

# Montgomery Plaza

CONROE, TEXAS | CONFIDENTIAL OFFERING MEMORANDUM





# The Offering

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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, Spec’s, and Dollar Tree 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.





1

ESTABLISHED POWER CENTER WITH 2.2M ANUAL VISITS;  
STRONG VISITOR RETENTION WITH AN AVERAGE VISIT  
FREQUENCY OF 4.25

2

VALUE-ADD OPTIONALITY; THREE LARGE BOXES  
CURRENTLY UNDER LOI ALLOWING INVESTORS NUMEROUS  
LEASE-UP SCENARIOS

3

ABILITY TO SPIN OFF FIVE MULTI AND  
SINGLE TENANT PAD SITES





# Established Power Center with Ideal Tenant Lineup

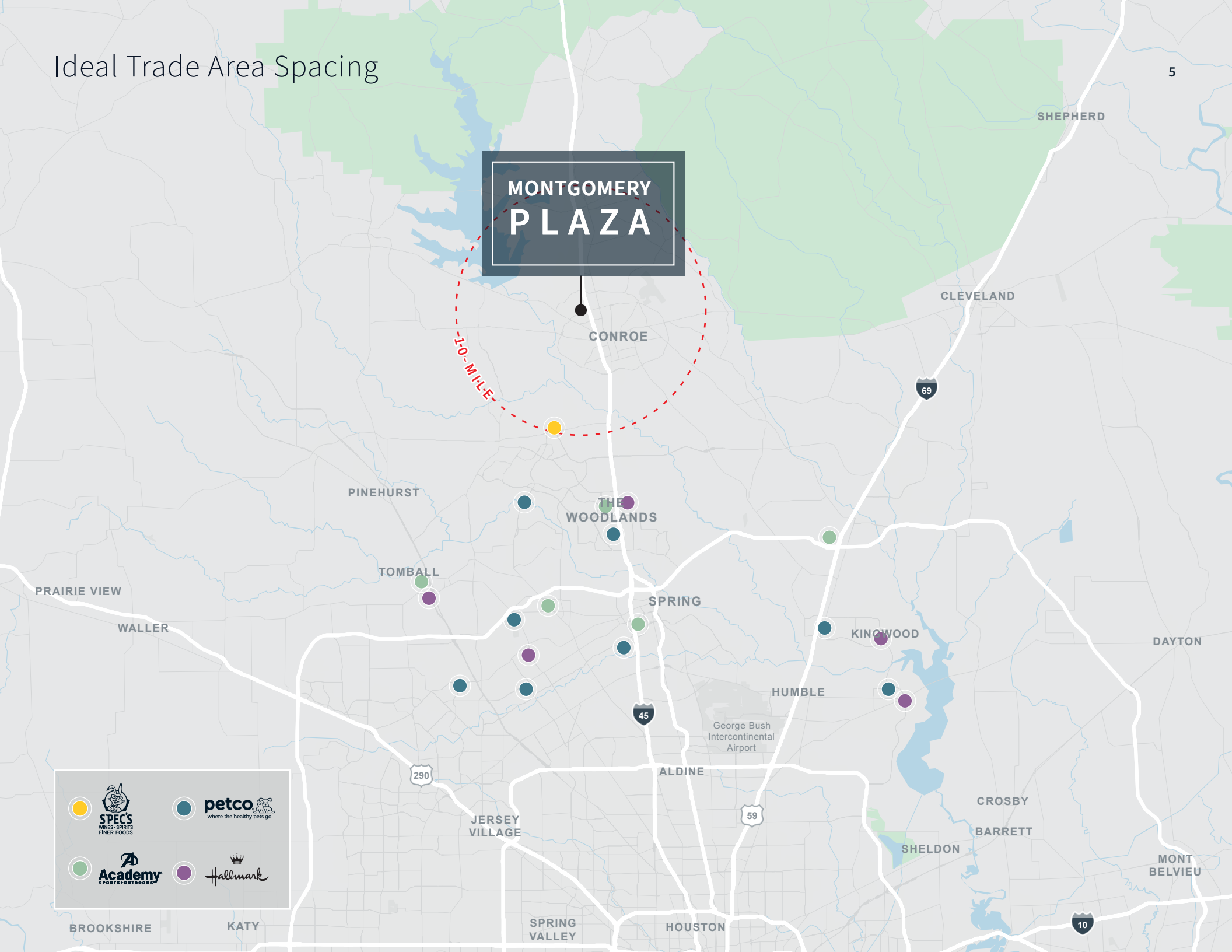
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Montgomery Plaza is a well established and strong performing power center within the Conroe market. Ideally situated at the hard corner of Interstate 45 and Loop 336 the Property attracts over 2.2M annual visits and is ranked in the top 80% of shopping centers across the state. The Property offers the ideal leasing profile for boutique retail tenants as well a large national tenants, which the property has historically attracted. The current tenancy base ranges from boutique small shops and local restaurants to national chains, all of whom have been committed to their spaces.





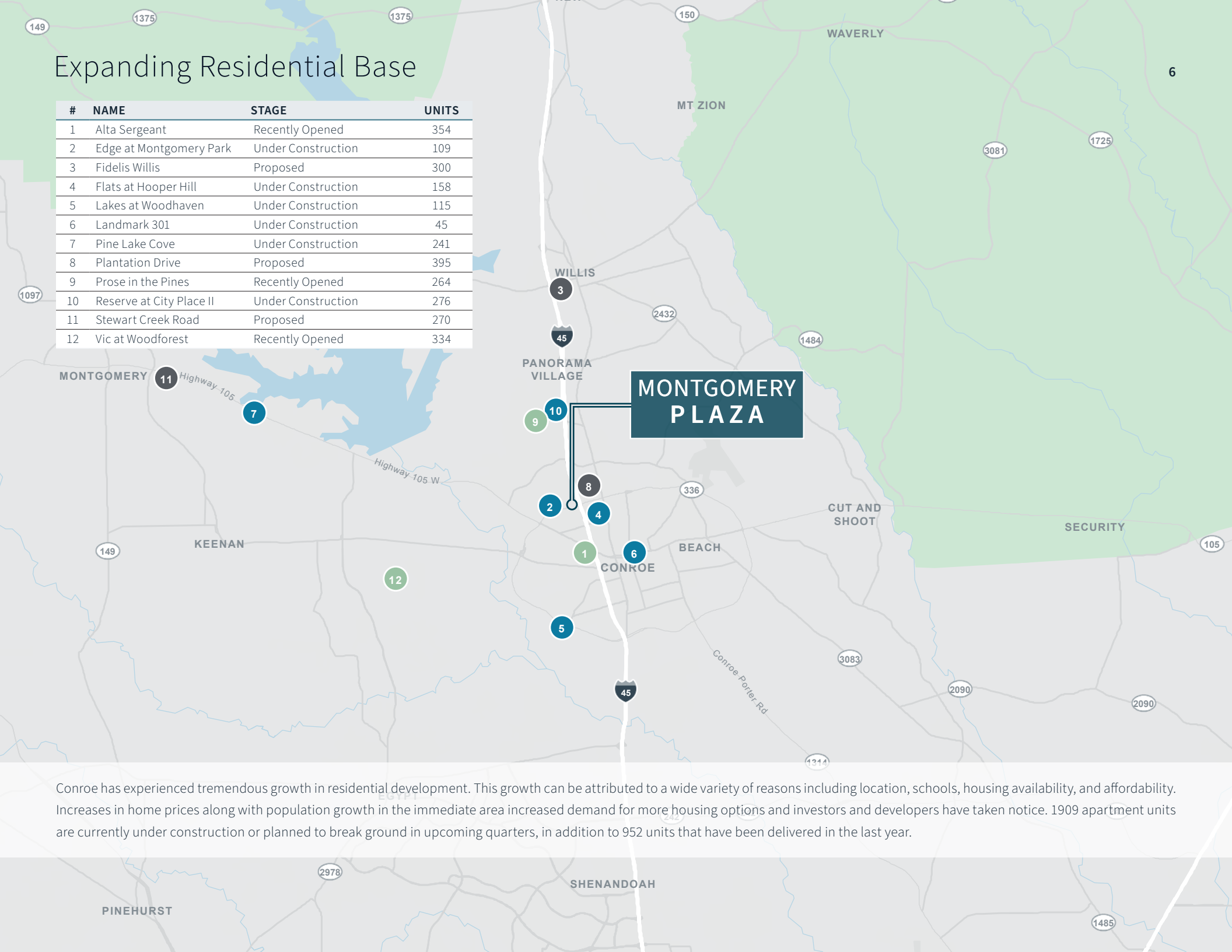
# Ideal Trade Area Spacing





# Expanding Residential Base

#	NAME	STAGE	UNITS
1	Alta Sergeant	Recently Opened	354
2	Edge at Montgomery Park	Under Construction	109
3	Fidelis Willis	Proposed	300
4	Flats at Hooper Hill	Under Construction	158
5	Lakes at Woodhaven	Under Construction	115
6	Landmark 301	Under Construction	45
7	Pine Lake Cove	Under Construction	241
8	Plantation Drive	Proposed	395
9	Prose in the Pines	Recently Opened	264
10	Reserve at City Place II	Under Construction	276
11	Stewart Creek Road	Proposed	270
12	Vic at Woodforest	Recently Opened	334



Conroe has experienced tremendous growth in residential development. This growth can be attributed to a wide variety of reasons including location, schools, housing availability, and affordability. Increases in home prices along with population growth in the immediate area increased demand for more housing options and investors and developers have taken notice. 1909 apartment units are currently under construction or planned to break ground in upcoming quarters, in addition to 952 units that have been delivered in the last year.



South Facing Aerial



DEMOGRAPHICS SUMMARY	1-MILE	3-MILES	5-MILES
2010 Population	7,081	37,289	58,474
2020 Population	10,114	47,778	81,005
2025 Population	11,626	54,639	105,957
2030 Population	13,088	62,503	120,077
2010 - 2025 Population Growth	64.2%	46.5%	81.2%
2025 - 2030 Projected Growth	12.6%	14.4%	13.3%
2025 Average Household Income	\$82,973	\$93,390	\$111,045
2025 Median Age	33.9	34.8	36.3



North Facing Aerial

LAKE CONROE

THE WOODLANDS HILLS  
4,600 Planned Homes

MORAN RANCH  
926 Future Homes

KB HOMES  
351 Future Homes

GIESINGER ELEMENTARY SCHOOL

GREYSTONE HILLS (RESIDENTIAL)  
+780 Homes

TEAS CROSSING  
JCPenney ME Massage Envy  
BENIHANA FIREHOUSE SUBS Olive Garden

CONROE MARKETPLACE  
TJ MAXX PETSMART KOHL'S WILSON'S FARMS 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)

N LOOP 336 W 14,800 VPD

Walmart



# 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.







## 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*



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