



LEASE  
1,950 SF

# WEST LAKE SHOPPING CENTER

15444 HIGHWAY 105 | CONROE, TEXAS

1,950-SF ENDCAP WITH PICKUP WINDOW AVAILABLE FOR LEASE  
IN NEWLY REMODELED CENTER



# PROJECT HIGHLIGHTS

## West Lake Shopping Center

15444 HIGHWAY 105 | CONROE, TEXAS

- Center is located on Highway 105 with Lake Conroe visibility.
- Newly-built 1,950-SF endcap with pick-up window available for lease.



### TRAFFIC COUNTS

**42,004 VPD** on Hwy 105



### \$131K AVERAGE HHI

within 5 miles



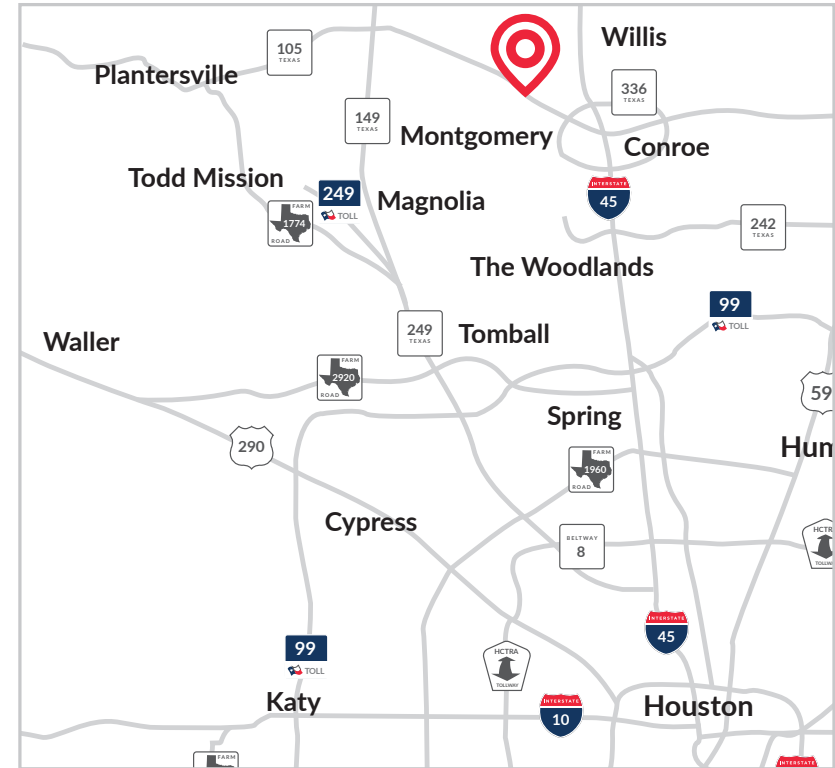
### 59K CURRENT POPULATION

within 5 miles



### 26% POPULATION GROWTH

from 2020-2023 within 3 miles



### MAJOR AREA RETAIL



BOB CONWELL  
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AUSTEN BALDRIDGE  
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# SITE PLAN

KEY	BUSINESS	LEASE AREAS
1	Available for Lease	1,950 SF
2	Lucky Dumpling	3,000 SF
3	Shogun	2,523 SF



AVAILABLE
  LEASED
  IN NEGOTIATION
  NOT A PART

SP3301 | 08.23 | 09.22

# DEMOGRAPHICS

2020 Census, 2023 Estimates with Delivery Statistics as of 12/23



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POPULATION	1 MILE	3 MILES	5 MILES
Current Households	2,112	10,571	23,452
Current Population	4,985	25,841	58,722
2020 Census Population	4,338	20,475	46,598
Population Growth 2020 to 2023	14.93%	26.21%	26.02%
2023 Median Age	46.6	45.1	45.4

INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$108,553	\$118,907	\$130,642
Median Household Income	\$91,547	\$101,025	\$113,419
Per Capita Income	\$47,492	\$48,909	\$52,588

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	81.29%	80.41%	80.67%
Black or African American	3.99%	4.34%	4.50%
Asian or Pacific Islander	1.92%	1.97%	2.47%
Hispanic	15.85%	16.92%	16.04%

CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Household	29.78%	24.80%	22.42%
2 Person Households	39.58%	40.89%	42.51%
3+ Person Households	30.64%	34.31%	35.08%
Owner-Occupied Housing Units	70.84%	70.71%	71.09%
Renter-Occupied Housing Units	29.16%	29.29%	28.91%

# Information About Brokerage Services

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

## TYPES OF REAL ESTATE LICENSE HOLDERS:

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

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

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

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

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

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

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

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

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

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

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

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

<b>Home Asset, Inc., dba NewQuest</b>	<b>420076</b>	-	<b>281.477.4300</b>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>281.477.4300</b>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
<b>Bob Conwell</b>	<b>319701</b>	<b>bconwell@newquest.com</b>	<b>(281)477-4324</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



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