



**FOR LEASE**

## Y SHOPS AT TEJAS

15295 Highway 105 West Lake  
Conroe, TX 77316

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.



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

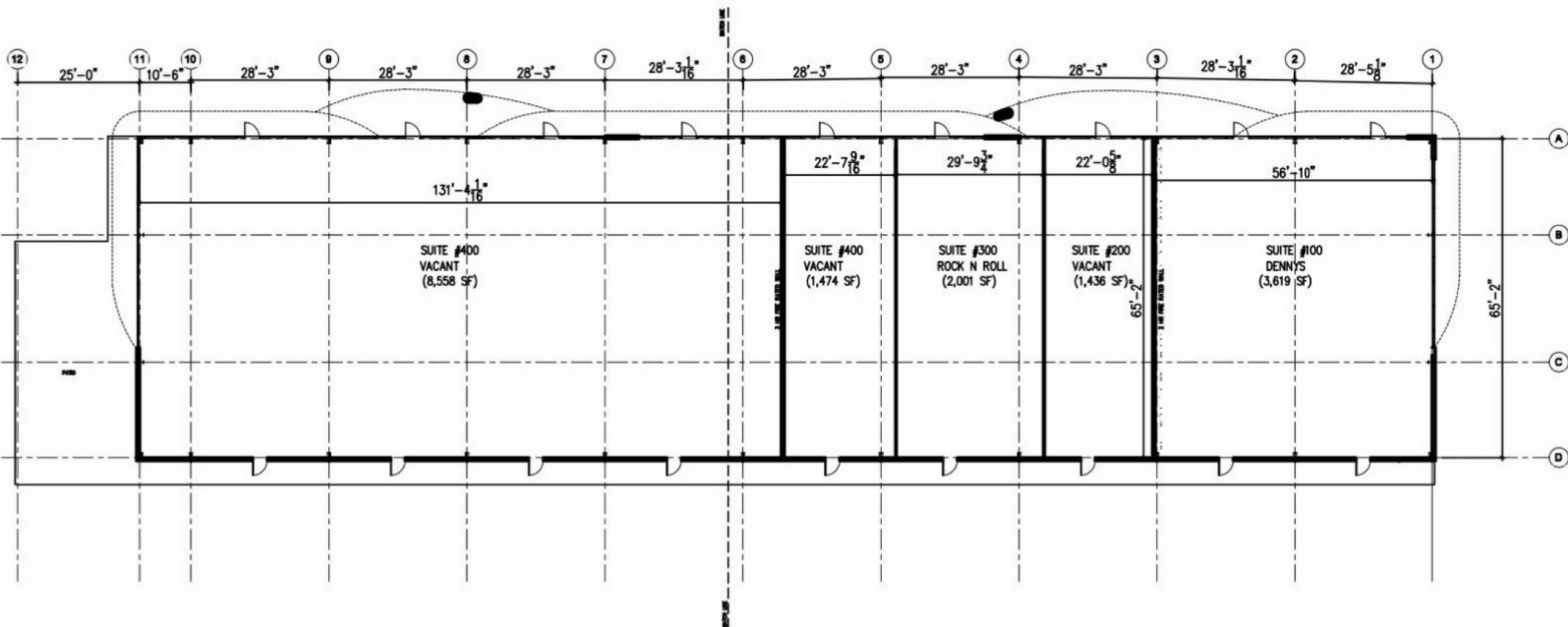
Mobile: 2818893152

kaitlin@nextgen.realestate

License #: 718630

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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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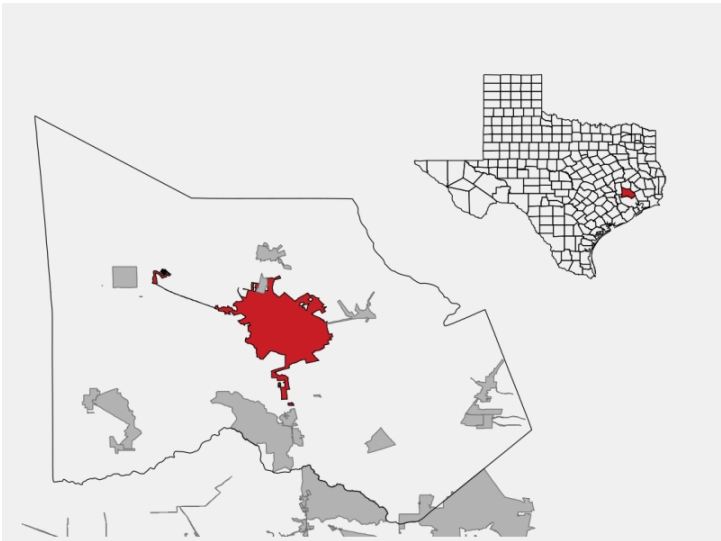
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## ABOUT CONROE

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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