



W A T E R P O I N T

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GORDON PARTNERS



WATERPOINT

Population (2021)

1 mile	4,855
3 mile	21,655
5 mile	81,095

Average Household Income (2021)

1 mile	\$110,976
3 mile	\$107,338
5 mile	\$114,000

Traffic Counts (cars/day)

Hwy 105 W.	43,000
Tejas Blvd.	3,000



Tenants Include:



Leasing Information:



GORDON PARTNERS

Phillip Carameros
(832) 937-5900

phillip@gordonpartners.com



Building 1

Suite	Tenant	SF	Suite	Tenant	SF
15333	Starbucks Coffee	1,800	116	NuSpine Chiropractic	1,080
100	Marble Slab Creamery	1,400	118	Available	1,100
100	Great American Cookies	1,435	120	NextCare Urgent Care	3,300
105	Sports Clips	1,281	121	Available	797
106	Radiant Waxing	1,677	122	Century 21 Realty	2,143
108	Beyond Fringe Salon	2,467	500	Freedom Boat Club	160
114	Pediatric Dentist	3,518	15270	CVS Pharmacy	12,900

Building 3

Suite	Tenant	SF	Suite	Tenant	SF
124	Elements Massage	3,160	136	Spuds Potato Bar	1,600
127	Cameron Optical	1,830	138	Available	2,520
128	Wingstop	1,670	142	Available	1,130
130	Malibu Nails	4,297	146	Petite Suzette	2,774
132	Main Squeeze Juicery	1,184	150	Edward Jones	1,200
134	Planet Beach	1,600	154	Oral Surgeon	2,360

Buildings 4-7

Suite	Tenant	SF	Suite	Tenant	SF
150	Monty's Lighthouse	6,068	130	Crust Pizza Co.	3,000
154	Pizza Hut	1,178	140	Boardwalk Boutique	1,213
160	Hunger Crush Café	3,130	150	Morris Rest. Mgmt.	373
170	Bar Lago	1,004	150	Lifespan Med Spa	3,237
15270	Fajita Jacks	6,509	170	Nourished Mind & Body	304
100	Akashi Asian Bistro	6,028	100	Gary Greene Realty	4,947
120	The Paleta Bar	893	200	Optimum.	2,522
			220	Marina Office	406





Waterpoint sits on the southern shoreline of Lake Conroe, a popular 22,000-acre lake 50 miles north of Downtown Houston. The lake stretches 21 miles long with 150 miles of coastline. Due to the overall warm climate, the lake is active with boaters and fisherman year around.





The property demonstrates strong activity year around, with over 1 million visits per year. The development includes 145,000 SF of retail shops, waterfront restaurants, office space, luxury condos and a 260-slip marina all surrounded by a boardwalk.



Starbucks Coffee & Marble Slab Creamery are located along the western portion of the property. Both opened in 2008.



The center has over 65 tenants throughout, including CVS Pharmacy.



A 2,000 linear foot boardwalk stretches around the property.



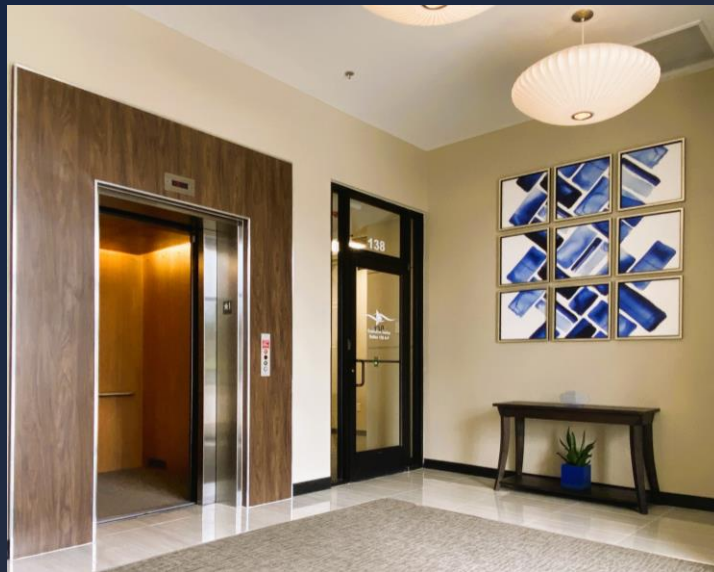
The fish feeding attraction draws an estimated 450,000 visitors per year..



Akashi Asian Bistro and Crust Pizza are located along the boardwalk.



There is 45,000 SF of Level 2 office space, ranging from large offices with balconies and lake views, to smaller executive suites with a shared conference room.



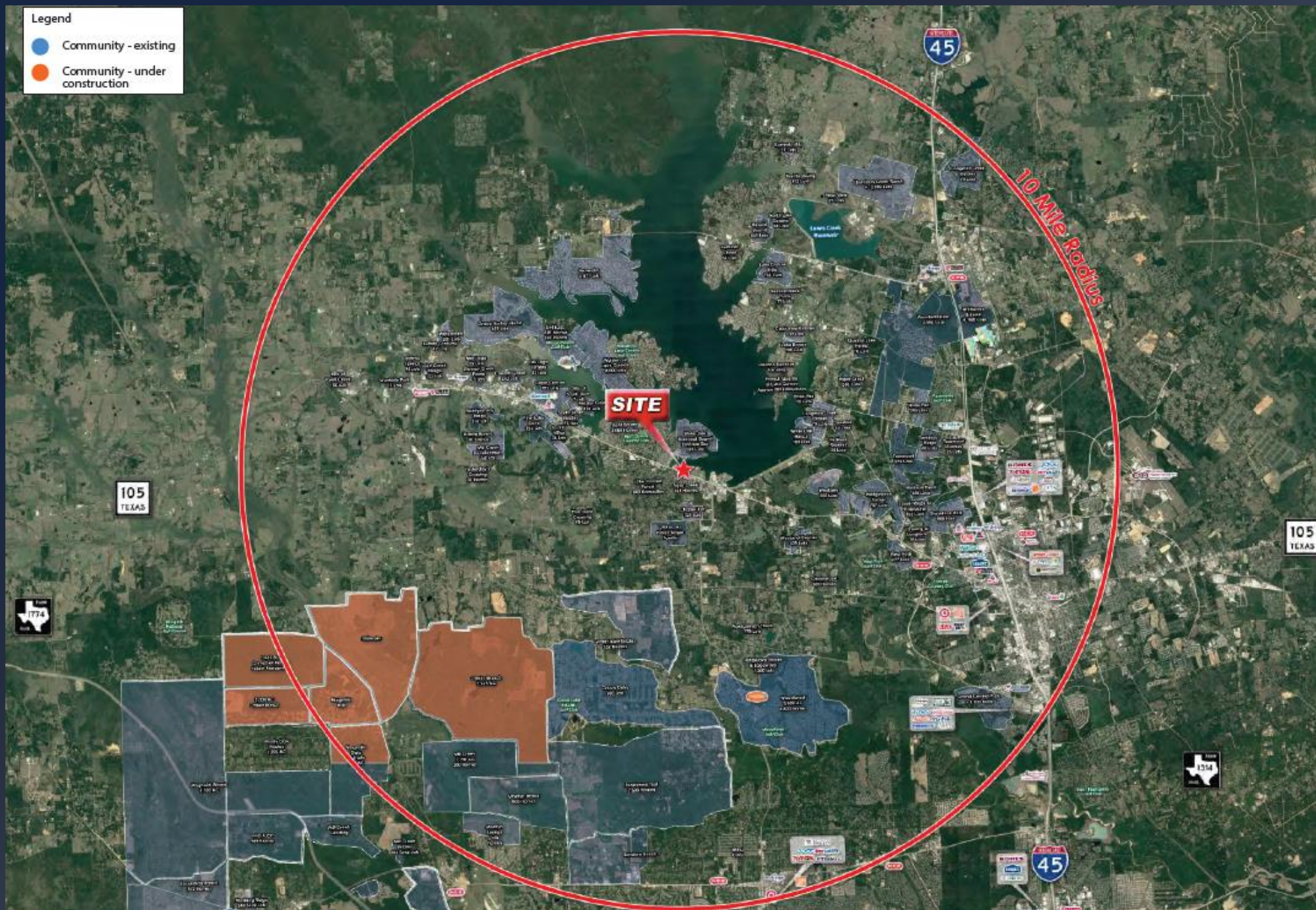


A variety of water activities are offered at Waterpoint and including boat & jet ski rentals, fishing guides, paddle boat rentals and tiki bar cruises. A pirate ship offers rides form the neighboring property.





The property has over 1,200 feet of frontage on Highway 105 and a signalized intersection.



Montgomery County has been one of the fastest growing counties in the nation. Lake Conroe is an easily accessible area to residents of Spring, The Woodlands, Magnolia, Conroe and Willis, TX.



Lake Conroe, located 6 miles to the west is a 22,000-acre recreational lake which is a major draw from 50+ miles away.

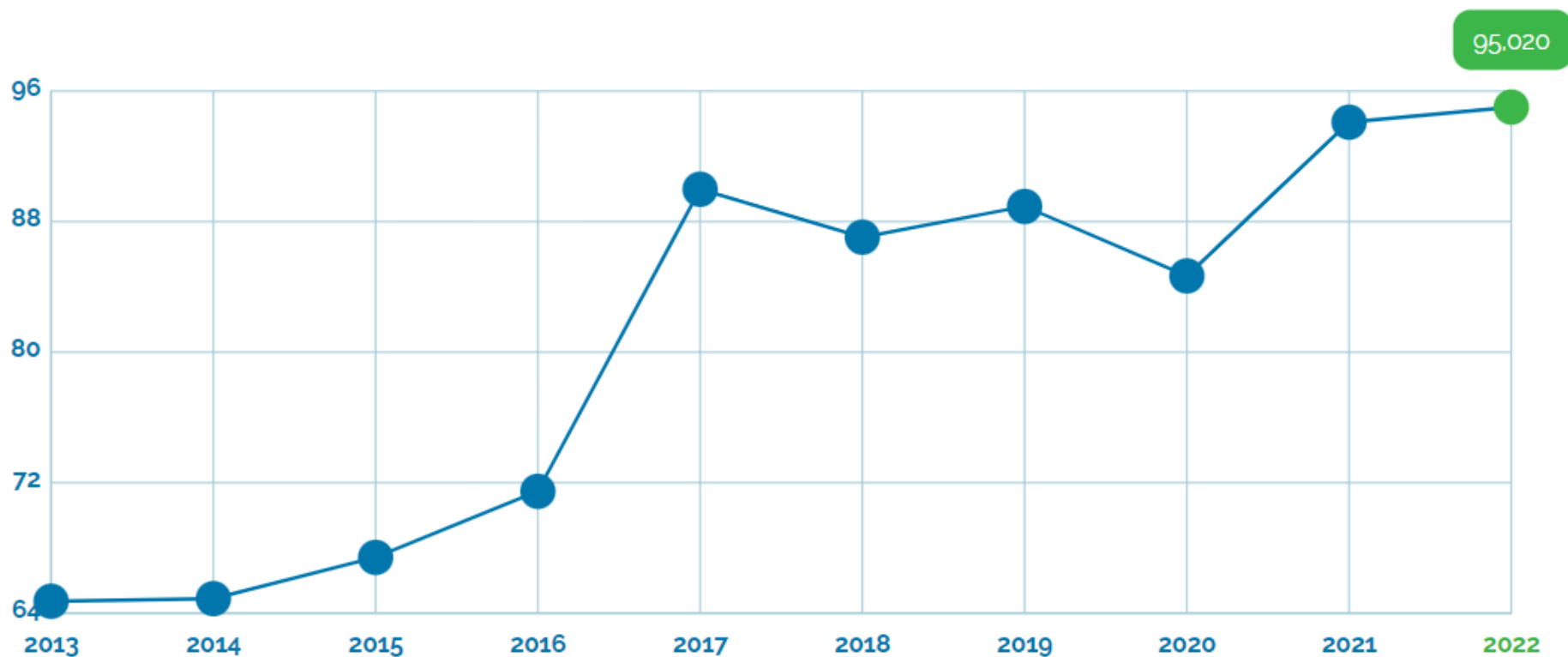


A few miles away is Consolidated Communications headquarters and Conroe Regional Medical Center, who employs 1,200 people.



The Woodlands and Spring, 20 minutes away, is home to Exxon Mobile and other major headquarters. Exxon moved into this campus in 2016 and has 10,000+ employees.

Population Growth (in thousands)



In the News...

- 2/3/2023 Conroe ISD prepares for more than 53,000 new homes by 2032, driving student enrollment to 100,000 students (*Community Impact*)
- 1/5/2023 Conroe places near the top of new national growth ranking in U-Haul's growth index (*Houston Chronicle*)
- 1/3/2023 Conroe ranks #6 among top 100 cities in population and economic growth for 2022 (*Yahoo News*)
- 12/6/2022 Fein Interest to develop a 241- unit multi family project at Lake Conroe (*Realty News*)
- 10/5/2022 Shea Homes acquired 300 acres to build 700 homes (*Houston Chronicle*)
- 10/27/2022 Signorelli Company to develop Chapel Run community, a 600 single family home development just south of Lake Conroe (*Houston Chronicle*)
- 8/29/2022 Tripoint Homes announces plan to building 335 single family homes on 95 acres just south of Lake Conroe (*Houston Chronicle*)
- 6/29/2021 Arizona based Meritage Homes to develop Pine Lake Cove, a 865 home community on 255 acres at Lake Conroe (*Houston Business Journal*)

Lunch on the Lake...

- 1) Starbucks Coffee
- 2) Marble Slab Creamery
- 3) Pretzel Maker
- 4) Petite Suzette Creperie
- 5) Wingstop
- 6) Main Squeeze Juicery
- 7) Which Wich
- 8) Monty's Lighthouse Cajun Grill

- 9) Pizza Hut
- 10) Hunger Crush Café
- 11) Bar Lago
- 12) Fajita Jack's
- 13) Akashi Asian Bistro
- 14) The Paleta Bar
- 15) Crust Pizza
- 16) Great American Cookies





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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- ☒ **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- ☒ **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- ☒ Put the interests of the client above all others, including the broker's own interests;
- ☒ Inform the client of any material information about the property or transaction received by the broker;
- ☒ Answer the client's questions and present any offer to or counter-offer from the client; and
- ☒ Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary. A broker who acts as an intermediary:

- ☒ Must treat all parties to the transaction impartially and fairly;
- ☒ May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- ☒ Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- ☒ The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- ☒ Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer/Tenant/Seller/Landlord Initials

Date