

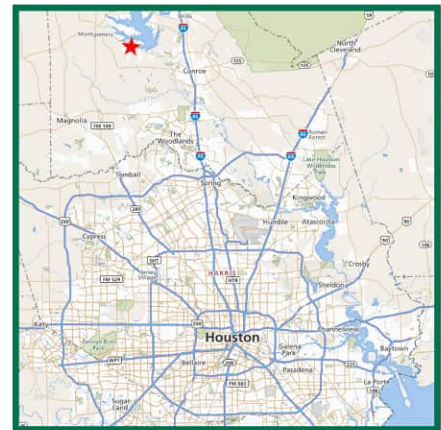
FOR LEASE PRIME RETAIL

MONTGOMERY
MONTGOMERY COUNTY, TEXAS
16145 State Highway 105



BENEFITS:

- Across the street from the April Sound entrance
- Very close to an intersection with a traffic light
- 39,460 vehicles drive by per day (TxDOT 2022)
- Fronts SH105, 6 lanes plus a turning lane
- 300 feet of frontage on State Highway 105 assures great visibility.
- Minimal use restrictions
- LED monopole sign for your use (4' x 8')
- Huge number of potential customers in the area



FOR MORE INFORMATION:

aprilgatecenter.com
(713) 722-7707

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While we gathered the above information from various sources we believe to be reliable, you should rely only on information furnished to you by independent sources hired by you such as professional engineers and attorneys.

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MONTGOMERY
MONTGOMERY COUNTY, TEXAS
16145 State Highway 105



DEMOGRAPHIC PROFILE

	2 Mile Radius	5 Mile Radius
Population (2023)	28,088	109,933
Population (2028 Estimate)	28,761	112,248
Population Growth (2023 to 2028)	0.5%	0.4%
Avg. Household Income (2023)	\$73,569	\$78,681
Total Households (2023)	10,603	38,058
Average Household Size (2023)	2.6	2.9

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