



# STARFIELD SHOPPING CENTER

17099 WALDEN RD., MONTGOMERY, TX 77356

## Features

- Only two remaining vacancies in center
- Conroe is experiencing explosive growth, topping the Census' list of fastest-growing cities in the nation
- The center is located adjacent to and pulls from the only Walmart servicing the Lake community, doing \$59 million in gross annual sales
- This is the last retail center on the way home for 12,000 households in the affluent Walden community, and the closest stop for goods and services on the way out of the community

## FOR LEASE

**TOTAL SF:** 36,365  
**AVAILABLE SF:** 4,361  
**MIN CONTIGUOUS SF:** 1,500  
**MAX CONTIGUOUS SF:** 3,990  
**CONTACT FOR MORE INFORMATION**

## Traffic Counts

Walden Rd	19,171 VPD
TX-105	50,139 VPD

## Demographics

	YEAR: 2019	1-MILE	3-MILE	5-MILE
Population		2,362	19,697	35,145
2019-2024 Total Population Change		12.91%	13.06%	13.67%
Average Household Income		\$122,273	\$126,632	\$121,946
Daytime Population		2,981	17,237	28,497

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## Area Retailers & Businesses



The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.





Available Space	
160	2,086 sf
190	2,275 sf

#### Current Tenants

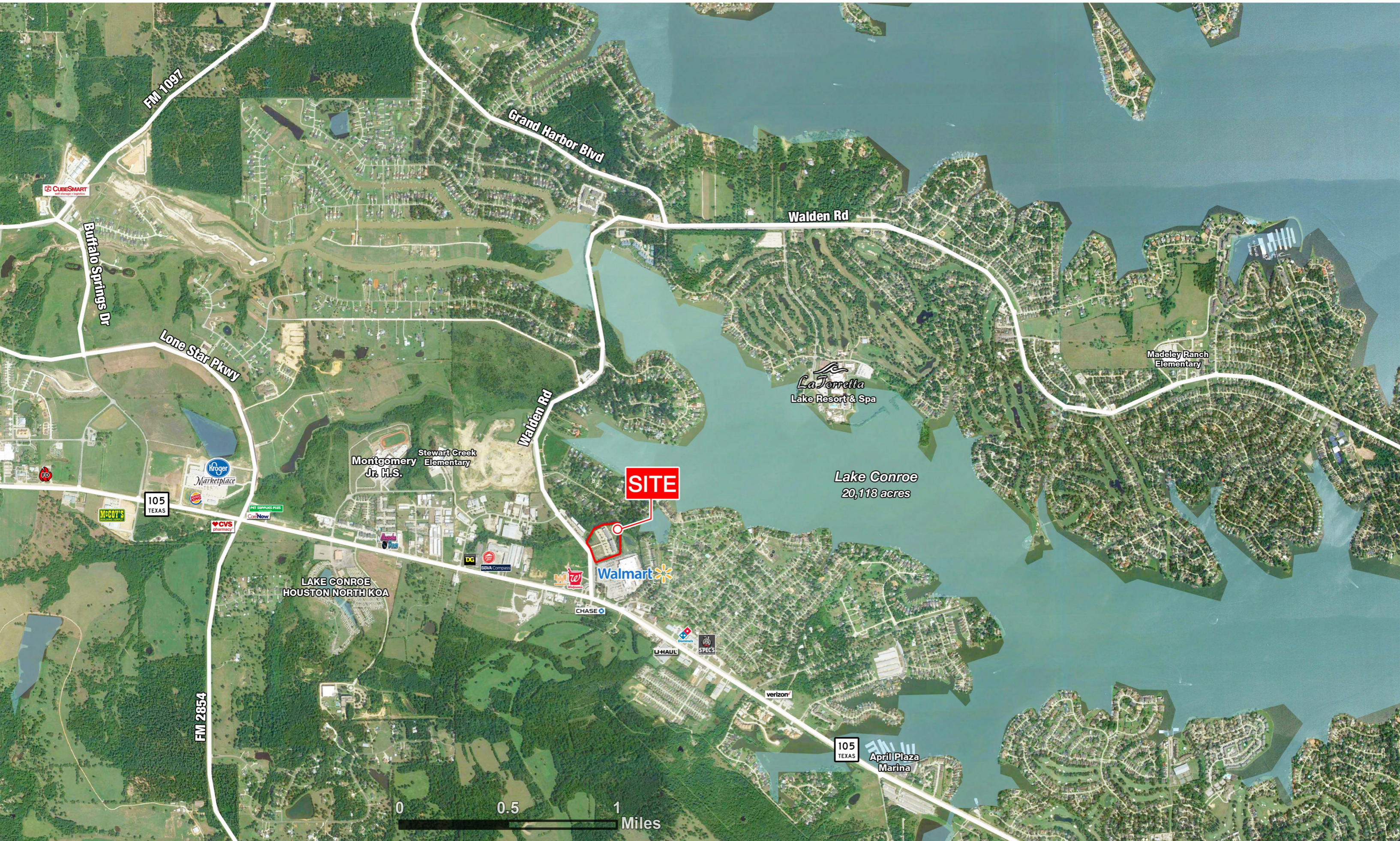
100	Quality of Life Chiropractor	3,990 sf
110	Tony's Seafood House	1,400 sf
120	Dream Nails	1,400 sf
130	Salon Genesis	1,050 sf
140	Boogie's Bar & Grill	3,500 sf
180	Veterinary Clinic	2,499 sf
200	McKenzie's Hamburgers	3,850 sf
210	Dollar Tree	8,460 sf
280	Go-N-Play Daycare	6,125 sf
Pad A	1.58 AC pad site ground lease or build to suit	68,663 sf
Pad B	1.46 AC pad site ground lease or build to suit	63,626 sf

Lake Conroe  
20,118 acres

**SITE**



0 0.1 0.2 Miles



# 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 on 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 listening 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:

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  - that the owner will accept a price less than the written asking price;
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