



**FOR LEASE**

## Y SHOPS AT TEJAS

Y SHOPS AT TEJAS is an attractive, well-established 0 square-foot center with a long track record of success. It features a high volume Mobil Gas Station and in a strong market corridor that features large retailers. The location at a major hub allows retailers to draw customers from the majority of Montgomery, with strong demographics within a 5-mile radius of the center.

15295 Highway 105 West Lake  
Conroe, TX 77316



Building SqFt

0 SqFt

Coordinates

30.3118769, -95.45605119999999

- High-performing intersection with excellent visibility.
- Ample parking available with over 166 parking spaces for shoppers and employees.
- Signage opportunities visible along a high-traffic street.
- Glass Storefronts with Aluminum Frames.
- Covered Sidewalk Along Entire Store Frontage.
- Attractive Channel Letter Signage.
- Lighted Parking Lot with Ample Parking.
- The anchor store provides a "daily needs" traffic generator to the shopping center.

NextGen Real Estate, LLC.

9135 Katy Fwy Suite 211  
Houston, TX 77024

Office: 2818893152

**KAITLIN M GRAY**

Commercial Real Estate Agent

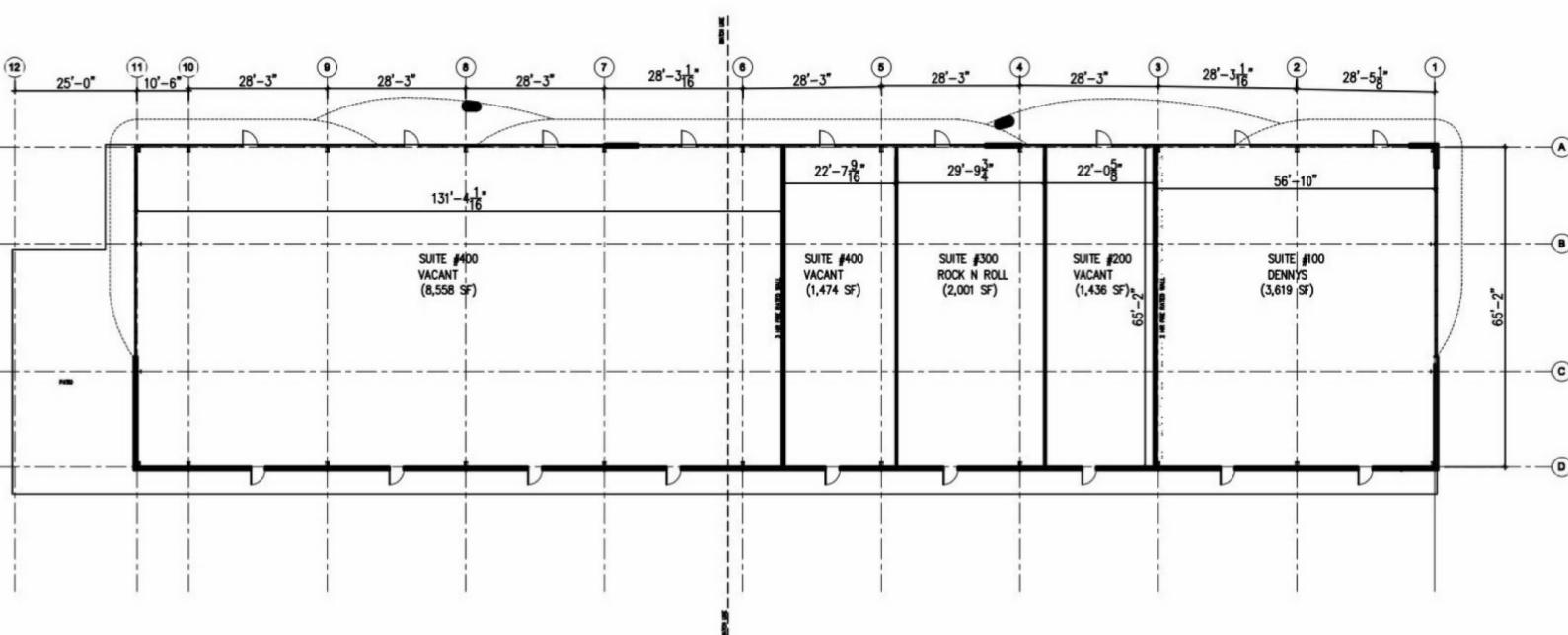
Mobile: 2818893152

kaitlin@nextgen.realestate

License #: 718630

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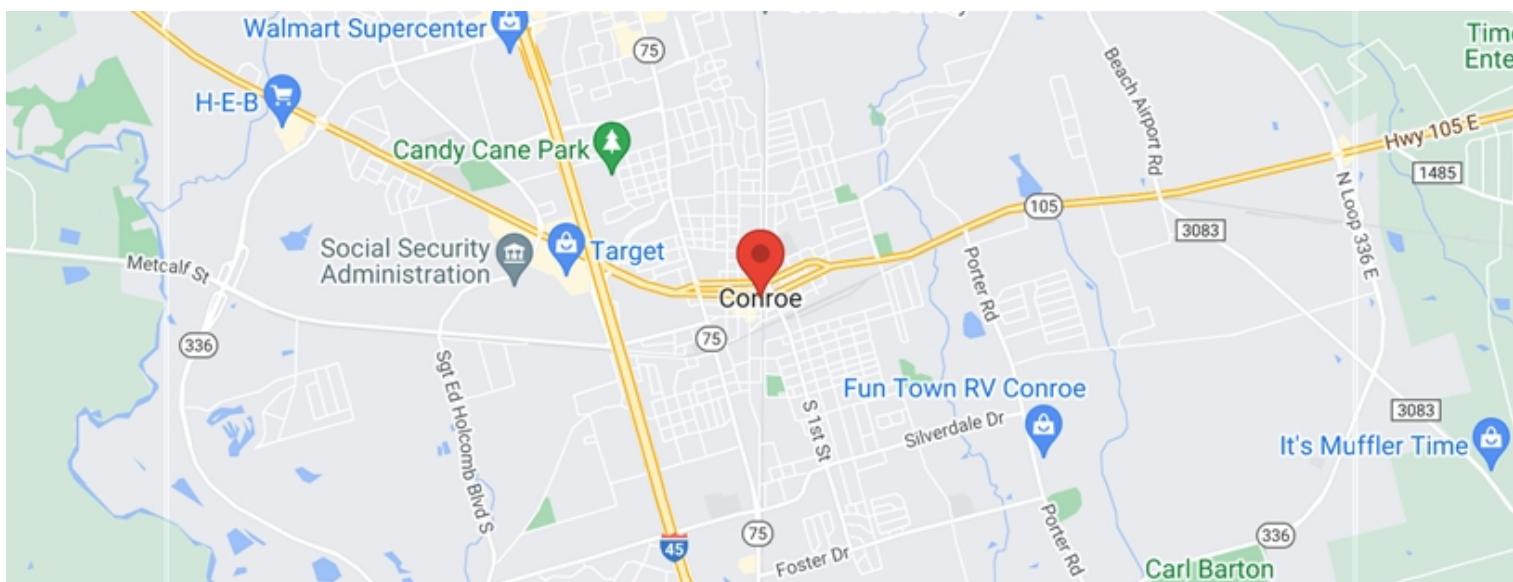
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| POPULATION              | 1 MILE | 3 MILE | 5 MILE |
|-------------------------|--------|--------|--------|
| 2000 Population         | 10,395 | 35,783 | 46,945 |
| 2010 Population         | 10,071 | 45,271 | 61,226 |
| 2022 Population         | 9,613  | 59,205 | 88,194 |
| 2027 Population         | 10,081 | 64,269 | 95,622 |
| 2022-2027 Growth Rate   | 0.96 % | 1.65 % | 1.63 % |
| 2022 Daytime Population | 14,731 | 69,347 | 96,416 |

| 2022 HOUSEHOLD INCOME | 1 MILE    | 3 MILE    | 5 MILE     |
|-----------------------|-----------|-----------|------------|
| less than \$15000     | 415       | 1,335     | 1,644      |
| \$15000-24999         | 310       | 1,850     | 2,447      |
| \$25000-34999         | 629       | 2,206     | 2,679      |
| \$35000-49999         | 466       | 3,198     | 4,165      |
| \$50000-74999         | 522       | 3,608     | 4,975      |
| \$75000-99999         | 271       | 2,740     | 4,016      |
| \$100000-149999       | 313       | 3,074     | 5,265      |
| \$150000-199999       | 49        | 1,280     | 2,798      |
| \$200000 or greater   | 100       | 1,618     | 3,490      |
| Median HH Income      | \$ 39,754 | \$ 60,591 | \$ 73,815  |
| Average HH Income     | \$ 62,358 | \$ 91,803 | \$ 108,001 |

| HOUSEHOLDS                   | 1 MILE | 3 MILE | 5 MILE |
|------------------------------|--------|--------|--------|
| 2000 Total Households        | 3,123  | 12,712 | 16,748 |
| 2010 Total Households        | 3,001  | 15,402 | 21,131 |
| 2022 Total Households        | 3,076  | 20,909 | 31,481 |
| 2027 Total Households        | 3,238  | 22,772 | 34,196 |
| 2022 Average Household Size  | 3.1    | 2.7    | 2.71   |
| 2022 Owner Occupied Housing  | 1,352  | 11,021 | 19,289 |
| 2027 Owner Occupied Housing  | 1,454  | 12,169 | 20,988 |
| 2022 Renter Occupied Housing | 1,724  | 9,888  | 12,192 |
| 2027 Renter Occupied Housing | 1,784  | 10,602 | 13,207 |
| 2022 Vacant Housing          | 349    | 2,116  | 3,213  |
| 2022 Total Housing           | 3,425  | 23,025 | 34,694 |



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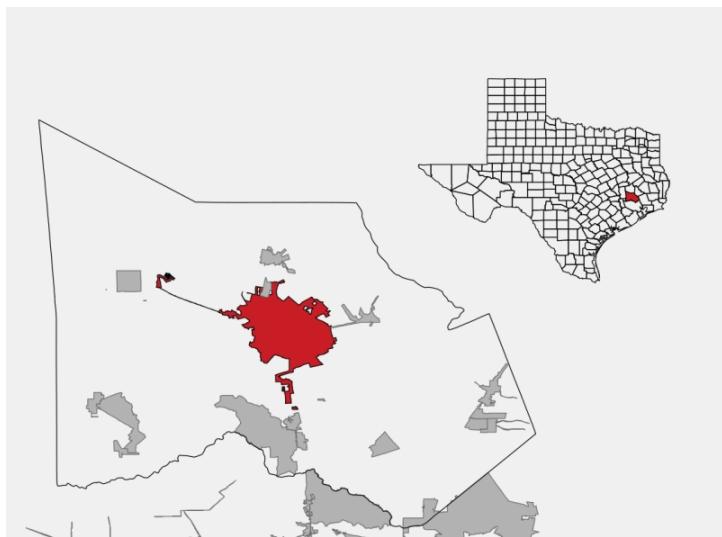
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## ABOUT CONROE

Conroe is a city in and the county seat of Montgomery County, Texas, United States, about 40 miles (64 km) north of Houston. It is a principal city in the Houston–The Woodlands–Sugar Land metropolitan area. As of 2021, the population was 98,081, up from 56,207 in 2010. According to the Census Bureau, Conroe was the fastest-growing large city in the United States between July 1, 2015, and July 1, 2016.

### CITY OF CONROE

COUNTY MONTGOMERY  
INCORPORATED 2/25/1848

### AREA

### POPULATION

POPULATION 89,956  
DENSITY 1,265.44 SQ MI

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