface Spaces; 10 Covered Spaces @ \$50.00/mo; Ratio of 0.92/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **4,269 SF**  
 Max Contig: **1,500 SF**  
 Smallest Space: **150 SF**  
 Rent/SF/YR: **\$17.35-\$17.40**  
 % Leased: **60.5%**

Landlord Rep: Kevin D Barnes / D.Kevin D. Barnes (936) 827-1485 -- 4,269 SF (150-1,500 SF)

## Montgomery County Retail

89



**27500-27708 N I-45 N**

**Bldg C**

**Conroe, TX 77385**

**Montgomery County**

Building Type: **Retail**

Status: **Built 1974, Renov 1995**

Building Size: **94,633 SF**

Land Area: **20 AC**

Stories: **1**

Expenses: **2013 Tax @ \$1.96/sf, 2012 Est Tax @ \$1.96/sf; 2013 Ops @ \$3.75/sf, 2012 Est Ops @ \$2.93/sf**

Parking: **220 free Surface Spaces are available; Ratio of 2.14/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **4,251 SF**

Max Contig: **2,750 SF**

Smallest Space: **1,501 SF**

Rent/SF/YR: **\$18.00**

% Leased: **98.4%**

Landlord Rep: Wulfe & Co. / Katherine Wildman (713) 621-1220 -- 1,501 SF (1,501 SF)

Sublet Contact: Susan Scruggs / Susan Scruggs (713) 208-8054 -- 2,750 SF (2,750 SF)

90



**700-733 W Davis St**

**Conroe Center**

**Conroe, TX 77301**

**Montgomery County**

**Conroe**

Building Type: **Retail**

Status: **Built 1968**

Building Size: **74,807 SF**

Land Area: **5.95 AC**

Stories: **1**

Expenses: **2015 Tax @ \$1.07/sf; 2011 Ops @ \$1.38/sf**

Parking: **300 free Surface Spaces are available; Ratio of 4.01/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **4,057 SF**

Max Contig: **2,705 SF**

Smallest Space: **1,352 SF**

Rent/SF/YR: **\$10.80**

% Leased: **94.6%**

Landlord Rep: Petereit Properties Inc / Julie Russell (281) 370-7062 / Christine Egan (281) 370-7062 -- 4,057 SF (1,352-2,705 SF)

### Description

This dynamic location with high visibility on Highway 105, a major traffic artery, is just west of downtown Conroe and 1/2 mile from I-45 North. This well established retail center, with a diverse tenant mix, is anchored by Dollar General.

The center is located in an active and established area of Montgomery County, one of the fastest growing counties in Texas.

91



**9994 FM 1097**

**Garrett Center**

**Willis, TX 77318**

**Montgomery County**

Building Type: **Retail**

Status: **Built Jul 2008**

Building Size: **8,528 SF**

Land Area: **1.29 AC**

Stories: **1**

Expenses: **2015 Tax @ \$1.89/sf; 2010 Ops @ \$5.18/sf**

Parking: **61 free Surface Spaces are available; Ratio of 4.14/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **4,050 SF**

Max Contig: **4,050 SF**

Smallest Space: **900 SF**

Rent/SF/YR: **\$14.40**

% Leased: **52.5%**

Landlord Rep: Century 21 Hardee-Team Realty / Randy Summers (281) 793-6892 -- 4,050 SF (900-2,025 SF)





### Description

1st GENERATION PROFESSIONAL CENTER ANCHORED BY A WELL ESTABLISHED & VERY POPULAR VETERINARIAN PRACTICE. KROGER'S HAS JUST COMPLETED A KROGER MARKET PLACE AND THE AREA IS BOOMING. FM 1097 IS THE GATEWAY TO LAKE CONROE ON THE NORTHSIDE AND IS JUST 2 MILES DOWN FM 1097 (BENTWATER DR). THIS CENTER IS ALSO IN THE CITY LIMITS OF THE TOWN OF WILLIS WITH ALL THE CITY SERVICES.

IH-45 NORTH EXIT FM 1097 (BENTWATER DR) TURN WEST TO PROPERTY 1/2 MILE PAST KROGER MARKET PLACE ON THE RIGHT.



## Montgomery County Retail

|  |   |  |   |  |
|--|---|--|---|--|
| 92   |    | <b>3500 W Davis St</b><br><b>Resource Place</b><br><b>Conroe, TX 77304</b><br><b>Montgomery County</b>                 | Building Type: <b>Retail/(Neighborhood Ctr)</b><br>Status: <b>Built 1984</b><br>Building Size: <b>30,000 SF</b><br>Land Area: <b>7.41 AC</b><br>Stories: <b>1</b><br>Expenses: <b>2015 Tax @ \$1.42/sf</b><br>Parking: <b>225 free Surface Spaces are available; Ratio of 7.50/1,000 SF</b><br>For Sale: <b>Not For Sale</b>  | Space Avail: <b>4,000 SF</b><br>Max Contig: <b>4,000 SF</b><br>Smallest Space: <b>4,000 SF</b><br>Rent/SF/YR: <b>\$18.00</b><br>% Leased: <b>86.7%</b> |
| Landlord Rep: Foldetta Commercial / Dan Vertrees (281) 466-2880 X4 -- 4,000 SF (4,000 SF)                |   |  |   |  |
| 93   |    | <b>529 N Frazier St</b><br><b>Conroe, TX 77301</b><br><b>Montgomery County</b>   | Building Type: <b>Retail/Freestanding</b><br>Status: <b>Built 1968</b><br>Building Size: <b>4,000 SF</b><br>Land Area: <b>0.20 AC</b><br>Stories: <b>1</b><br>Expenses: <b>2015 Tax @ \$0.60/sf</b><br>Parking: <b>25 free Surface Spaces are available; Ratio of 7.64/1,000 SF</b><br>For Sale: <b>Not For Sale</b>  | Space Avail: <b>4,000 SF</b><br>Max Contig: <b>4,000 SF</b><br>Smallest Space: <b>4,000 SF</b><br>Rent/SF/YR: <b>Withheld</b><br>% Leased: <b>0%</b>   |
| Landlord Rep: Owen Properties / Janice Green (936) 539-5600 -- 4,000 SF (4,000 SF)                       |   |  |   |  |
| 94   |  | <b>27820-27870 N I-45 Fwy</b><br><b>Wood Ridge Plaza Bldg B</b><br><b>Conroe, TX 77385</b><br><b>Montgomery County</b> | Building Type: <b>Retail</b><br>Status: <b>Built 2002</b><br>Building Size: <b>49,209 SF</b><br>Land Area: <b>6.06 AC</b><br>Stories: <b>1</b><br>Expenses: <b>2013 Tax @ \$4.12/sf, 2012 Est Tax @ \$2.74/sf; 2013 Ops @ \$3.89/sf, 2012 Est Ops @ \$4.12/sf</b><br>Parking: <b>146 free Surface Spaces are available; Ratio of 1.95/1,000 SF</b><br>For Sale: <b>Not For Sale</b> | Space Avail: <b>3,978 SF</b><br>Max Contig: <b>3,978 SF</b><br>Smallest Space: <b>615 SF</b><br>Rent/SF/YR: <b>Withheld</b><br>% Leased: <b>91.9%</b>  |
| Landlord Rep: Wulfe & Co. / Katherine Wildman (713) 621-1220 -- 3,978 SF (615-3,363 SF)                  |   |  |   |  |
| 95   |  | <b>2626 Research Forest Dr</b><br><b>The Woodlands, TX 77381</b><br><b>Montgomery County</b>                           | Building Type: <b>Retail/Freestanding</b><br>Status: <b>Built 2002</b><br>Building Size: <b>8,400 SF</b><br>Land Area: <b>2.14 AC</b><br>Stories: <b>1</b><br>Expenses: <b>2015 Tax @ \$4.80/sf</b><br>Parking: <b>30 free Surface Spaces are available; Ratio of 3.57/1,000 SF</b><br>For Sale: <b>For Sale - Active</b>   | Space Avail: <b>3,900 SF</b><br>Max Contig: <b>3,900 SF</b><br>Smallest Space: <b>3,900 SF</b><br>Rent/SF/YR: <b>\$29.50</b><br>% Leased: <b>53.6%</b> |
| Sales Company: J. Beard Real Estate Company; Jeff Beard, CCIM (281) 367-2220 X102                        |   |  |   |  |
| Landlord Rep: J. Beard Real Estate Company / Jeff Beard, CCIM (281) 367-2220 X102 -- 3,900 SF (3,900 SF) |   |  |   |  |

## Montgomery County Retail

96



**202 Sawdust Rd**  
**Spring, TX 77380**  
**Montgomery County**

Building Type: **Retail/Storefront**  
 Status: **Built 1981**  
 Building Size: **26,560 SF**  
 Land Area: **1.80 AC**  
 Stories: **1**  
 Expenses: **2012 Tax @ \$1.45/sf; 2010 Ops @ \$3.54/sf**  
 Parking: **95 Surface Spaces are available; Ratio of 3.58/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **3,855 SF**  
 Max Contig: **2,870 SF**  
 Smallest Space: **985 SF**  
 Rent/SF/YR: **\$18.00**  
 % Leased: **96.3%**

Landlord Rep: Moseley Commercial Real Estate, Inc / Kayla Holley (713) 522-4646 X3 / Beatrice Naranjo (713) 522-4646 / Todd Moseley (713) 522-4646 -- 3,855 SF (985-2,870 SF)

Property is located Northwest of Houston in the Spring area on the Northwest corner of Sawdust and Borough.

DEMOGRAPHICS    1 Mile   2 Mile   3 Mile  
 2006 Population    9,095   28,267   43,778  
 2006 Households    3,678   11,041   16,401  
 2006 Est Avg HH Inc \$68,888 \$81,294 \$89,677

### TRAFFIC COUNT

Borough Park North of Sawdust 5,600 cpd  
 Sawdust West of Borough Park 14,200 cpd  
 Sawdust East of Borough Park 41,380 cpd

97



**2576 I-45**  
**Conroe, TX 77304**  
**Montgomery County**

Building Type: **Retail**  
 Status: **Proposed, breaks ground Jun 2017**  
 Building Size: **3,850 SF**  
 Land Area: **-**  
 Stories: **1**  
 Expenses: **2015 Tax @ \$125.73/sf**  
 For Sale: **Not For Sale**

Space Avail: **3,850 SF**  
 Max Contig: **3,850 SF**  
 Smallest Space: **3,850 SF**  
 Rent/SF/YR: **Withheld**  
 % Leased: **0%**

Landlord Rep: Kimco Realty Corporation / Sarah Ellis (832) 242-6913 X4 -- 3,850 SF (3,850 SF)

98



**24080 Highway 59 N**  
**Kingwood, TX 77339**  
**Montgomery County**





Building Type: **Retail/Storefront Retail/Office**  
 Status: **Built 2009**  
 Building Size: **17,926 SF**  
 Land Area: **1 AC**  
 Stories: **2**  
 Expenses: **2012 Tax @ \$8.54/sf**  
 Parking: **45 free Surface Spaces are available; Ratio of 9.00/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **3,800 SF**  
 Max Contig: **3,800 SF**  
 Smallest Space: **3,800 SF**  
 Rent/SF/YR: **Withheld**  
 % Leased: **100%**


Landlord Rep: PAL Realty, Inc. / Angela Leviner (281) 540-0224 -- 3,800 SF (3,800 SF)



## Montgomery County Retail

|     |   |  |   |  |
|-----|---|--|---|--|
| 99  |    | <b>18438 Highway 105 W</b><br><b>Montgomery, TX 77356</b><br><b>Montgomery County</b>                    | Building Type: <b>Retail/Freestanding</b><br>Status: <b>Built 2003</b><br>Building Size: <b>9,300 SF</b><br>Land Area: <b>1 AC</b><br>Stories: <b>1</b><br>Expenses: <b>2015 Tax @ \$1.38/sf, 2012 Est Tax @ \$1.51/sf; 2010 Ops @ \$3.00/sf, 2012 Est Ops @ \$3.00/sf</b><br>Parking: <b>18 free Surface Spaces are available; Ratio of 1.94/1,000 SF</b><br>For Sale: <b>Not For Sale</b> | Space Avail: <b>3,750 SF</b><br>Max Contig: <b>1,875 SF</b><br>Smallest Space: <b>1,875 SF</b><br>Rent/SF/YR: <b>\$12.00</b><br>% Leased: <b>59.7%</b> |
|     |   | Landlord Rep: J. Beard Real Estate Company / Jeff Beard, CCIM (281) 367-2220 X102 -- 3,750 SF (1,875 SF) |   |  |
|     |   | GREAT LOCATION!<br>Apn: 9092-00-00400  |   |  |
| 100 |    | <b>US 59 &amp; Grand Pky</b><br><b>Tract 50</b><br><b>Porter, TX 77365</b><br><b>Montgomery County</b>   | Building Type: <b>Retail/Freestanding</b><br>Status: <b>Proposed, breaks ground Jul 2016</b><br>Building Size: <b>3,750 SF</b><br>Land Area: <b>0.77 AC</b><br>Stories: <b>1</b><br>Expenses: <b>2012 Tax @ \$0.42/sf</b><br>Parking: <b>46 Surface Spaces are available</b><br>For Sale: <b>Not For Sale</b>   | Space Avail: <b>3,750 SF</b><br>Max Contig: <b>3,750 SF</b><br>Smallest Space: <b>3,750 SF</b><br>Rent/SF/YR: <b>Withheld</b><br>% Leased: <b>0%</b>   |
|     |   | Landlord Rep: Capital Retail Properties / Eric Walker (281) 816-6550 X5 -- 3,750 SF (3,750 SF)           |   |  |
| 101 |  | <b>5500 W Davis St</b><br><b>Conroe, TX 77304</b><br><b>Montgomery County</b>                            | Building Type: <b>Retail</b><br>Status: <b>Proposed</b><br>Building Size: <b>3,600 SF</b><br>Land Area: <b>2.75 AC</b><br>Stories: <b>1</b><br>For Sale: <b>Not For Sale</b>  | Space Avail: <b>3,600 SF</b><br>Max Contig: <b>3,600 SF</b><br>Smallest Space: <b>1,000 SF</b><br>Rent/SF/YR: <b>\$24.00</b><br>% Leased: <b>0%</b>    |
|     |   | Landlord Rep: MHW Real Estate, Inc. / Jody Czajkoski (713) 560-6069 -- 3,600 SF (1,000-3,600 SF)         |   |  |
| 102 |  | <b>809 Old Montgomery Rd</b><br><b>Conroe, TX 77301</b><br><b>Montgomery County</b>                      | Building Type: <b>Retail/Auto Repair</b><br>Status: <b>Built 1975</b><br>Building Size: <b>3,575 SF</b><br>Land Area: <b>0.38 AC</b><br>Stories: <b>1</b><br>Expenses: <b>2015 Tax @ \$0.41/sf</b><br>Parking: <b>15 free Surface Spaces are available; Ratio of 4.22/1,000 SF</b><br>For Sale: <b>Not For Sale</b>   | Space Avail: <b>3,575 SF</b><br>Max Contig: <b>3,575 SF</b><br>Smallest Space: <b>3,575 SF</b><br>Rent/SF/YR: <b>\$10.07</b><br>% Leased: <b>0%</b>    |
|     |   | Landlord Rep: Dan Gossage / Dan Gossage (281) 728-0718 -- 3,575 SF (3,575 SF)                            |   |  |

## Montgomery County Retail


103


**9420 College Park Dr**  
**Build-To-Suit Site**  
**The Woodlands, TX 77384**  
**Montgomery County**

Building Type: **Retail/Freestanding**  
Status: **Proposed, breaks ground Sep 2016**  
Building Size: **3,500 SF**  
Land Area: -  
Stories: **1**  
Expenses: **2012 Tax @ \$53.69/sf**  
For Sale: **Not For Sale**

Space Avail: **3,500 SF**  
Max Contig: **3,500 SF**  
Smallest Space: **3,500 SF**  
Rent/SF/YR: **Withheld**  
% Leased: **0%**

Landlord Rep: J. Beard Real Estate Company / Jeff Beard, CCIM (281) 367-2220 X102 -- 3,500 SF (3,500 SF)


104


**1103 W Dallas St**  
**Conroe, TX 77301**  
**Montgomery County**

Building Type: **Retail/Freestanding**  
Status: **Built 1980**  
Building Size: **3,500 SF**  
Land Area: **0.51 AC**  
Stories: **1**  
Expenses: **2015 Tax @ \$1.58/sf**  
Parking: **30 free Surface Spaces are available; Ratio of 9.09/1,000 SF**  
For Sale: **For Sale at \$489,000 (\$139.71/SF) - Active**

Space Avail: **3,500 SF**  
Max Contig: **3,500 SF**  
Smallest Space: **3,500 SF**  
Rent/SF/YR: **\$13.03**  
% Leased: **0%**

Sales Company: Lawson TX Realty: Lawrence Lo (832) 788-8278  
Landlord Rep: Lawson TX Realty / Lawrence Lo (832) 788-8278 -- 3,500 SF (3,500 SF)

105





**927 E Davis St**  
**Conroe, TX 77301**  
**Montgomery County**

Building Type: **Retail/Freestanding**  
Status: **Built 1970**  
Building Size: **3,500 SF**  
Land Area: **0.27 AC**  
Stories: **2**  
Expenses: **2015 Tax @ \$0.49/sf**  
Parking: **7 free Surface Spaces are available; Ratio of 1.68/1,000 SF**  
For Sale: **For Sale at \$150,000 (\$42.86/SF) - Active**

Space Avail: **3,500 SF**  
Max Contig: **3,500 SF**  
Smallest Space: **1,750 SF**  
Rent/SF/YR: **\$5.14**  
% Leased: **0%**

Sales Company: Nixon Mobile Homes: Buddy Nixon (936) 756-7886  
Landlord Rep: Nixon Mobile Homes / Buddy Nixon (936) 756-7886 -- 3,500 SF (1,750 SF)




## Montgomery County Retail

|  |   |  |  |  |
|--|---|--|--|--|
| 106  |    | <b>32411 FM 2978</b><br><b>Magnolia, TX 77354</b><br><b>Montgomery County</b>  | Building Type: <b>Retail/Freestanding</b><br>Status: <b>Built 2014</b><br>Building Size: <b>10,100 SF</b><br>Land Area: <b>1.25 AC</b><br>Stories: <b>1</b><br>Expenses: <b>2015 Tax @ \$0.95/sf</b><br>Parking: <b>34 free Surface Spaces are available; Ratio of 3.36/1,000 SF</b><br>For Sale: <b>Not For Sale</b>  | Space Avail: <b>3,400 SF</b><br>Max Contig: <b>3,400 SF</b><br>Smallest Space: <b>1,700 SF</b><br>Rent/SF/YR: <b>\$22.00</b><br>% Leased: <b>66.3%</b>         |
| Landlord Rep: RE/MAX Carlton Woods / Lewis Walker (281) 747-6334 -- 3,400 SF (1,700-3,400 SF)                                  |   |  |  |  |
| 107  |    | <b>285 Ed English Dr</b><br><b>Shenandoah, TX 77385</b><br><b>Montgomery County</b>                                  | Building Type: <b>Retail/Freestanding</b><br>Status: <b>Under Construction, delivers Aug 2016</b><br>Building Size: <b>8,000 SF</b><br>Land Area: <b>1.46 AC</b><br>Stories: <b>1</b><br>Expenses: <b>2016 Combined Tax/Ops @ \$7.00/sf</b><br>For Sale: <b>Not For Sale</b>   | Space Avail: <b>3,387 SF</b><br>Max Contig: <b>3,387 SF</b><br>Smallest Space: <b>3,387 SF</b><br>Rent/SF/YR: <b>\$22.00-\$26.00</b><br>% Leased: <b>57.7%</b> |
| Landlord Rep: Texas Overland Company LLC / Doug Morrow (346) 980-8878 / Chris A. Volke (346) 980-8880 -- 3,387 SF (3,387 SF)   |   |  |  |  |
| 108  |  | <b>3401 W Davis St</b><br><b>Conroe Place Shopping Center</b><br><b>Conroe, TX 77304</b><br><b>Montgomery County</b> | Building Type: <b>Retail</b><br>Status: <b>Built 1984</b><br>Building Size: <b>13,800 SF</b><br>Land Area: <b>1.03 AC</b><br>Stories: <b>1</b><br>Expenses: <b>2015 Tax @ \$1.40/sf, 2011 Est Tax @ \$1.04/sf; 2012 Est Ops @ \$3.32/sf</b><br>Parking: <b>80 free Surface Spaces are available; Ratio of 5.80/1,000 SF</b><br>For Sale: <b>Not For Sale</b> | Space Avail: <b>3,350 SF</b><br>Max Contig: <b>3,350 SF</b><br>Smallest Space: <b>1,206 SF</b><br>Rent/SF/YR: <b>\$16.50</b><br>% Leased: <b>75.7%</b>         |
| Landlord Rep: Foldetta Commercial / Ross Foldetta (281) 466-2880 X1 / Dan Vertrees (281) 466-2880 -- 3,350 SF (1,206-3,350 SF) |   |  |  |  |


## Montgomery County Retail

|   |   |   |   |   |
|---|---|---|---|---|
| 109   |    | <b>32403 FM 2978</b><br><b>The Woodlands, TX 77354</b><br><b>Montgomery County</b>  | Building Type: <b>Retail</b><br>Status: <b>Existing</b><br>Building Size: <b>10,061 SF</b><br>Land Area: <b>0.70 AC</b><br>Stories: <b>1</b><br>Expenses: <b>2015 Tax @ \$0.00/sf</b><br>Parking: <b>18 Surface Spaces are available; Ratio of 1.80/1,000 SF</b><br>For Sale: <b>Not For Sale</b>                     | Space Avail: <b>3,300 SF</b><br>Max Contig: <b>3,300 SF</b><br>Smallest Space: <b>3,300 SF</b><br>Rent/SF/YR: <b>Withheld</b><br>% Leased: <b>67.2%</b> |
| Landlord Rep: J. Beard Real Estate Company / Jeff Beard, CCIM (281) 367-2220 X102 -- 3,300 SF (3,300 SF)  |   |   |   |   |
| Land & 9,996 sq/ft metal building built in 2002<br>• Great Visibility<br>Traffic Counts:<br>FM 2978 — 20,900<br>• Blocks away from new Super Target Store<br>• Less than 1 mile from FM 2978 & FM 1488 intersection   |   |   |   |   |
| 110   |    | <b>1500 Research Forest Dr</b><br><b>Research Forest Plaza</b><br><b>The Woodlands, TX 77381</b><br><b>Montgomery County</b><br><b>Six Pines Research Forest Intersection</b> | Building Type: <b>Retail/Freestanding</b><br>Status: <b>Built 2004</b><br>Building Size: <b>22,500 SF</b><br>Land Area: <b>2.53 AC</b><br>Stories: <b>1</b><br>Expenses: <b>2015 Tax @ \$5.08/sf</b><br>Parking: <b>75 free Surface Spaces are available; Ratio of 3.33/1,000 SF</b><br>For Sale: <b>Not For Sale</b> | Space Avail: <b>3,300 SF</b><br>Max Contig: <b>1,800 SF</b><br>Smallest Space: <b>1,500 SF</b><br>Rent/SF/YR: <b>\$28.00</b><br>% Leased: <b>85.3%</b>  |
| Landlord Rep: J. Beard Real Estate Company / Jeff Beard, CCIM (281) 367-2220 X102 -- 3,300 SF (1,500-1,800 SF)  |   |   |   |   |
| Exceptional investment opportunity-100% leased. Located at the signalized intersection of Six Pines Dr and Research Forest Dr, approx 1/4 mile west of I-45. Research Forest Dr is one of the primary roadways connecting The Woodlands with I-45. Site is surrounded by substantial commercial, retail, and medical developments. Current net income and overall leasing performance will provide the buyer with a stabilized retail center with excellent growth potential. The Woodlands, with a population of more than 97,000, is currently ranked the #4, best selling, master planned community in the nation. Call for confidentiality agreement. |   |   |   |   |
| 111   |  | <b>US 59 &amp; Grand Pky</b><br><b>Tract 50</b><br><b>Porter, TX 77365</b><br><b>Montgomery County</b>  | Building Type: <b>Retail/Freestanding</b><br>Status: <b>Proposed, breaks ground Jul 2016</b><br>Building Size: <b>3,300 SF</b><br>Land Area: <b>0.77 AC</b><br>Stories: <b>1</b><br>Expenses: <b>2012 Tax @ \$0.48/sf</b><br>Parking: <b>46 Surface Spaces are available</b><br>For Sale: <b>Not For Sale</b>         | Space Avail: <b>3,300 SF</b><br>Max Contig: <b>3,300 SF</b><br>Smallest Space: <b>3,300 SF</b><br>Rent/SF/YR: <b>Withheld</b><br>% Leased: <b>0%</b>    |
| Landlord Rep: Capital Retail Properties / Eric Walker (281) 816-6550 X5 -- 3,300 SF (3,300 SF)  |   |   |   |   |

## Montgomery County Retail

|   |   |   |  |  |
|---|---|---|--|--|
| 112   |    | <b>501 Sawdust Rd</b><br><b>Rayford/Sawdust Center</b><br><b>Spring, TX 77380</b><br><b>Montgomery County</b> | Building Type: <b>Retail/Freestanding</b><br>Status: <b>Built 1976</b><br>Building Size: <b>108,430 SF</b><br>Land Area: <b>10.20 AC</b><br>Stories: <b>1</b><br>Expenses: <b>2012 Tax @ \$1.22/sf; 2009 Ops @ \$0.89/sf</b><br>Parking: <b>400 Surface Spaces are available; Ratio of 3.70/1,000 SF</b><br>For Sale: <b>Not For Sale</b>                                | Space Avail: <b>3,251 SF</b><br>Max Contig: <b>3,251 SF</b><br>Smallest Space: <b>3,251 SF</b><br>Rent/SF/YR: <b>\$20.00</b><br>% Leased: <b>97.0%</b> |
| Landlord Rep: Beeson Properties / Keri Jo McCrory (713) 622-5595 X303 -- 3,251 SF (3,251 SF)  |   |   |  |  |
| 113   |    | <b>9595 Six Pines Rd</b><br><b>Building 4</b><br><b>The Woodlands, TX 77380</b><br><b>Montgomery County</b>   | Building Type: <b>Retail/Storefront Retail/Office (Community Ctr)</b><br>Status: <b>Built Nov 2004, Renov Feb 2014</b><br>Building Size: <b>33,980 SF</b><br>Land Area: <b>13.45 AC</b><br>Stories: <b>2</b><br>Expenses: <b>2012 Tax @ \$13.19/sf</b><br>Parking: <b>180 free Surface Spaces are available; Ratio of 4.00/1,000 SF</b><br>For Sale: <b>Not For Sale</b> | Space Avail: <b>3,242 SF</b><br>Max Contig: <b>3,242 SF</b><br>Smallest Space: <b>1,200 SF</b><br>Rent/SF/YR: <b>\$23.00</b><br>% Leased: <b>90.5%</b> |
| Landlord Rep: J. Beard Real Estate Company / Jeff Beard, CCIM (281) 367-2220 X102 -- 3,242 SF (1,200-3,242 SF)  |   |   |  |  |
| <p>Premier Gensler-designed interior lobbies and corridors. Market Street, a mixed-use project, will include several upscale restaurants, high-end retail and entertainment choices and The Woodlands Market, a new gourmet grocery concept by HEB. In addition, Market Street is surrounded by The Cynthia Woods Mitchell Pavilion, The Woodlands Waterway Marriot Hotel and Convention Center, Urban-style housing, The Woodlands Mall and much more.</p> <p>Easy to access to and from I-45, bound by 4 major Woodlands Town Center thoroughfares.</p> |   |   |  |  |
| 114   |  | <b>312 Commerce St</b><br><b>Magnolia, TX 77355</b><br><b>Montgomery County</b>                               | Building Type: <b>Retail/Restaurant</b><br>Status: <b>Built 1968</b><br>Building Size: <b>3,208 SF</b><br>Land Area: <b>0.35 AC</b><br>Stories: <b>2</b><br>Expenses: <b>2015 Tax @ \$1.94/sf</b><br>For Sale: <b>Not For Sale</b>   | Space Avail: <b>3,208 SF</b><br>Max Contig: <b>3,208 SF</b><br>Smallest Space: <b>3,208 SF</b><br>Rent/SF/YR: <b>\$9.36</b><br>% Leased: <b>0%</b>     |
| Landlord Rep: Olde Homestead Properties Of Texas / Barbara Gardner (281) 300-8457 -- 3,208 SF (3,208 SF)  |   |   |  |  |

## Montgomery County Retail

|            |   |   |  |                                 |
|------------|---|---|--|---------------------------------|
| <b>115</b> |  | <b>4775 W Panther Creek Dr</b>            | Building Type: <b>Retail/Freestanding</b>                                | Space Avail: <b>3,200 SF</b>    |
|            |   | <b>The Woodlands, TX 77381</b>            | Status: <b>Built 1984, Renov 1992</b>                                    | Max Contig: <b>1,600 SF</b>     |
|            |   | <b>Montgomery County</b>                  | Building Size: <b>145,230 SF</b>   | Smallest Space: <b>1,600 SF</b> |
|            |   | <b>SEC of Gosling Rd @ Woodlands Pkwy</b> | Land Area: <b>27.18 AC</b>   | Rent/SF/YR: <b>Withheld</b>     |
|            |   |   | Stories: <b>1</b>  | % Leased: <b>98.9%</b>          |
|            |   |   | Expenses: <b>2015 Tax @ \$3.09/sf</b>                                    |                                 |
|            |   |   | Parking: <b>620 Surface Spaces are available; Ratio of 4.27/1,000 SF</b> |                                 |
|            |   |   | For Sale: <b>Not For Sale</b>  |                                 |

Landlord Rep: Regency Centers / Vanessa Barfuss (713) 599-3500 -- 3,200 SF (1,600 SF)


Center features a newly renovated Randalls Flagship store, as well as a number of great restaurants, local boutiques and national retailers. Located on the corner of Woodlands Parkway and W. Panther Creek Drive in the heart of The Woodlands. Affluent residential neighborhood with an average household income of \$119,000+ within a 3-mile radius

APN#: R195418

|            |   |                            |   |                                 |
|------------|---|----------------------------|---|---------------------------------|
| <b>116</b> |  | <b>32860-32962 FM 2978</b> | Building Type: <b>Retail</b>  | Space Avail: <b>3,040 SF</b>    |
|            |   | <b>Magnolia, TX 77354</b>  | Status: <b>Built Mar 2008</b>   | Max Contig: <b>3,040 SF</b>     |
|            |   | <b>Montgomery County</b>   | Building Size: <b>183,457 SF</b>  | Smallest Space: <b>3,040 SF</b> |
|            |   |                            | Land Area: <b>36.43 AC</b>  | Rent/SF/YR: <b>Withheld</b>     |
|            |   |                            | Stories: <b>1</b>   | % Leased: <b>98.3%</b>          |
|            |   |                            | Expenses: <b>2012 Tax @ \$1.85/sf; 2011 Ops @ \$6.51/sf</b>                   |                                 |
|            |   |                            | Parking: <b>550 free Surface Spaces are available; Ratio of 2.99/1,000 SF</b> |                                 |
|            |   |                            | For Sale: <b>Not For Sale</b>   |                                 |

Landlord Rep: Regency Centers / Vanessa Barfuss (713) 599-3500 -- 3,040 SF (3,040 SF)

Located at the epicenter of Magnolia, TX, on the outskirts of The Woodlands master planned community. Anchored by top national retailers including Target, T.J. Maxx, Ross Dress for Less, OfficeMax, PetSmart, Famous Footwear and Golds Gym. Positioned at heavily trafficked intersection of FM 2978 and MF 1488 with 42,000+ VPD.

|            |   |                          |  |                                 |
|------------|---|--------------------------|--|---------------------------------|
| <b>117</b> |  | <b>4900 W Davis St</b>   | Building Type: <b>Retail</b>   | Space Avail: <b>3,000 SF</b>    |
|            |   | <b>Conroe, TX 77304</b>  | Status: <b>Built 2001</b>  | Max Contig: <b>3,000 SF</b>     |
|            |   | <b>Montgomery County</b> | Building Size: <b>16,498 SF</b>  | Smallest Space: <b>3,000 SF</b> |
|            |   |                          | Land Area: <b>1.72 AC</b>  | Rent/SF/YR: <b>Withheld</b>     |
|            |   |                          | Stories: <b>1</b>  | % Leased: <b>81.8%</b>          |
|            |   |                          | Expenses: <b>2015 Tax @ \$1.13/sf; 2008 Combined Est Tax/Ops @ \$4.33/sf</b> |                                 |
|            |   |                          | Parking: <b>40 free Surface Spaces are available; Ratio of 2.42/1,000 SF</b> |                                 |
|            |   |                          | For Sale: <b>Not For Sale</b>  |                                 |

Landlord Rep: Tarantino Properties, Inc. / Peggy Rougeou (713) 974-4292 / Eric Drymalla (713) 974-4292 -- 3,000 SF (3,000 SF)

Conroe West is a 16,498 SF shopping center located in the heart of Conroe. The property is located on Highway 105 (West Davis Street), which is a six lane highway. It is situated just down the street from a Kroger anchored shopping center and next to a Walgreens.

## Montgomery County Retail


|            |   |                             |  |                                 |
|------------|---|-----------------------------|--|---------------------------------|
| <b>118</b> |  | <b>18417 Highway 105 W</b>  | Building Type: <b>Retail/Freestanding</b>                                    | Space Avail: <b>3,000 SF</b>    |
|            |   | <b>Montgomery, TX 77356</b> | Status: <b>Built Sep 2003</b>  | Max Contig: <b>3,000 SF</b>     |
|            |   | <b>Montgomery County</b>    | Building Size: <b>6,340 SF</b>   | Smallest Space: <b>3,000 SF</b> |
|            |   |                             | Land Area: <b>1.50 AC</b>  | Rent/SF/YR: <b>\$6.10</b>       |
|            |   |                             | Stories: <b>1</b>  | % Leased: <b>100%</b>           |
|            |   |                             | Expenses: <b>2012 Tax @ \$2.57/sf</b>  |                                 |
|            |   |                             | Parking: <b>30 free Surface Spaces are available; Ratio of 4.73/1,000 SF</b> |                                 |
|            |   |                             | For Sale: <b>Not For Sale</b>  |                                 |

Landlord Rep: Top Guns Realty / Keith Robertson (936) 588-4006 -- 3,000 SF (3,000 SF)

Build to suit for Citizen's Bank.

|            |   |                             |  |                                 |
|------------|---|-----------------------------|--|---------------------------------|
| <b>119</b> |  | <b>18441 Highway 105 W</b>  | Building Type: <b>Retail</b>   | Space Avail: <b>3,000 SF</b>    |
|            |   | <b>Sunrise Center</b>       | Status: <b>Built 2002</b>  | Max Contig: <b>1,500 SF</b>     |
|            |   | <b>Montgomery, TX 77356</b> | Building Size: <b>10,000 SF</b>  | Smallest Space: <b>1,500 SF</b> |
|            |   | <b>Montgomery County</b>    | Land Area: <b>11.09 AC</b>   | Rent/SF/YR: <b>\$13.50</b>      |
|            |   |                             | Stories: <b>1</b>  | % Leased: <b>70.0%</b>          |
|            |   |                             | Expenses: <b>2015 Tax @ \$1.50/sf</b>  |                                 |
|            |   |                             | Parking: <b>23 free Surface Spaces are available; Ratio of 2.30/1,000 SF</b> |                                 |
|            |   |                             | For Sale: <b>Not For Sale</b>  |                                 |




Landlord Rep: Oldham Goodwin Group, LLC / Kathy King (281) 256-2300 -- 3,000 SF (1,500 SF)

|            |   |                          |                                       |                                 |
|------------|---|--------------------------|---------------------------------------|---------------------------------|
| <b>120</b> |  | <b>2259 N Loop 336</b>   | Building Type: <b>Retail</b>          | Space Avail: <b>3,000 SF</b>    |
|            |   | <b>Highland's Plaza</b>  | Status: <b>Built 2003</b>             | Max Contig: <b>3,000 SF</b>     |
|            |   | <b>Conroe, TX 77304</b>  | Building Size: <b>15,000 SF</b>       | Smallest Space: <b>3,000 SF</b> |
|            |   | <b>Montgomery County</b> | Land Area: <b>0.75 AC</b>             | Rent/SF/YR: <b>Withheld</b>     |
|            |   |                          | Stories: <b>1</b>                     | % Leased: <b>100%</b>           |
|            |   |                          | Expenses: <b>2012 Tax @ \$0.91/sf</b> |                                 |
|            |   |                          | For Sale: <b>Not For Sale</b>         |                                 |

Landlord Rep: J. Beard Real Estate Company / Jeff Beard, CCIM (281) 367-2220 X102 -- 3,000 SF (3,000 SF)





## Montgomery County Retail


|   |   |  |  |  |
|---|---|--|--|--|
| 121   |    | <b>2257 N Loop 336 W</b><br><b>Highlands Plaza-Phase II</b><br><b>Conroe, TX 77304</b><br><b>Montgomery County</b> | Building Type: <b>Retail/Freestanding</b><br>Status: <b>Built Oct 2008</b><br>Building Size: <b>10,000 SF</b><br>Land Area: <b>6 AC</b><br>Stories: <b>1</b><br>Expenses: <b>2012 Tax @ \$0.00/sf</b><br>Parking: <b>70 free Surface Spaces are available; Ratio of 7.00/1,000 SF</b><br>For Sale: <b>Not For Sale</b> | Space Avail: <b>3,000 SF</b><br>Max Contig: <b>3,000 SF</b><br>Smallest Space: <b>3,000 SF</b><br>Rent/SF/YR: <b>\$20.00</b><br>% Leased: <b>100%</b>  |
| Landlord Rep: J. Beard Real Estate Company / Jeff Beard, CCIM (281) 367-2220 X102 -- 3,000 SF (3,000 SF)<br>The Highlands Retail Plaza is a proposed shopping center with spaces ranging from 1500 to 9000 square feet.   |   |  |  |  |
| 122   |    | <b>3100 Rayford Rd</b><br><b>Phase I</b><br><b>Spring, TX 77386</b><br><b>Montgomery County</b>                    | Building Type: <b>Retail</b><br>Status: <b>Under Construction, delivers Oct 2016</b><br>Building Size: <b>12,000 SF</b><br>Land Area: <b>1.08 AC</b><br>Stories: <b>1</b><br>For Sale: <b>Not For Sale</b>   | Space Avail: <b>3,000 SF</b><br>Max Contig: <b>3,000 SF</b><br>Smallest Space: <b>3,000 SF</b><br>Rent/SF/YR: <b>\$32.00</b><br>% Leased: <b>75.0%</b> |
| Landlord Rep: NAI Partners / Jason Gaines (713) 410-8910 -- 3,000 SF (3,000 SF)   |   |  |  |  |
| 123   |  | <b>4223 Research Forest Dr</b><br><b>Retail</b><br><b>The Woodlands, TX 77381</b><br><b>Montgomery County</b>      | Building Type: <b>Retail</b><br>Status: <b>Built Jul 2009</b><br>Building Size: <b>20,000 SF</b><br>Land Area: <b>2.50 AC</b><br>Stories: <b>1</b><br>Expenses: <b>2012 Tax @ \$3.92/sf</b><br>Parking: <b>150 free Surface Spaces are available; Ratio of 6.75/1,000 SF</b><br>For Sale: <b>Not For Sale</b>          | Space Avail: <b>3,000 SF</b><br>Max Contig: <b>3,000 SF</b><br>Smallest Space: <b>3,000 SF</b><br>Rent/SF/YR: <b>\$31.00</b><br>% Leased: <b>85.0%</b> |
| Landlord Rep: J. Beard Real Estate Company / Jeff Beard, CCIM (281) 367-2220 X102 -- 3,000 SF (3,000 SF)<br>Great Location in The Woodlands. This proposed retail center is 1.95 miles west of I-45 on Research Forest Drive and Technology Forest Drive. The center has frontage on Research Forest with great visibility. Research Forest Drive is the busiest artery into The Woodlands, great for attracting daily commuters. The property is also across from Fox Sports, Hewitt Associates and Huntsman and Villa Sports. |   |  |  |  |







## Montgomery County Retail

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|---|---|--|---|--|
| 124   |  | <b>16050 Walden Rd</b><br><b>Pad site 2</b><br><b>Montgomery, TX 77356</b><br><b>Montgomery County</b> | Building Type: <b>Retail</b><br>Status: <b>Proposed</b><br>Building Size: <b>3,000 SF</b><br>Land Area: -<br>Stories: <b>1</b><br>Expenses: <b>2012 Tax @ \$1.05/sf</b><br>Parking: <b>37 Surface Spaces are available</b><br>For Sale: <b>Not For Sale</b> | Space Avail: <b>3,000 SF</b><br>Max Contig: <b>3,000 SF</b><br>Smallest Space: <b>3,000 SF</b><br>Rent/SF/YR: <b>Withheld</b><br>% Leased: <b>0%</b> |
| Landlord Rep: Tricor Group USA / John Tricoli (936) 448-2733 -- 3,000 SF (3,000 SF) |   |  |   |  |




|  |   |  |   |  |
|--|---|--|---|--|
| 125  |  | <b>3211 I-45 N</b><br><b>Bldg C</b><br><b>Conroe, TX 77303</b><br><b>Montgomery County</b> | Building Type: <b>Retail</b><br>Status: <b>Built 2010</b><br>Building Size: <b>20,650 SF</b><br>Land Area: <b>2.09 AC</b><br>Stories: <b>1</b><br>Expenses: <b>2015 Tax @ \$5.58/sf</b><br>Parking: <b>124 free Surface Spaces are available; Ratio of 6.00/1,000 SF</b><br>For Sale: <b>Not For Sale</b> | Space Avail: <b>2,998 SF</b><br>Max Contig: <b>2,998 SF</b><br>Smallest Space: <b>2,998 SF</b><br>Rent/SF/YR: <b>Withheld</b><br>% Leased: <b>100%</b> |
| Landlord Rep: Read King Commercial Real Estate / Ryan Orr (713) 782-9000 X14<br>Sublet Contact: CBRE / Jeremy Halback (214) 287-7555 -- 2,998 SF (2,998 SF)  |   |  |   |  |
| Teas Crossing is a 500,000 SF JC Penney anchored retail power center located at the NWC of I-45 & Teas Rd (FM 3083) in Conroe, TX. Teas Crossing is strategically positioned at the regional retail hub of a trade area that boasts over 216,000 people. |   |  |   |  |

|  |   |  |   |  |
|--|---|--|---|--|
| 126  |  | <b>15320 Highway 105</b><br><b>Waterpoint Retail Center</b><br><b>Montgomery, TX 77356</b><br><b>Montgomery County</b> | Building Type: <b>Retail/Storefront Retail/Office</b><br>Status: <b>Built Jul 2008</b><br>Building Size: <b>94,000 SF</b><br>Land Area: <b>9 AC</b><br>Stories: <b>2</b><br>Expenses: <b>2011 Tax @ \$1.04/sf, 2012 Est Tax @ \$1.04/sf; 2012 Ops @ \$4.36/sf, 2011 Est Ops @ \$5.36/sf</b><br>Parking: <b>240 free Surface Spaces are available; Ratio of 2.55/1,000 SF</b><br>For Sale: <b>Not For Sale</b> | Space Avail: <b>2,943 SF</b><br>Max Contig: <b>2,143 SF</b><br>Smallest Space: <b>800 SF</b><br>Rent/SF/YR: <b>\$21.00</b><br>% Leased: <b>96.9%</b> |
| Landlord Rep: Gordon Partners / Scott Gordon (713) 961-3330 X12 -- 2,943 SF (800-2,143 SF)   |   |  |   |  |
| BEAUTIFUL Shopping Center right on Waterfront! Great Visibility right off of Hwy 105. Waterfront Restaurants, 2000 ft Boardwalk<br>20,000 sq ft of Office on 2nd Level<br>70 public boat slips on Lake Conroe<br>200 Condo's being built right behind Shopping Center<br>Visit: <a href="http://www.waterpoint.com">www.waterpoint.com</a> |   |  |   |  |




## Montgomery County Retail

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|--|---|---|--|--|
| 127  |    | <b>1240 N Loop 336 W</b><br><b>Conroe, TX 77301</b><br><b>Montgomery County</b>   | Building Type: <b>Retail/Freestanding</b><br>Status: <b>Built May 2016</b><br>Building Size: <b>9,993 SF</b><br>Land Area: <b>1.29 AC</b><br>Stories: <b>1</b><br>Expenses: <b>2015 Tax @ \$2.07/sf</b><br>Parking: <b>52 free Surface Spaces are available; Ratio of 5.20/1,000 SF</b><br>For Sale: <b>Not For Sale</b>                                     | Space Avail: <b>2,913 SF</b><br>Max Contig: <b>2,913 SF</b><br>Smallest Space: <b>2,913 SF</b><br>Rent/SF/YR: <b>Withheld</b><br>% Leased: <b>70.9%</b>        |
| Landlord Rep: Transwestern / Chace Henke (713) 272-1274 / Cindy Pham (713) 231-1562 -- 2,913 SF (2,913 SF)   |   |   |  |  |
| 128  |    | <b>1647 Frazier St</b><br><b>Conroe, TX 77301</b><br><b>Montgomery County</b>   | Building Type: <b>Retail/Freestanding</b><br>Status: <b>Built Jan 2009</b><br>Building Size: <b>10,000 SF</b><br>Land Area: <b>1.20 AC</b><br>Stories: <b>1</b><br>Expenses: <b>2015 Tax @ \$2.07/sf; 2011 Ops @ \$1.44/sf</b><br>Parking: <b>36 free Surface Spaces are available; Ratio of 3.60/1,000 SF</b><br>For Sale: <b>Not For Sale</b>              | Space Avail: <b>2,800 SF</b><br>Max Contig: <b>2,800 SF</b><br>Smallest Space: <b>1,000 SF</b><br>Rent/SF/YR: <b>\$12.00-\$14.40</b><br>% Leased: <b>72.0%</b> |
| Landlord Rep: M & Z Enterprises / Ken Dawldi (281) 659-3125 -- 2,800 SF (1,000-1,800 SF)   |   |   |  |  |
| 129  |   | <b>19073 I-45 N</b><br><b>Portofino Plaza</b><br><b>Shenandoah, TX 77385</b><br><b>Montgomery County</b><br><b>I-45</b> | Building Type: <b>Retail/Freestanding</b><br>Status: <b>Built 2002</b><br>Building Size: <b>37,444 SF</b><br>Land Area: <b>2.87 AC</b><br>Stories: <b>1</b><br>Expenses: <b>2012 Tax @ \$2.08/sf</b><br>Parking: <b>Free Surface Spaces; Ratio of 5.00/1,000 SF</b><br>For Sale: <b>Not For Sale</b>   | Space Avail: <b>2,800 SF</b><br>Max Contig: <b>1,500 SF</b><br>Smallest Space: <b>1,300 SF</b><br>Rent/SF/YR: <b>\$20.00-\$25.00</b><br>% Leased: <b>96.0%</b> |
| Landlord Rep: J. Beard Real Estate Company / Jeff Beard, CCIM (281) 367-2220 X102 -- 1,500 SF (1,500 SF)<br>Sublet Contact: Avison Young / Josh J. LaRocca (713) 993-7171 -- 1,300 SF (1,300 SF)   |   |   |  |  |
| Retail center located on Interstate 45, adjacent to 375,000 square feet lifestyle power center at Tamina Road and I-45, north of The Woodlands Mall. Area tenants include Old Navy, Pets Mart, SteinMart, Sports Authority, Conn's Appliances, Michaels, Home Depot, and Sam's Club. |   |   |  |  |
| 130  |  | <b>604 N Loop 336 W</b><br><b>Creekside Plaza</b><br><b>Conroe, TX 77301</b><br><b>Montgomery County</b>                | Building Type: <b>Retail</b><br>Status: <b>Built 2007</b><br>Building Size: <b>14,000 SF</b><br>Land Area: <b>1.90 AC</b><br>Stories: <b>1</b><br>Expenses: <b>2013 Tax @ \$1.48/sf, 2011 Est Tax @ \$1.31/sf; 2013 Est Ops @ \$2.12/sf</b><br>Parking: <b>35 free Surface Spaces are available; Ratio of 2.50/1,000 SF</b><br>For Sale: <b>Not For Sale</b> | Space Avail: <b>2,800 SF</b><br>Max Contig: <b>1,400 SF</b><br>Smallest Space: <b>1,400 SF</b><br>Rent/SF/YR: <b>\$14.00-\$16.00</b><br>% Leased: <b>80.0%</b> |
| Landlord Rep: Orange Commercial LLC. / Bill Wong (713) 961-9097 -- 2,800 SF (1,400 SF)   |   |   |  |  |

## Montgomery County Retail

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|--|---|---|--|---|
| 131  |    | <b>1217 W Loop 336</b><br><b>Hobby Lobby</b><br><b>Conroe, TX 77301</b><br><b>Montgomery County</b>                   | Building Type: <b>Retail</b><br>Status: <b>Built 1973</b><br>Building Size: <b>75,000 SF</b><br>Land Area: <b>9 AC</b><br>Stories: <b>1</b><br>Expenses: <b>2012 Tax @ \$1.08/sf; 2011 Ops @ \$1.67/sf</b><br>Parking: <b>250 free Surface Spaces are available; Ratio of 3.33/1,000 SF</b><br>For Sale: <b>Not For Sale</b>                             | Space Avail: <b>2,800 SF</b><br>Max Contig: <b>1,400 SF</b><br>Smallest Space: <b>1,400 SF</b><br>Rent/SF/YR: <b>\$16.50</b><br>% Leased: <b>96.3%</b>  |
| Landlord Rep: Underwood Properties / A.Bill A. Underwood (936) 438-1412 -- 2,800 SF (1,400 SF)<br>This property is a single tenant leasehold asset with a lease expiration January 31, 2014, ground lease payments are \$125,207 per year.   |   |   |  |   |
| 132  |    | <b>2501 Research Forest Dr</b><br><b>Building R4</b><br><b>The Woodlands, TX 77381</b><br><b>Montgomery County</b>    | Building Type: <b>Retail/Freestanding</b><br>Status: <b>Built Sep 2014</b><br>Building Size: <b>17,772 SF</b><br>Land Area: <b>-</b><br>Stories: <b>1</b><br>For Sale: <b>Not For Sale</b>   | Space Avail: <b>2,657 SF</b><br>Max Contig: <b>2,657 SF</b><br>Smallest Space: <b>2,657 SF</b><br>Rent/SF/YR: <b>Withheld</b><br>% Leased: <b>85.1%</b> |
| Landlord Rep: Warmack Investments / James Warmack (719) 540-6394 -- 2,657 SF (2,657 SF)  |   |   |  |   |
| 133  |  | <b>3600 FM 1488 Rd</b><br><b>Town Plaza</b><br><b>Conroe, TX 77384</b><br><b>Montgomery County</b><br><b>Magnolia</b> | Building Type: <b>Retail/Freestanding (Strip Ctr)</b><br>Status: <b>Built 1999</b><br>Building Size: <b>22,105 SF</b><br>Land Area: <b>2.18 AC</b><br>Stories: <b>1</b><br>Expenses: <b>2010 Tax @ \$2.48/sf; 2010 Ops @ \$3.52/sf</b><br>Parking: <b>110 free Surface Spaces are available; Ratio of 5.00/1,000 SF</b><br>For Sale: <b>Not For Sale</b> | Space Avail: <b>2,618 SF</b><br>Max Contig: <b>1,618 SF</b><br>Smallest Space: <b>1,000 SF</b><br>Rent/SF/YR: <b>\$24.00</b><br>% Leased: <b>88.2%</b>  |
| Landlord Rep: KM Realty Management, LLC / Steven Stone (713) 690-2700 X3 -- 2,618 SF (1,000-1,618 SF)<br>1488 Town Plaza is located on the north side of The Woodlands on FM 1488, just west of the intersection of Highway 242. A one-story, multi-tenant, 22,140 sf. retail center, built in 1999, 2003 and 2005. Located on 2.18 acres in the affluent Conroe/Woodlands area. |   |   |  |   |

## Montgomery County Retail

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|--|---|--|--|
| <div>134</div>    | <p><b>904 W Montgomery St</b><br/> <b>Willis Town Center</b><br/> <b>Willis, TX 77378</b><br/> <b>Montgomery County</b></p> | <p>Building Type: <b>Retail</b><br/> Status: <b>Built 2000</b><br/> Building Size: <b>12,740 SF</b><br/> Land Area: <b>3.65 AC</b><br/> Stories: <b>1</b><br/> Expenses: <b>2015 Tax @ \$2.19/sf</b><br/> For Sale: <b>Not For Sale</b></p>  | <p>Space Avail: <b>2,600 SF</b><br/> Max Contig: <b>1,400 SF</b><br/> Smallest Space: <b>1,200 SF</b><br/> Rent/SF/YR: <b>\$17.00-\$22.00</b><br/> % Leased: <b>79.6%</b></p> <p>Landlord Rep: NewQuest Properties / Ashley Williams (281) 477-4378 -- 2,600 SF (1,200-1,400 SF)</p>   |
| <div>135</div>    | <p><b>2121 W Davis St</b><br/> <b>Conroe, TX 77304</b><br/> <b>Montgomery County</b></p>                                    | <p>Building Type: <b>Retail/Fast Food</b><br/> Status: <b>Built 2003</b><br/> Building Size: <b>2,568 SF</b><br/> Land Area: <b>0.89 AC</b><br/> Stories: <b>1</b><br/> Expenses: <b>2015 Tax @ \$6.24/sf</b><br/> Parking: <b>35 free Surface Spaces are available; Ratio of 9.10/1,000 SF</b><br/> For Sale: <b>Not For Sale</b></p>               | <p>Space Avail: <b>2,568 SF</b><br/> Max Contig: <b>2,568 SF</b><br/> Smallest Space: <b>2,568 SF</b><br/> Rent/SF/YR: <b>Withheld</b><br/> % Leased: <b>100%</b></p> <p>Landlord Rep: JLL / Chris Bergmann (713) 425-5868<br/> Sublet Contact: JLL / Chris Bergmann (713) 425-5868 -- 2,568 SF (2,568 SF)</p>                 |
| <div>136</div>  | <p><b>3335-3375 College Park Dr</b><br/> <b>Conroe, TX 77384</b><br/> <b>Montgomery County</b></p>                          | <p>Building Type: <b>Retail/Fast Food</b><br/> Status: <b>Built 2007</b><br/> Building Size: <b>2,560 SF</b><br/> Land Area: <b>6.09 AC</b><br/> Stories: <b>1</b><br/> Expenses: <b>2012 Tax @ \$27.05/sf</b><br/> Parking: <b>30 free Surface Spaces are available; Ratio of 6.79/1,000 SF</b><br/> For Sale: <b>Not For Sale</b></p>              | <p>Space Avail: <b>2,560 SF</b><br/> Max Contig: <b>2,560 SF</b><br/> Smallest Space: <b>2,560 SF</b><br/> Rent/SF/YR: <b>Withheld</b><br/> % Leased: <b>100%</b></p> <p>Landlord Rep: <i>Company information unavailable at this time</i><br/> Sublet Contact: JLL / Chris Bergmann (713) 425-5868 -- 2,560 SF (2,560 SF)</p> |
| <div>137</div>  | <p><b>30340 FM 2978</b><br/> <b>Terramont Village</b><br/> <b>The Woodlands, TX 77354</b><br/> <b>Montgomery County</b></p> | <p>Building Type: <b>Retail</b><br/> Status: <b>Built 2007</b><br/> Building Size: <b>24,794 SF</b><br/> Land Area: <b>5.24 AC</b><br/> Stories: <b>1</b><br/> Expenses: <b>2012 Tax @ \$2.62/sf; 2013 Ops @ \$6.73/sf</b><br/> Parking: <b>145 free Surface Spaces are available; Ratio of 5.85/1,000 SF</b><br/> For Sale: <b>Not For Sale</b></p> | <p>Space Avail: <b>2,526 SF</b><br/> Max Contig: <b>1,382 SF</b><br/> Smallest Space: <b>1,144 SF</b><br/> Rent/SF/YR: <b>Withheld</b><br/> % Leased: <b>89.8%</b></p> <p>Landlord Rep: Pinecroft Realty LLC / Rebecca Gardaphe (713) 515-2234 -- 2,526 SF (1,144-1,382 SF)</p>  |

## Montgomery County Retail

138



**813-823 I-45 S**  
**Bellshire Plaza**  
**Conroe, TX 77301**  
**Montgomery County**

Building Type: **Retail/(Strip Ctr)**  
 Status: **Built 1980**  
 Building Size: **15,955 SF**  
 Land Area: **0.87 AC**  
 Stories: **1**  
 Expenses: **2015 Tax @ \$0.90/sf**  
 Parking: **25 free Surface Spaces are available; Ratio of 1.57/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **2,481 SF**  
 Max Contig: **1,251 SF**  
 Smallest Space: **1,230 SF**  
 Rent/SF/YR: **\$9.78-\$10.58**  
 % Leased: **84.5%**

Landlord Rep: Turk Investments, LTD / Sylvia Rivas (713) 772-3727 -- 2,481 SF (1,230-1,251 SF)

The tax ID # of this property is R36773 and the key map # is 187H.

139



**7926 S FM 1486 Rd**  
**Montgomery, TX 77316**  
**Montgomery County**

Building Type: **Retail**  
 Status: **Built 2008**  
 Building Size: **2,400 SF**  
 Land Area: **3 AC**  
 Stories: **1**  
 Expenses: **2015 Tax @ \$1.61/sf**  
 For Sale: **Not For Sale**

Space Avail: **2,400 SF**  
 Max Contig: **2,400 SF**  
 Smallest Space: **2,400 SF**  
 Rent/SF/YR: **\$13.20**  
 % Leased: **0%**

Landlord Rep: Hitchcock Cindy / Cindy Hitchcock (281) 840-3963 -- 2,400 SF (2,400 SF)

140




**6875 FM-1488**  
**Woodforest Plaza Shopping Center**  
**Magnolia, TX 77354**  
**Montgomery County**  
**West of 2978**


Building Type: **Retail**  
 Status: **Built Mar 2005**  
 Building Size: **28,080 SF**  
 Land Area: **2.87 AC**  
 Stories: **1**  
 Expenses: **2015 Tax @ \$3.50/sf**  
 Parking: **Free Surface Spaces; Ratio of 5.10/1,000 SF**  
 For Sale: **Not For Sale**


Space Avail: **2,400 SF**  
 Max Contig: **2,400 SF**  
 Smallest Space: **2,400 SF**  
 Rent/SF/YR: **\$24.00**  
 % Leased: **91.5%**


Landlord Rep: J. Beard Real Estate Company / Jeff Beard, CCIM (281) 367-2220 X102 -- 2,400 SF (2,400 SF)

## Montgomery County Retail

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|--|---|---|--|---|
| 141  |  | <b>18423 FM-1488</b><br><b>Magnolia Bend Retail Center</b><br><b>Magnolia, TX 77354</b><br><b>Montgomery County</b> | Building Type: <b>Retail/Freestanding</b><br>Status: <b>Built 2002</b><br>Building Size: <b>23,800 SF</b><br>Land Area: <b>2.40 AC</b><br>Stories: <b>1</b><br>Expenses: <b>2015 Tax @ \$2.19/sf, 2012 Est Tax @ \$1.32/sf; 2011 Ops @ \$2.73/sf, 2012 Est Ops @ \$2.76/sf</b><br>Parking: <b>110 free Surface Spaces are available; Ratio of 4.62/1,000 SF</b><br>For Sale: <b>Not For Sale</b> | Space Avail: <b>2,400 SF</b><br>Max Contig: <b>2,400 SF</b><br>Smallest Space: <b>2,400 SF</b><br>Rent/SF/YR: <b>\$14.40</b><br>% Leased: <b>100%</b> |
| Landlord Rep: Jeffstallones.com / Jeff Stallones (281) 442-3294 -- 2,400 SF (2,400 SF) |   |   |  |   |

|  |   |   |  |   |
|--|---|---|--|---|
| 142  |  | <b>123-145 Robinson Rd</b><br><b>Conroe, TX 77385</b><br><b>Montgomery County</b> | Building Type: <b>Retail</b><br>Status: <b>Built 1979</b><br>Building Size: <b>15,087 SF</b><br>Land Area: <b>1.23 AC</b><br>Stories: <b>1</b><br>Expenses: <b>2015 Tax @ \$1.14/sf</b><br>Parking: <b>Ratio of 1.59/1,000 SF</b><br>For Sale: <b>Not For Sale</b> | Space Avail: <b>2,400 SF</b><br>Max Contig: <b>2,400 SF</b><br>Smallest Space: <b>2,400 SF</b><br>Rent/SF/YR: <b>Withheld</b><br>% Leased: <b>84.1%</b> |
| Landlord Rep: Houston Real Estate Services / Ted Sutphin (713) 984-0199 -- 2,400 SF (2,400 SF) |   |   |  |   |
| The tax ID # of this property is R130017 and the key map # is 252E.                            |   |   |  |   |

|   |   |   |  |  |
|---|---|---|--|--|
| 143   |  | <b>16050 Walden Rd</b><br><b>Padsite 1</b><br><b>Montgomery, TX 77356</b><br><b>Montgomery County</b> | Building Type: <b>Retail</b><br>Status: <b>Proposed</b><br>Building Size: <b>2,400 SF</b><br>Land Area: <b>1.50 AC</b><br>Stories: <b>1</b><br>Expenses: <b>2012 Tax @ \$1.32/sf</b><br>Parking: <b>37 Surface Spaces are available</b><br>For Sale: <b>Not For Sale</b> | Space Avail: <b>2,400 SF</b><br>Max Contig: <b>2,400 SF</b><br>Smallest Space: <b>2,400 SF</b><br>Rent/SF/YR: <b>Withheld</b><br>% Leased: <b>0%</b> |
| Landlord Rep: Tricor Group USA / John Tricoli (936) 448-2733 -- 2,400 SF (2,400 SF) |   |   |  |  |

|   |   |   |  |   |
|---|---|---|--|---|
| 144   |  | <b>902 W Montgomery St</b><br><b>Willis, TX 77378</b><br><b>Montgomery County</b> | Building Type: <b>Retail</b><br>Status: <b>Built 2005</b><br>Building Size: <b>4,800 SF</b><br>Land Area: <b>0.51 AC</b><br>Stories: <b>1</b><br>Expenses: <b>2015 Tax @ \$2.08/sf</b><br>Parking: <b>23 Surface Spaces are available; Ratio of 4.79/1,000 SF</b><br>For Sale: <b>Not For Sale</b> | Space Avail: <b>2,300 SF</b><br>Max Contig: <b>2,300 SF</b><br>Smallest Space: <b>2,300 SF</b><br>Rent/SF/YR: <b>Withheld</b><br>% Leased: <b>52.1%</b> |
| Landlord Rep: NewQuest Properties / Ashley Williams (281) 477-4378 -- 2,300 SF (2,300 SF) |   |   |  |   |





## Montgomery County Retail


|  |   |   |  |  |
|--|---|---|--|--|
| 145  |    | <b>29739 Fm 2978 Rd</b><br><b>2</b><br><b>Magnolia, TX 77354</b><br><b>Montgomery County</b>                          | Building Type: <b>Retail</b><br>Status: <b>Built 1981</b><br>Building Size: <b>4,400 SF</b><br>Land Area: <b>2.83 AC</b><br>Stories: <b>2</b><br>Expenses: <b>2015 Tax @ \$1.01/sf</b><br>For Sale: <b>Not For Sale</b>  | Space Avail: <b>2,200 SF</b><br>Max Contig: <b>2,200 SF</b><br>Smallest Space: <b>1,100 SF</b><br>Rent/SF/YR: <b>\$10.92</b><br>% Leased: <b>50.0%</b> |
| Landlord Rep: Connect Realty / David Boatner (281) 292-3499 -- 2,200 SF (1,100 SF)   |   |   |  |  |
| 146  |    | <b>22510 Highway 59</b><br><b>Porter, TX 77365</b><br><b>Montgomery County</b>  | Building Type: <b>Retail/Service Station</b><br>Status: <b>Built 2010</b><br>Building Size: <b>7,483 SF</b><br>Land Area: <b>1.99 AC</b><br>Stories: <b>1</b><br>Expenses: <b>2015 Tax @ \$7.39/sf</b><br>For Sale: <b>Not For Sale</b>  | Space Avail: <b>2,200 SF</b><br>Max Contig: <b>2,200 SF</b><br>Smallest Space: <b>2,200 SF</b><br>Rent/SF/YR: <b>\$30.00</b><br>% Leased: <b>70.6%</b> |
| Landlord Rep: CBRE / Jazz Hamilton (713) 577-1805 / Alex Makris (713) 577-1827 -- 2,200 SF (2,200 SF)  |   |   |  |  |
| 147  |  | <b>1964 Northpark Dr</b><br><b>Northpark Shopping Center</b><br><b>Kingwood, TX 77339</b><br><b>Montgomery County</b> | Building Type: <b>Retail</b><br>Status: <b>Existing</b><br>Building Size: <b>9,900 SF</b><br>Land Area: <b>-</b><br>Stories: <b>1</b><br>Expenses: <b>2012 Tax @ \$2.37/sf</b><br>For Sale: <b>Not For Sale</b>  | Space Avail: <b>2,200 SF</b><br>Max Contig: <b>2,200 SF</b><br>Smallest Space: <b>2,200 SF</b><br>Rent/SF/YR: <b>\$24.00</b><br>% Leased: <b>77.8%</b> |
| Landlord Rep: Brooks Ballard Industries, Inc / Brooks Ballard (713) 522-7474 X272 -- 2,200 SF (2,200 SF)   |   |   |  |  |
| 148  |  | <b>16231 FM 3083 Rd</b><br><b>Conroe, TX 77302</b><br><b>Montgomery County</b>  | Building Type: <b>Retail/Fast Food</b><br>Status: <b>Built 1987</b><br>Building Size: <b>2,053 SF</b><br>Land Area: <b>1 AC</b><br>Stories: <b>1</b><br>Expenses: <b>2015 Tax @ \$1.48/sf</b><br>Parking: <b>28 free Surface Spaces are available</b><br>For Sale: <b>For Sale at \$250,000 (\$121.77/SF) - Active</b> | Space Avail: <b>2,053 SF</b><br>Max Contig: <b>2,053 SF</b><br>Smallest Space: <b>2,053 SF</b><br>Rent/SF/YR: <b>\$10.23</b><br>% Leased: <b>0%</b>    |
| Sales Company: Foldetta Commercial: Ross Foldetta (281) 466-2880 X1<br>Landlord Rep: Foldetta Commercial / Ross Foldetta (281) 466-2880 X1 / Terrie B. Smith (281) 466-2880 -- 2,053 SF (2,053 SF) |   |   |  |  |





## Montgomery County Retail

|  |   |  |  |   |
|--|---|--|--|---|
| 149  |  | <b>18415 FM 1488 Rd</b><br><b>Magnolia, TX 77354</b><br><b>Montgomery County</b> | Building Type: <b>Retail/Bank</b><br>Status: <b>Existing</b><br>Building Size: <b>2,030 SF</b><br>Land Area: <b>1.10 AC</b><br>Stories: <b>1</b><br>Expenses: <b>2015 Tax @ \$3.26/sf</b><br>For Sale: <b>Not For Sale</b> | Space Avail: <b>2,030 SF</b><br>Max Contig: <b>2,030 SF</b><br>Smallest Space: <b>2,030 SF</b><br>Rent/SF/YR: <b>\$23.05</b><br>% Leased: <b>0%</b> |
| Landlord Rep: Jeffstallones.com / Jeff Stallones (281) 442-3294 -- 2,030 SF (2,030 SF) |   |  |  |   |

|   |   |  |  |   |
|---|---|--|--|---|
| 150   |  | <b>26103 I-45</b><br><b>Spring, TX 77380</b><br><b>Montgomery County</b> | Building Type: <b>Retail/Storefront Retail/Office</b><br>Status: <b>Built 1980</b><br>Building Size: <b>4,728 SF</b><br>Land Area: <b>0.55 AC</b><br>Stories: <b>2</b><br>Expenses: <b>2015 Tax @ \$5.35/sf, 2016 Est Tax @ \$5.35/sf; 2016 Ops @ \$2.54/sf</b><br>Parking: <b>10 free Surface Spaces are available; Ratio of 2.12/1,000 SF</b><br>For Sale: <b>Not For Sale</b> | Space Avail: <b>2,000 SF</b><br>Max Contig: <b>2,000 SF</b><br>Smallest Space: <b>2,000 SF</b><br>Rent/SF/YR: <b>\$2.00</b><br>% Leased: <b>57.7%</b> |
| Landlord Rep: Atif Shahzad / Atif Shahzad (806) 414-2843 -- 2,000 SF (2,000 SF) |   |  |  |   |
| Strip Center located just south of The Woodlands Parkway. No Deed restrictions. |   |  |  |   |

|  |   |   |  |  |
|--|---|---|--|--|
| 151  |  | <b>2200-2222 N I-45 N</b><br><b>Conroe Shopping Center</b><br><b>Conroe, TX 77301</b><br><b>Montgomery County</b><br><b>I-45 N &amp; Loop 336</b> | Building Type: <b>Retail/Freestanding</b><br>Status: <b>Built 2000</b><br>Building Size: <b>51,049 SF</b><br>Land Area: <b>6.00 AC</b><br>Stories: <b>1</b><br>Expenses: <b>2012 Tax @ \$2.14/sf; 2011 Ops @ \$2.06/sf</b><br>Parking: <b>350 free Surface Spaces are available; Ratio of 6.00/1,000 SF</b><br>For Sale: <b>Not For Sale</b> | Space Avail: <b>1,905 SF</b><br>Max Contig: <b>1,905 SF</b><br>Smallest Space: <b>1,905 SF</b><br>Rent/SF/YR: <b>\$21.00</b><br>% Leased: <b>96.3%</b> |
| Landlord Rep: Investar Real Estate Services, Inc. / Jim Bayne (713) 273-1363 / Gary Warner (713) 464-1001 -- 1,905 SF (1,905 SF)   |   |   |  |  |
| 51,049 square foot Shopping Center located at 2200 I-45 North in Conroe. Kroger shadow anchored center built in 2000. Excellent parking ratios and great location. Tenants include Texas Road House, Hollywood Video, Michaels, TGF Haircutters, Eye Concepts, American General, GNC, Cartridge World, Sprint, and Quizno's. |   |   |  |  |

## Montgomery County Retail

|  |   |   |   |  |
|--|---|---|---|--|
| 152  |    | <b>16961 FM 1314</b><br><b>Allendale Building</b><br><b>Conroe, TX 77302</b><br><b>Montgomery County</b>                  | Building Type: <b>Retail/Freestanding</b><br>Status: <b>Built 1969</b><br>Building Size: <b>22,725 SF</b><br>Land Area: <b>0.46 AC</b><br>Stories: <b>1</b><br>Expenses: <b>2013 Tax @ \$0.00/sf</b><br>Parking: <b>34 free Surface Spaces are available; Ratio of 1.50/1,000 SF</b><br>For Sale: <b>For Sale at \$3,500,000 (\$154.02/SF) - Active</b>   | Space Avail: <b>1,900 SF</b><br>Max Contig: <b>1,900 SF</b><br>Smallest Space: <b>1,900 SF</b><br>Rent/SF/YR: <b>\$12.00</b><br>% Leased: <b>91.6%</b>     |
| Sales Company: Michael Gonzales: Michael Gonzales (281) 608-4800<br>Landlord Rep: Michael Gonzales / Michael Gonzales (281) 608-4800 -- 1,900 SF (1,900 SF)  |   |   |   |  |
| RETAIL AND OFFICE SPACE ON FM 1314 & HIGHWAY 242 CORRIDOR EASY ACCESS TO HWY 59 & I-45, HIGH VOLUME TRAFFIC GREAT EXPOSURE, JUST MINUTES FROM THE WOODLANDS AND CONROE.  |   |   |   |  |
| 153  |    | <b>16145 Highway 105 W</b><br><b>Montgomery, TX 77356</b><br><b>Montgomery County</b>                                     | Building Type: <b>Retail</b><br>Status: <b>Built Jan 2006</b><br>Building Size: <b>7,350 SF</b><br>Land Area: <b>1 AC</b><br>Stories: <b>1</b><br>Expenses: <b>2015 Tax @ \$0.66/sf, 2016 Est Tax @ \$0.66/sf; 2016 Est Ops @ \$5.15/sf</b><br>Parking: <b>51 free Surface Spaces are available; Ratio of 6.93/1,000 SF</b><br>For Sale: <b>Not For Sale</b>                                    | Space Avail: <b>1,858 SF</b><br>Max Contig: <b>973 SF</b><br>Smallest Space: <b>885 SF</b><br>Rent/SF/YR: <b>\$15.25-\$18.50</b><br>% Leased: <b>86.8%</b> |
| Landlord Rep: The Gustafson Group Inc. / Reese Smith (713) 722-7707 / James W. Gustafson (713) 722-7707 -- 973 SF (973 SF)<br>Sublet Contact: Ingram Commercial Real Estate / Bill Ingram (281) 364-8000 -- 885 SF (885 SF)  |   |   |   |  |
| New Construction - 2006<br>- Fronts State Highway 105, 6 lanes plus center turning lane<br>- Outstanding identity, directly across from the April Sound entrance, a traffic lighted intersection<br>- 300 frontage feet on State Highway 105<br>- Wal-Mart Supercenter less than 3 miles to the west<br>- 40' bay depths<br>- NEW LED 4'2" x 8'4" monopole sign for tenant use |   |   |   |  |
| 154  |  | <b>902-932 W Dallas St</b><br><b>Crossroads II Shopping Center</b><br><b>Conroe, TX 77301</b><br><b>Montgomery County</b> | Building Type: <b>Retail/Freestanding</b><br>Status: <b>Built 1984</b><br>Building Size: <b>28,453 SF</b><br>Land Area: <b>2.01 AC</b><br>Stories: <b>2</b><br>Expenses: <b>2015 Tax @ \$0.84/sf, 2013 Est Tax @ \$1.01/sf; 2013 Ops @ \$2.56/sf, 2012 Est Ops @ \$2.08/sf</b><br>Parking: <b>65 free Surface Spaces are available; Ratio of 2.28/1,000 SF</b><br>For Sale: <b>Not For Sale</b> | Space Avail: <b>1,852 SF</b><br>Max Contig: <b>1,152 SF</b><br>Smallest Space: <b>700 SF</b><br>Rent/SF/YR: <b>\$15.60</b><br>% Leased: <b>100%</b>        |
| Landlord Rep: Investar Real Estate Services, Inc. / Gary Warner (713) 464-1001 -- 1,852 SF (700-1,152 SF)  |   |   |   |  |
| Shopping Center is located approximately 2 blocks east of Interstate 45 North on West Dallas Street in Conroe.   |   |   |   |  |

## Montgomery County Retail

155



**25919 I-45 Fwy N**  
**Woodlands Green Center**  
**Spring, TX 77380**  
**Montgomery County**

Building Type: **Retail/Storefront**  
 Status: **Built 2003**  
 Building Size: **27,940 SF**  
 Land Area: **2.20 AC**  
 Stories: **1**  
 Expenses: **2015 Tax @ \$1.26/sf; 2014 Ops @ \$2.10/sf**  
 Parking: **30 free Surface Spaces are available; Ratio of 1.07/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **1,828 SF**  
 Max Contig: **1,828 SF**  
 Smallest Space: **1,828 SF**  
 Rent/SF/YR: **\$18.00**  
 % Leased: **100%**

Landlord Rep: First Allied Ohio Corporation / Francesca Pasquarella (800) 421-5327 -- 1,828 SF (1,828 SF)

Built in 2002, Woodlands Green consists of 28,281 SF above grade, the center faces the freeway and has two access drives. There is a concrete parking lot with modest landscaping. Parking is available in the front and rear of the center. The center is constructed of concrete block along with stucco accenting the construction. There are anodized aluminum store fronts with tinted glass.

Woodlands is one of the most successful planned communities in the U.S., featuring 27,000 acres (twice the size of Manhattan Island). Over \$6 Billion in retail, office, and hotel development including a 1.2 Million SF Woodlands Regional Mall, a \$58 Million Marriott Hotel and convention center and a 4 Million SF of retail with the highest occupancy in the Houston Market. \$7 Billion in residential dwellings are here with The Woodlands retaining its number 1 position in home sales in Houston!

I-45 off-ramp is 1500' North of Woodlands Green, offering excellent access. Shoppers have several routes back to The Woodlands on the side streets as well as Rayford Sawdust Rd.

156



**18602 FM 1488**  
**Magnolia Plaza**  
**Magnolia, TX 77354**  
**Montgomery County**

Building Type: **Retail/Freestanding**  
 Status: **Built 2000**  
 Building Size: **13,013 SF**  
 Land Area: **1.81 AC**  
 Stories: **1**  
 Expenses: **2016 Tax @ \$2.59/sf, 2012 Est Tax @ \$1.66/sf; 2016 Ops @ \$2.41/sf, 2012 Est Ops @ \$3.12/sf**  
 Parking: **66 Surface Spaces are available; Ratio of 4.89/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **1,820 SF**  
 Max Contig: **1,820 SF**  
 Smallest Space: **1,820 SF**  
 Rent/SF/YR: **\$14.50**  
 % Leased: **86.0%**

Landlord Rep: Khan, VaJih / Vajih Khan (281) 789-4465 -- 1,820 SF (1,820 SF)

Located in Magnolia just off of the corner of FM 1488 and FM 1774.

157






**2417 Research Forest Dr**  
**Building R3**  
**The Woodlands, TX 77381**  
**Montgomery County**

Building Type: **Retail/Freestanding**  
 Status: **Built Aug 2014**  
 Building Size: **5,692 SF**  
 Land Area: **-**  
 Stories: **1**  
 For Sale: **Not For Sale**


Space Avail: **1,657 SF**  
 Max Contig: **1,657 SF**  
 Smallest Space: **1,657 SF**  
 Rent/SF/YR: **Withheld**  
 % Leased: **70.9%**


Landlord Rep: Warmack Investments / James Warmack (719) 540-6394 -- 1,657 SF (1,657 SF)


## Montgomery County Retail

|   |   |  |   |  |
|---|---|--|---|--|
| 158   |    | <p><b>16955 Walden Rd</b><br/> <b>Montgomery, TX 77356</b><br/> <b>Montgomery County</b></p>                                   | <p>Building Type: <b>Retail</b><br/> Status: <b>Built 2002</b><br/> Building Size: <b>14,000 SF</b><br/> Land Area: <b>4.70 AC</b><br/> Stories: <b>1</b><br/> Expenses: <b>2012 Tax @ \$1.58/sf</b><br/> For Sale: <b>Not For Sale</b></p>   | <p>Space Avail: <b>1,650 SF</b><br/> Max Contig: <b>1,500 SF</b><br/> Smallest Space: <b>150 SF</b><br/> Rent/SF/YR: <b>\$14.40</b><br/> % Leased: <b>88.2%</b></p>    |
| Landlord Rep: Lake Conroe Realty / Jamie Yancy (936) 448-1400 X13 -- 1,650 SF (150-1,500 SF)  |   |  |   |  |
| 159   |    | <p><b>26722-26734 I-45 Fwy N</b><br/> <b>Spring, TX 77386</b><br/> <b>Montgomery County</b></p>                                | <p>Building Type: <b>Retail/Freestanding</b><br/> Status: <b>Built 1974</b><br/> Building Size: <b>8,000 SF</b><br/> Land Area: <b>0.78 AC</b><br/> Stories: <b>1</b><br/> Expenses: <b>2015 Tax @ \$1.62/sf; 2010 Ops @ \$2.24/sf, 2007 Est Ops @ \$2.40/sf</b><br/> Parking: <b>30 free Surface Spaces are available; Ratio of 3.70/1,000 SF</b><br/> For Sale: <b>Not For Sale</b></p> | <p>Space Avail: <b>1,620 SF</b><br/> Max Contig: <b>1,620 SF</b><br/> Smallest Space: <b>1,620 SF</b><br/> Rent/SF/YR: <b>\$18.00</b><br/> % Leased: <b>79.8%</b></p>  |
| Landlord Rep: Ingram Commercial Real Estate / Genie Ingram (281) 364-8000 / Bill Ingram (281) 364-8000 -- 1,620 SF (1,620 SF)                   |   |  |   |  |
| 160   |  | <p><b>401 N Danville St</b><br/> <b>Willis, TX 77378</b><br/> <b>Montgomery County</b></p>                                     | <p>Building Type: <b>Retail/Storefront</b><br/> Status: <b>Built 1985</b><br/> Building Size: <b>4,200 SF</b><br/> Land Area: <b>1.01 AC</b><br/> Stories: <b>1</b><br/> Expenses: <b>2015 Tax @ \$3.73/sf</b><br/> For Sale: <b>Not For Sale</b></p>   | <p>Space Avail: <b>1,600 SF</b><br/> Max Contig: <b>1,600 SF</b><br/> Smallest Space: <b>1,600 SF</b><br/> Rent/SF/YR: <b>\$15.00</b><br/> % Leased: <b>61.9%</b></p>  |
| Landlord Rep: The Marion Franke Team / Marion Franke Commercial Department (936) 647-4407 / Robert Graham (936) 647-4373 -- 1,600 SF (1,600 SF) |   |  |   |  |
| 161   |  | <p><b>8000 McBeth Way</b><br/> <b>Marcel Crossing II</b><br/> <b>The Woodlands, TX 77382</b><br/> <b>Montgomery County</b></p> | <p>Building Type: <b>Retail</b><br/> Status: <b>Existing</b><br/> Building Size: <b>27,128 SF</b><br/> Land Area: <b>3.23 AC</b><br/> Stories: <b>1</b><br/> For Sale: <b>Not For Sale</b></p>  | <p>Space Avail: <b>1,560 SF</b><br/> Max Contig: <b>1,560 SF</b><br/> Smallest Space: <b>1,560 SF</b><br/> Rent/SF/YR: <b>Withheld</b><br/> % Leased: <b>94.3%</b></p> |
| Landlord Rep: KM Realty Management, LLC / Deidra Nowak (713) 690-2700 -- 1,560 SF (1,560 SF)  |   |  |   |  |

## Montgomery County Retail


|   |   |   |  |  |
|---|---|---|--|--|
| 162   |  | <b>1201 N 336 Loop</b><br><b>Conroe, TX 77301</b><br><b>Montgomery County</b> | Building Type: <b>Retail/Freestanding</b><br>Status: <b>Built 1983</b><br>Building Size: <b>7,615 SF</b><br>Land Area: <b>0.54 AC</b><br>Stories: <b>1</b><br>Expenses: <b>2015 Tax @ \$1.25/sf</b><br>Parking: <b>25 free Surface Spaces are available; Ratio of 3.28/1,000 SF</b><br>For Sale: <b>Not For Sale</b> | Space Avail: <b>1,529 SF</b><br>Max Contig: <b>1,529 SF</b><br>Smallest Space: <b>1,529 SF</b><br>Rent/SF/YR: <b>Withheld</b><br>% Leased: <b>100%</b> |
| Landlord Rep: Turk Investments, LTD / Robert Turk (713) 772-3727 / Sylvia Rivas (713) 772-3727 -- 1,529 SF (1,529 SF) |   |   |  |  |

|   |   |   |   |   |
|---|---|---|---|---|
| 163   |  | <b>6402 FM 1488 Rd</b><br><b>Westwood Pointe</b><br><b>Magnolia, TX 77354</b><br><b>Montgomery County</b> | Building Type: <b>Retail/Freestanding</b><br>Status: <b>Built Oct 2014</b><br>Building Size: <b>11,250 SF</b><br>Land Area: <b>0.43 AC</b><br>Stories: <b>1</b><br>Expenses: <b>2015 Tax @ \$1.72/sf</b><br>Parking: <b>Ratio of 4.00/1,000 SF</b><br>For Sale: <b>Not For Sale</b> | Space Avail: <b>1,500 SF</b><br>Max Contig: <b>1,500 SF</b><br>Smallest Space: <b>1,500 SF</b><br>Rent/SF/YR: <b>Withheld</b><br>% Leased: <b>86.7%</b> |
| Landlord Rep: VantagePoint Real Estate Group / M. Anna M. Goodman (713) 419-8217 / Nargo Schinas (832) 237-5555 -- 1,500 SF (1,500 SF)  |   |   |   |   |
| <b>Description</b><br>New construction with highly visible 20ft wide storefronts with ample room for signage. Suites will have individualized designs which enhance the presence of each tenant.<br>Located on FM 1488 Rd between Honea Egypt Community Rd & Egypt Ln across from Westwood Village (Target, Ross, TJ Maxx, PetSmart, OfficeMax, Chili's, Chick-fil-A, etc). |   |   |   |   |

|   |   |  |   |  |
|---|---|--|---|--|
| 164   |  | <b>2001 Frazier St</b><br><b>Building D</b><br><b>Conroe, TX 77301</b><br><b>Montgomery County</b> | Building Type: <b>Retail/Freestanding</b><br>Status: <b>Built 1968</b><br>Building Size: <b>3,321 SF</b><br>Land Area: <b>11.27 AC</b><br>Stories: <b>1</b><br>Expenses: <b>2012 Tax @ \$31.67/sf</b><br>Parking: <b>100 free Surface Spaces are available</b><br>For Sale: <b>Not For Sale</b> | Space Avail: <b>1,500 SF</b><br>Max Contig: <b>1,500 SF</b><br>Smallest Space: <b>500 SF</b><br>Rent/SF/YR: <b>\$12.00</b><br>% Leased: <b>54.8%</b> |
| Landlord Rep: GSN Enterprise / George Naddour (949) 291-4124 -- 1,500 SF (500-1,000 SF) |   |  |   |  |

## Montgomery County Retail

165



**924 I-45**  
**Conroe, TX 77304**  
**Montgomery County**


Building Type: **Retail/Freestanding**  
Status: **Built 1993**  
Building Size: **1,500 SF**  
Land Area: **2.30 AC**  
Stories: **1**  
Parking: **25 free Surface Spaces are available**  
For Sale: **For Sale at \$1,500,000 (\$1,000.00/SF) - Active**

Space Avail: **1,500 SF**  
Max Contig: **1,500 SF**  
Smallest Space: **1,500 SF**  
Rent/SF/YR: **\$39.96**  
% Leased: **0%**

Sales Company: ICA Properties Inc: Natalie Boyer (432) 368-3330

Landlord Rep: ICA Properties Inc / Natalie Boyer (432) 368-3330 -- 1,500 SF (1,500 SF)

166



**502-880 Kingwood Dr**  
**Kingwood Commons**  
**Humble, TX 77339**  
**Montgomery County**  
**Montgomery County**

Building Type: **Retail/(Community Ctr)**  
Status: **Built 1999**  
Building Size: **164,356 SF**  
Land Area: **17.37 AC**  
Stories: **1**  
Expenses: **2014 Tax @ \$3.17/sf, 2012 Est Tax @ \$2.37/sf; 2010 Ops @ \$3.50/sf, 2012 Est Ops @ \$3.47/sf**  
Parking: **923 free Surface Spaces are available; Ratio of 5.29/1,000 SF**  
For Sale: **Not For Sale**

Space Avail: **1,500 SF**  
Max Contig: **1,500 SF**  
Smallest Space: **1,500 SF**  
Rent/SF/YR: **Withheld**  
% Leased: **100%**

Landlord Rep: Kite Realty Group / C.Luke C. Isenbarger (317) 577-5600 / Karly Kilroy (214) 497-7914 / Jeff Wright (317) 713-5698 -- 1,500 SF (1,500 SF)

4/04: Colonial Properties Trust purchased the building from Kingwood Commons Ltd. Reference Comps#MTC-68414 for more information.

This retail development is located northeast of Houston, in Kingwood a 10,000-acre master-planned mixed-use development.

DEMOGRAPHICS:


|                    |          |          |          |
|--------------------|----------|----------|----------|
|                    | 1 MI     | 3 MI     | 5 MI     |
| 2005 Population    | 4,463    | 33,146   | 96,236   |
| 2005 avg HH Income | \$82,329 | \$81,982 | \$78,194 |

TRAFFIC COUNTS:

Kingwood Drive west of site +/-33,590

Kingwood Drive east of site +/- 30,830

167



**31903 State Highway 249**  
**Pinehurst, TX 77362**  
**Montgomery County**

Building Type: **Retail/Freestanding**  
Status: **Built 1999**  
Building Size: **1,500 SF**  
Land Area: **0.11 AC**  
Stories: **1**  
Expenses: **2015 Tax @ \$0.65/sf**  
For Sale: **Not For Sale**

Space Avail: **1,500 SF**  
Max Contig: **1,500 SF**  
Smallest Space: **1,500 SF**  
Rent/SF/YR: **\$12.00**  
% Leased: **0%**

Landlord Rep: Mike Turk / Mike Turk (281) 356-8418 -- 1,500 SF (1,500 SF)






## Montgomery County Retail

|   |   |   |  |   |
|---|---|---|--|---|
| 168   |    | <b>1301 E Davis St</b><br><b>Conroe, TX 77301</b><br><b>Montgomery County</b>   | Building Type: <b>Retail/Freestanding</b><br>Status: <b>Built 1976</b><br>Building Size: <b>1,457 SF</b><br>Land Area: <b>0.49 AC</b><br>Stories: <b>1</b><br>Expenses: <b>2015 Tax @ \$0.86/sf</b><br>Parking: <b>12 free Surface Spaces are available; Ratio of 5.75/1,000 SF</b><br>For Sale: <b>Not For Sale</b> | Space Avail: <b>1,457 SF</b><br>Max Contig: <b>1,457 SF</b><br>Smallest Space: <b>1,457 SF</b><br>Rent/SF/YR: <b>\$8.24</b><br>% Leased: <b>0%</b>      |
| Landlord Rep: Tomas Rivera / Tomas Rivera (936) 445-0180 -- 1,457 SF (1,457 SF)   |   |   |  |   |
| 169   |    | <b>14540 Highway 105 W</b><br><b>Conroe, TX 77304</b><br><b>Montgomery County</b>   | Building Type: <b>Retail/Freestanding</b><br>Status: <b>Built 1992</b><br>Building Size: <b>1,450 SF</b><br>Land Area: <b>1.06 AC</b><br>Stories: <b>1</b><br>Parking: <b>20 free Surface Spaces are available</b><br>For Sale: <b>Not For Sale</b>  | Space Avail: <b>1,450 SF</b><br>Max Contig: <b>1,450 SF</b><br>Smallest Space: <b>1,450 SF</b><br>Rent/SF/YR: <b>\$41.38</b><br>% Leased: <b>0%</b>     |
| Landlord Rep: Kenneth R. Lilley Commercial Realty / R.Kenneth R. Lilley (281) 895-6744 -- 1,450 SF (1,450 SF)                         |   |   |  |   |
| 170   |   | <b>10700 Kuykendahl Rd</b><br><b>The Woodlands Crossing</b><br><b>The Woodlands, TX 77381</b><br><b>Montgomery County</b><br><b>SEC of Woodlands Parkway and Kuykendahl Rd.</b> | Building Type: <b>Retail</b><br>Status: <b>Built Jan 2008</b><br>Building Size: <b>21,600 SF</b><br>Land Area: <b>3.33 AC</b><br>Stories: <b>1</b><br>Expenses: <b>2012 Tax @ \$13.71/sf</b><br>Parking: <b>149 free Surface Spaces are available; Ratio of 6.90/1,000 SF</b><br>For Sale: <b>Not For Sale</b>       | Space Avail: <b>1,440 SF</b><br>Max Contig: <b>1,440 SF</b><br>Smallest Space: <b>1,440 SF</b><br>Rent/SF/YR: <b>Withheld</b><br>% Leased: <b>93.3%</b> |
| Landlord Rep: Stream Realty Partners, L.P. / Mark Sondock (713) 300-0270 / Courtland Richardson (713) 300-0267 -- 1,440 SF (1,440 SF) |   |   |  |   |
| 171   |  | <b>18442 Tx-105 Hwy W</b><br><b>Montgomery, TX 77356</b><br><b>Montgomery County</b>  | Building Type: <b>Retail</b><br>Status: <b>Built 2002</b><br>Building Size: <b>9,600 SF</b><br>Land Area: <b>0.86 AC</b><br>Stories: <b>1</b><br>Expenses: <b>2012 Tax @ \$1.86/sf</b><br>Parking: <b>20 free Surface Spaces are available; Ratio of 2.08/1,000 SF</b><br>For Sale: <b>Not For Sale</b>              | Space Avail: <b>1,400 SF</b><br>Max Contig: <b>1,400 SF</b><br>Smallest Space: <b>1,400 SF</b><br>Rent/SF/YR: <b>\$11.00</b><br>% Leased: <b>85.4%</b>  |
| Landlord Rep: Top Guns Realty on Lake Conroe / Wendy Wilbur (936) 582-1700 -- 1,400 SF (1,400 SF)                                     |   |   |  |   |






## Montgomery County Retail

|   |   |  |   |   |
|---|---|--|---|---|
| 172   |    | <b>2115-2301 Rayford Rd</b><br><b>Imperial Oaks Shopping Center</b><br><b>Spring, TX 77386</b><br><b>Montgomery County</b>   | Building Type: <b>Retail/Freestanding</b><br>Status: <b>Built 2003</b><br>Building Size: <b>22,556 SF</b><br>Land Area: <b>1.74 AC</b><br>Stories: <b>1</b><br>Expenses: <b>2012 Tax @ \$1.15/sf</b><br>Parking: <b>450 free Surface Spaces are available</b><br>For Sale: <b>Not For Sale</b>                                      | Space Avail: <b>1,327 SF</b><br>Max Contig: <b>1,327 SF</b><br>Smallest Space: <b>1,327 SF</b><br>Rent/SF/YR: <b>Withheld</b><br>% Leased: <b>94.1%</b> |
| Landlord Rep: Wulfe & Co. / M.Paula M. Hohl (713) 621-1700 -- 1,327 SF (1,327 SF)   |   |  |   |   |
| 173   |    | <b>10864-10868 Kuykendahl Rd</b><br><b>The Woodlands Crossing Shopping Center</b><br><b>The Woodlands, TX 77381</b><br><b>Montgomery County</b>                        | Building Type: <b>Retail</b><br>Status: <b>Built Jun 2012</b><br>Building Size: <b>43,286 SF</b><br>Land Area: <b>6.67 AC</b><br>Stories: <b>1</b><br>Parking: <b>65 free Surface Spaces are available; Ratio of 1.50/1,000 SF</b><br>For Sale: <b>Not For Sale</b>   | Space Avail: <b>1,320 SF</b><br>Max Contig: <b>1,320 SF</b><br>Smallest Space: <b>1,320 SF</b><br>Rent/SF/YR: <b>Withheld</b><br>% Leased: <b>97.0%</b> |
| Landlord Rep: Stream Realty Partners, L.P. / Mark Sondock (713) 300-0270 / Courtland Richardson (713) 300-0267 -- 1,320 SF (1,320 SF) |   |  |   |   |
| 174   |  | <b>19189 Interstate 45 Fwy N</b><br><b>Research Plaza</b><br><b>Shenandoah, TX 77385</b><br><b>Montgomery County</b><br><b>SEC I-45 &amp; Tamina Rd/Research Forst</b> | Building Type: <b>Retail/Freestanding</b><br>Status: <b>Built 2003</b><br>Building Size: <b>34,924 SF</b><br>Land Area: <b>3.57 AC</b><br>Stories: <b>1</b><br>Expenses: <b>2014 Combined Tax/Ops @ \$5.04/sf</b><br>Parking: <b>160 free Surface Spaces are available; Ratio of 6.39/1,000 SF</b><br>For Sale: <b>Not For Sale</b> | Space Avail: <b>1,300 SF</b><br>Max Contig: <b>1,300 SF</b><br>Smallest Space: <b>1,300 SF</b><br>Rent/SF/YR: <b>Withheld</b><br>% Leased: <b>96.3%</b> |
| Landlord Rep: Tarantino Properties, Inc. / Peggy Rougeou (713) 974-4292 / Eric Drymalla (713) 974-4292 -- 1,300 SF (1,300 SF)         |   |  |   |   |

Research Plaza is a 34,924 SF neighborhood retail center located in the prestigious Shenandoah market. It has exceptional freeway visibility from I-45 North and the traffic count exceeds 36,000 cars per day. There is ample parking throughout the center and pylon signage available.





## Montgomery County Retail

|  |   |  |   |  |
|--|---|--|---|--|
| 175  |    | <b>3335 College Park Dr</b><br><b>College Park Village</b><br><b>The Woodlands, TX 77384</b><br><b>Montgomery County</b>   | Building Type: <b>Retail</b><br>Status: <b>Built Jul 2006</b><br>Building Size: <b>21,326 SF</b><br>Land Area: <b>3.28 AC</b><br>Stories: <b>1</b><br>Expenses: <b>2009 Tax @ \$1.83/sf, 2012 Est Tax @ \$3.25/sf; 2008 Ops @ \$5.63/sf, 2012 Est Ops @ \$4.96/sf</b><br>Parking: <b>148 free Surface Spaces are available; Ratio of 6.94/1,000 SF</b><br>For Sale: <b>Not For Sale</b> | Space Avail: <b>1,284 SF</b><br>Max Contig: <b>1,284 SF</b><br>Smallest Space: <b>1,284 SF</b><br>Rent/SF/YR: <b>Withheld</b><br>% Leased: <b>100%</b> |
| Landlord Rep: Stream Realty Partners, L.P. / Mark Sondock (713) 300-0270<br>Sublet Contact: Foldetta Commercial / Ross Foldetta (281) 466-2880 Terrie B. Smith (281) 466-2880 -- 1,284 SF (1,284 SF) |   |  |   |  |
| 176  |    | <b>3830-3836 W Davis St</b><br><b>Conroe, TX 77304</b><br><b>Montgomery County</b><br><b>NWC of Hwy 105 &amp; Loop 336</b> | Building Type: <b>Retail/Freestanding (Neighborhood Ctr)</b><br>Status: <b>Built 1996</b><br>Building Size: <b>16,904 SF</b><br>Land Area: <b>-</b><br>Stories: <b>1</b><br>Expenses: <b>2012 Tax @ \$4.15/sf; 2014 Combined Est Tax/Ops @ \$5.20/sf</b><br>Parking: <b>450 free Surface Spaces are available</b><br>For Sale: <b>Not For Sale</b>                                      | Space Avail: <b>1,260 SF</b><br>Max Contig: <b>1,260 SF</b><br>Smallest Space: <b>1,260 SF</b><br>Rent/SF/YR: <b>\$16.50</b><br>% Leased: <b>92.6%</b> |
| Landlord Rep: ORR Commercial / Tim Conway (713) 554-6505 -- 1,260 SF (1,260 SF)  |   |  |   |  |
| 177  |  | <b>10540 Fm-1488</b><br><b>Windcrest Plaza</b><br><b>Magnolia, TX 77354</b><br><b>Montgomery County</b>                    | Building Type: <b>Retail/Freestanding</b><br>Status: <b>Built 2006</b><br>Building Size: <b>15,800 SF</b><br>Land Area: <b>1.80 AC</b><br>Stories: <b>1</b><br>Expenses: <b>2015 Tax @ \$1.55/sf</b><br>Parking: <b>20 free Surface Spaces are available; Ratio of 3.00/1,000 SF</b><br>For Sale: <b>Not For Sale</b>   | Space Avail: <b>1,250 SF</b><br>Max Contig: <b>1,250 SF</b><br>Smallest Space: <b>1,250 SF</b><br>Rent/SF/YR: <b>\$12.00</b><br>% Leased: <b>92.1%</b> |
| Landlord Rep: The Commercial Professionals / Lance Langenhoven (832) 483-8655 -- 1,250 SF (1,250 SF)   |   |  |   |  |
| From the intersection of FM 2978 and Fm 1488, go west on FM 1488 towards HWY 149. Shopping Center on right hand side   |   |  |   |  |

## Montgomery County Retail

|     |   |  |   |   |
|-----|---|--|---|---|
| 178 |    | <b>1320 W Davis St</b><br><b>Conroe, TX 77304</b><br><b>Montgomery County</b>                              | Building Type: <b>Retail/Freestanding</b><br>Status: <b>Built 1982</b><br>Building Size: <b>10,150 SF</b><br>Land Area: <b>1.53 AC</b><br>Stories: <b>1</b><br>Expenses: <b>2015 Tax @ \$1.33/sf</b><br>Parking: <b>60 free Surface Spaces are available; Ratio of 6.33/1,000 SF</b><br>For Sale: <b>Not For Sale</b>   | Space Avail: <b>1,240 SF</b><br>Max Contig: <b>1,240 SF</b><br>Smallest Space: <b>1,240 SF</b><br>Rent/SF/YR: <b>\$21.72</b><br>% Leased: <b>100%</b>   |
|     |   |  | Landlord Rep: <i>Company information unavailable at this time</i><br>Sublet Contact: <i>The Marion Franke Team / Marion Franke (936) 647-4400 Matt Nelson (936) 520-0971 -- 1,240 SF (1,240 SF)</i>   |   |
| 179 |    | <b>12605 I-45 Fwy N</b><br><b>Willis, TX 77318</b><br><b>Montgomery County</b>                             | Building Type: <b>Retail</b><br>Status: <b>Built Sep 2011</b><br>Building Size: <b>146,647 SF</b><br>Land Area: <b>13.63 AC</b><br>Stories: <b>1</b><br>Expenses: <b>2012 Tax @ \$1.69/sf</b><br>Parking: <b>350 free Surface Spaces are available; Ratio of 2.39/1,000 SF</b><br>For Sale: <b>Not For Sale</b>   | Space Avail: <b>1,216 SF</b><br>Max Contig: <b>1,216 SF</b><br>Smallest Space: <b>1,216 SF</b><br>Rent/SF/YR: <b>Withheld</b><br>% Leased: <b>99.2%</b> |
|     |   |  | Landlord Rep: <i>NewQuest Properties / Rebecca Le (281) 477-4327 / Ronnie Miranda (281) 477-4300 / Ashley Williams (281) 477-4378 -- 1,216 SF (1,216 SF)</i>  |   |
| 180 |  | <b>12820 Walden Rd</b><br><b>Lakeland Plaza</b><br><b>Montgomery, TX 77356</b><br><b>Montgomery County</b> | Building Type: <b>Retail/Storefront</b><br>Status: <b>Built 2007</b><br>Building Size: <b>11,340 SF</b><br>Land Area: <b>0.79 AC</b><br>Stories: <b>2</b><br>Expenses: <b>2015 Tax @ \$1.40/sf</b><br>For Sale: <b>Not For Sale</b>   | Space Avail: <b>1,200 SF</b><br>Max Contig: <b>1,200 SF</b><br>Smallest Space: <b>1,200 SF</b><br>Rent/SF/YR: <b>\$12.96</b><br>% Leased: <b>89.4%</b>  |
|     |   |  | Landlord Rep: <i>Gicor,Inc / Mariel Guerra (936) 582-6830 -- 1,200 SF (1,200 SF)</i>  |   |
| 181 |  | <b>33418 Egypt Ln</b><br><b>Magnolia, TX 77354</b><br><b>Montgomery County</b>                             | Building Type: <b>Retail/Storefront Retail/Office</b><br>Status: <b>Built 2005</b><br>Building Size: <b>22,260 SF</b><br>Land Area: <b>2.86 AC</b><br>Stories: <b>1</b><br>Expenses: <b>2015 Tax @ \$3.44/sf, 2012 Est Tax @ \$1.67/sf; 2012 Est Ops @ \$4.34/sf</b><br>Parking: <b>80 free Surface Spaces are available; Ratio of 3.59/1,000 SF</b><br>For Sale: <b>Not For Sale</b> | Space Avail: <b>1,160 SF</b><br>Max Contig: <b>1,160 SF</b><br>Smallest Space: <b>1,160 SF</b><br>Rent/SF/YR: <b>\$24.00</b><br>% Leased: <b>94.8%</b>  |
|     |   |  | Landlord Rep: <i>NAI Partners / Jason Gaines (713) 410-8910 -- 1,160 SF (1,160 SF)</i>  |   |

## Montgomery County Retail

|  |   |  |   |
|--|---|--|---|
| <b>182</b>                                        | <b>3570 Fm 1488 Rd</b><br><b>Conroe, TX 77384</b><br><b>Montgomery County</b>   | Building Type: <b>Retail</b><br>Status: <b>Under Construction, delivers Nov 2016</b><br>Building Size: <b>8,525 SF</b><br>Land Area: <b>0.92 AC</b><br>Stories: <b>1</b><br>Expenses: <b>2015 Tax @ \$0.00/sf</b><br>For Sale: <b>Not For Sale</b>   | Space Avail: <b>1,143 SF</b><br>Max Contig: <b>1,143 SF</b><br>Smallest Space: <b>1,143 SF</b><br>Rent/SF/YR: <b>Withheld</b><br>% Leased: <b>86.6%</b> |
| Landlord Rep: KM Realty Management, LLC / Steven Stone (713) 690-2700 X3 -- 1,143 SF (1,143 SF)                                    |   |  |   |
| <b>183</b>                                        | <b>3600 FM 1488 Rd</b><br><b>Town Plaza</b><br><b>The Woodlands, TX 77384</b><br><b>Montgomery County</b>             | Building Type: <b>Retail/Freestanding</b><br>Status: <b>Built 1999</b><br>Building Size: <b>1,055 SF</b><br>Land Area: <b>4.51 AC</b><br>Stories: <b>1</b><br>Expenses: <b>2015 Tax @ \$87.01/sf; 2010 Ops @ \$6.00/sf</b><br>Parking: <b>30 free Surface Spaces are available; Ratio of 1.34/1,000 SF</b><br>For Sale: <b>Not For Sale</b>              | Space Avail: <b>1,055 SF</b><br>Max Contig: <b>1,055 SF</b><br>Smallest Space: <b>1,055 SF</b><br>Rent/SF/YR: <b>Withheld</b><br>% Leased: <b>100%</b>  |
| Landlord Rep: KM Realty Management, LLC / Steven Stone (713) 690-2700 X3 -- 1,055 SF (1,055 SF)                                    |   |  |   |
| <b>184</b>                                      | <b>25170 I-45 Fwy</b><br><b>Rayford Forest Shopping Center</b><br><b>Spring, TX 77386</b><br><b>Montgomery County</b> | Building Type: <b>Retail</b><br>Status: <b>Built 1976</b><br>Building Size: <b>10,446 SF</b><br>Land Area: <b>0.79 AC</b><br>Stories: <b>1</b><br>Expenses: <b>2015 Tax @ \$2.01/sf; 2009 Ops @ \$2.50/sf, 2010 Est Ops @ \$2.50/sf</b><br>Parking: <b>50 free Surface Spaces are available; Ratio of 4.79/1,000 SF</b><br>For Sale: <b>Not For Sale</b> | Space Avail: <b>952 SF</b><br>Max Contig: <b>952 SF</b><br>Smallest Space: <b>952 SF</b><br>Rent/SF/YR: <b>Withheld</b><br>% Leased: <b>90.9%</b>       |
| Landlord Rep: VantagePoint Real Estate Group / M. Anna M. Goodman (713) 419-8217 / Nargo Schinas (832) 237-5555 -- 952 SF (952 SF) |   |  |   |
| <b>185</b>                                      | <b>12724 Walden Rd</b><br><b>Montgomery, TX 77356</b><br><b>Montgomery County</b>                                     | Building Type: <b>Retail/Freestanding</b><br>Status: <b>Built Aug 2013</b><br>Building Size: <b>3,600 SF</b><br>Land Area: <b>0.48 AC</b><br>Stories: <b>1</b><br>Expenses: <b>2013 Tax @ \$0.88/sf</b><br>For Sale: <b>Not For Sale</b>   | Space Avail: <b>800 SF</b><br>Max Contig: <b>800 SF</b><br>Smallest Space: <b>800 SF</b><br>Rent/SF/YR: <b>\$15.60</b><br>% Leased: <b>77.8%</b>        |
| Landlord Rep: Tricor Group USA / John Tricoli (936) 448-2733 -- 800 SF (800 SF)  |   |  |   |

## Montgomery County Retail

186



**12930 Fm-830 Rd**  
**Willis, TX 77318**  
**Montgomery County**

Building Type: **Retail**  
Status: **Built 2002**  
Building Size: **13,249 SF**  
Land Area: **5 AC**  
Stories: **1**  
Expenses: **2015 Tax @ \$0.94/sf**  
Parking: **23 free Surface Spaces are available; Ratio of 1.74/1,000 SF**  
For Sale: **Not For Sale**

Space Avail: **675 SF**  
Max Contig: **675 SF**  
Smallest Space: **675 SF**  
Rent/SF/YR: **\$14.22**  
% Leased: **100%**

Landlord Rep: S & K Interprises Inc / Sadrudden Ali (281) 236-0282 -- 675 SF (675 SF)

187



**11510 FM 1488**  
**Magnolia, TX 77354**  
**Montgomery County**

Building Type: **Retail**  
Status: **Built 2003**  
Building Size: **25,000 SF**  
Land Area: **46.35 AC**  
Stories: **1**  
Expenses: **2012 Tax @ \$0.92/sf**  
Parking: **32 Surface Spaces are available; Ratio of 1.28/1,000 SF**  
For Sale: **For Sale - Active**

Space Avail: **600 SF**  
Max Contig: **600 SF**  
Smallest Space: **600 SF**  
Rent/SF/YR: **\$11.00**  
% Leased: **97.6%**

Sales Company: Halberdier Real Estate LLC: Chris Boone (281) 362-2829

Landlord Rep: Halberdier Real Estate LLC / Chris Boone (281) 362-2829 -- 600 SF (600 SF)

This is a multiple use property that combines Retail with Office space. There is also a great deal of land available for future expansion. The property can be purchased in total or divided. It is being offered with a 13,000 SF Retail Center, 6600 SF office Building, numerous out buildings and 409,000 SF of land. There is a total of 756 feet of frontage on FM 1488!! Please contact us for more details.