

MONTGOMERY PLAZA

CONROE, TEXAS





THE OFFERING

Jones Lang LaSalle, L.P. ("JLL") has been exclusively retained to arrange the sale of Montgomery Plaza ("the Property" or the "Offering"), a 315,708 SF power center located in Conroe, Texas. Situated with direct access to I-45 North, the Property offers excellent visibility and accessibility for potential customers. The Property features a premier lineup of essential and e-commerce resistant tenants, including Academy, Conn's, and Big Lots, with the ability to spin off 5 multi and single tenant pads. In addition to Montgomery Plaza's historically proven stable cash flow, upside opportunities include lease up, sizable trade-out rents, and favorable contractual bumps.

KEY PROPERTY STATISTICS

Address	NWC of I-45 & North Loop 336
City, State	Conroe, Texas
Rentable Area	315,708 SF
Year Built	1981 / 1985
Occupancy	94.8%
WALT	4.7 Years
Parking	1,400 Spaces (4.4 : 1,000 SF)

Fastest Growing City in the United States

- » Located just north of The Woodlands, one of the most successful master planned communities in the U.S.
- » Highly coveted submarket in the Houston MSA due to exceptional demographics and limited product availability for investors
- » 27% increase in population since 2010
- » Growth driven by the surge in employment and job opportunities, proximity and ease of access to downtown Houston (40-minute drive) and unique amenities, such as Lake Conroe
- » Low cost of living continues to drive population expansion as well as residential home development
- » Small town feel with big city resources

POPULATION	69,625
AVG HOUSEHOLD INCOME	\$90,922
AVG HOUSEHOLD INCOME PROJECTION (2028)	\$105,040
MEDIAN AGE	34.9

Why Live in Conroe?

Low Cost of Living

Ability to purchase large homes with significant amounts of land at lower prices than infill Houston and The Woodlands proper.

Small Town / Authentic Feel

Developers have built authentic residential accommodations to support commercial property and population growth.

Unparalleled Amenities

Conroe offers residents amenities not found anywhere else in the Houston MSA, such as Lake Conroe and the Sam Houston National Forest, all within a 45-minute drive of downtown Houston.



Property Description

Parcel IDS	7272-00-00201 7265-00-00200 7272-00-00202 7272-00-00203 7272-00-00200 7272-00-00204 7272-00-00205
Address	NWC of I-45 & North Loop 336
Year Built	1981 / 1985
Property GLA	315,708 SF
Zoning	No Zoning Laws
Parking	1,400 Spaces (4.4 : 1,000 SF)
Flood Plain	Not within the 100 or 500 Year Floodplain



Site Plan





The Conroe Story

One of the nation's fastest growing cities driven by corporate relocations, strong retail demand and population growth.

- » One of the nation's **fastest growing cities** driven by corporate relocations, strong retail demand and population growth
- » **Grown by 45%** in the past decade (CoStar)
- » **No. 6** among top 100 US cities for economic and population growth in 2022 (SmartAsset Study)
- » **#1** Best New City to Live (USA Today)
- » "Conroe's growth can be attributed to a wide variety of reasons including location, schools, housing availability and affordability and an excellent place for doing business. With a vibrant downtown and the beautiful lake area as well as a strong commitment from a growing business base, Conroe is poised to grow well into the future"

- Brian Bondy, President of the Conroe / Lake Conroe Chamber of Commerce

South Facing Aerial



THE WOODLANDS

planet fitness

PINEHOLLOW SHOPPING CENTER

HOBBY LOBBY Aaron's STAR CINEMAS GRILL DOLLAR TREE

CONROE HIGH SCHOOL

sam's club

LOWE'S

Walmart

N LOOP 336 W | 14,800 VPD

CONROE SHOPPING CENTER

Kroger MOD Marble SLAB CREAMERY TEXAS ROADHOUSE

MONTGOMERY PLAZA

DEMOGRAPHICS SUMMARY	1-MILE	3-MILES	5-MILES
2020 Population	6,373	31,940	66,094
2023 Population	6,484	33,017	69,625
2028 Projected Population	6,491	34,488	73,476
2023 Median Age	36.7	34.4	34.9
2023 Avg Household Income	\$55,994	\$55,858	\$61,651
Average Home Value	\$348,058	\$282,226	\$284,944
Education Attainment - College Degree or Higher	42.7%	33.9%	38.9%

North Facing Aerial

LAKE CONROE

THE WOODLANDS HILLS
4,600 Planned Homes

MORAN RANCH
926 Future Homes

GIESINGER ELEMENTARY SCHOOL

GREYSTONE HILLS (RESIDENTIAL)
+780 Homes

KB HOMES
351 Future Homes

TEAS CROSSING
JCPenney ME Massage Envy Olive Garden
BENIHANA FIREHOUSE SUBS

CONROE MARKETPLACE
TJ-MAXX PITAGORA KOHL'S Ashley HOMESTORE Applebees

CRYAR INTERMEDIATE SCHOOL

WHITE OAK (RESIDENTIAL)

MONTGOMERY PLAZA

CONROE SHOPPING CENTER
Kroger MOD Marble SLAB CREAMERY TEXAS ROADHOUSE

THE ABBEY AT MONTGOMERY PARK (RESIDENTIAL)

45 77,900 VPD

N LOOP 336 W 14,800 VPD




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