FOR LEASE

PRIME RETAIL

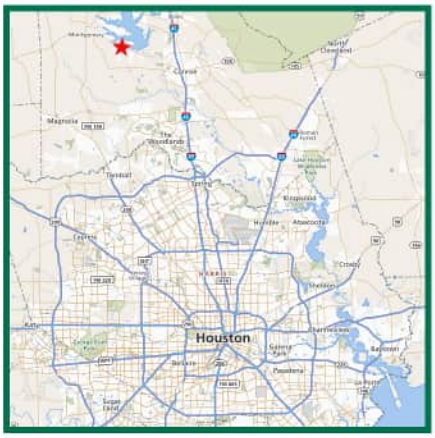
MONTGOMERY

MONTGOMERY COUNTY, TEXAS

16145 State Highway 105



FEATURES & BENEFITS



Directly across from the April Sound entrance • Easy landmark that provides great identity for your business

Proven successful business location • Your business will be successful also

High number of vehicles drive by April Gate Center per day* • Gives your business plenty of exposure

LED Monopole & Pylon sign for your use • Signage increases identity & visibility for your business as well as grabs customers attention

300 ft of frontage on SH105 assures great visibility • Frontage on 105 gives customers plenty of time to see your business as well as easy access to your business

Signalized intersection • Increases access and visibility for your business

Large, high quality customer base (see chart on pg 2) • Revenue requires customers with purchasing power, your new location has plenty

Wide storefront provided provided by 40 foot bay depth • Your space will have a huge portion of visible frontage per sq. foot leased

Professionally managed center • Clean, professional building will leave a lasting impression on customers

*40,500 vehicles (TXDOT 2024)

FOR MORE INFORMATION:

Visit our website: aprilgate.com | Email us: gus@gustafsongroup.com

(713) 722-7707

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DEMOGRAPHIC PROFILE

	5 Mile Radius	10 Mile Radius
Population (2024)	58,554	184,020
Population (2029 Estimate)	72,825	227,480
Annual Population Growth (2024 to 2029)	4.9%	4.7%
Avg. Household Income (2024)	$129,694	$115,717
Total Households (2024)	23,366	68,686
Average Household Size (2024)	2.5	2.6

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