

The Park at Fish Creek

FOR SALE | ±25,256 SF Multi-Tenant Retail Development

618 Fish Creek Thoroughfare | Montgomery, TX 77316



Houston - MSA
Value-Add Retail Asset



The Park at Fish Creek



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Confidentiality Agreement

PALO DURO COMMERCIAL PARTNERS (“PDCP”), has been retained as the exclusive broker by the Owner of Record (“the Owner”) for the multi-tenant retail building, located at **618 Fish Creek Thoroughfare | Montgomery, TX 77316**, in connection with the sale of certain properties (“the Property”) as described in this Offering Memorandum.

This Offering Memorandum has been prepared by PDCP for use by a limited number of parties, and does not purport to provide a necessarily accurate summary of the physical or economic aspects of the Property or any of the documents related thereto, nor does it purport to be all inclusive or to contain all of the information which prospective investors may need or desire further, the Offering Memorandum is limited to the matters set forth therein. All budgets or projections have been developed by PDCP and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of PDCP and therefore are subject to variation. PDCP makes no representation as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, PDCP and its employees, and its trustees, officers, and employees disclaim any and all liability for representations and warranties, expressed and implied, contained in, or omissions from the Offering Memorandum or any other written or oral communication transmitted or made available to the recipient. The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property Owner as of the date of preparation of the Offering Memorandum.

Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors. Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers regarding the property, and/or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligations to any entity reviewing the Offering Memorandum or making an offer to purchase the property unless and until such offer is approved by Owner and the Board of Trustees of Owner and a written agreement for the purchase of the Property has been fully executed, delivered and approved by Owner and its legal counsel, and any conditions to Owner’s obligations hereunder have been satisfied or waived. This Offering Memorandum and the contents, except such information that is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Offering Memorandum, you acknowledge that you have executed, and have agreed to be bound by, the Confidentiality Agreement with PDCP and Owner.

If you have further questions, please contact Palo Duro Commercial Partners.

Executive Summary



- **Palo Duro Commercial Partners** is proud to exclusively offer for sale a $\pm 25,256$ SF multi-tenant retail center in Montgomery County located at 618 Fish Creek Thoroughfare in Montgomery, Texas. This investment opportunity offers consistent cash flow and immediate upside through the lease-up of the remaining second-generation vacancy.
- With excellent visibility, this property is located at the entrance of Woodforest, a 3,000-acre Master Planned Community with $\pm 5,500$ homes. As one of the fastest growing communities with expanding retail and residential growth, this site offers the opportunity to invest in one of the limited commercial retail locations in the immediate submarket.
- Class A $\pm 25,256$ SF Multi Tenant Retail Center on **5.18 acres**
- Excellent Exposure Along **Dominant Traffic Corridor**
- Average **Household Income** exceeds **\$187,000** within a 1-mile radius
- At the entrance of Woodforest Master Planned Community, one of the **last remaining commercial Tracts**



Offering Overview



The Park at Fish Creek

618 Fish Creek Thoroughfare | Montgomery, TX
±25,256 MTR Center on 5.18 Acres



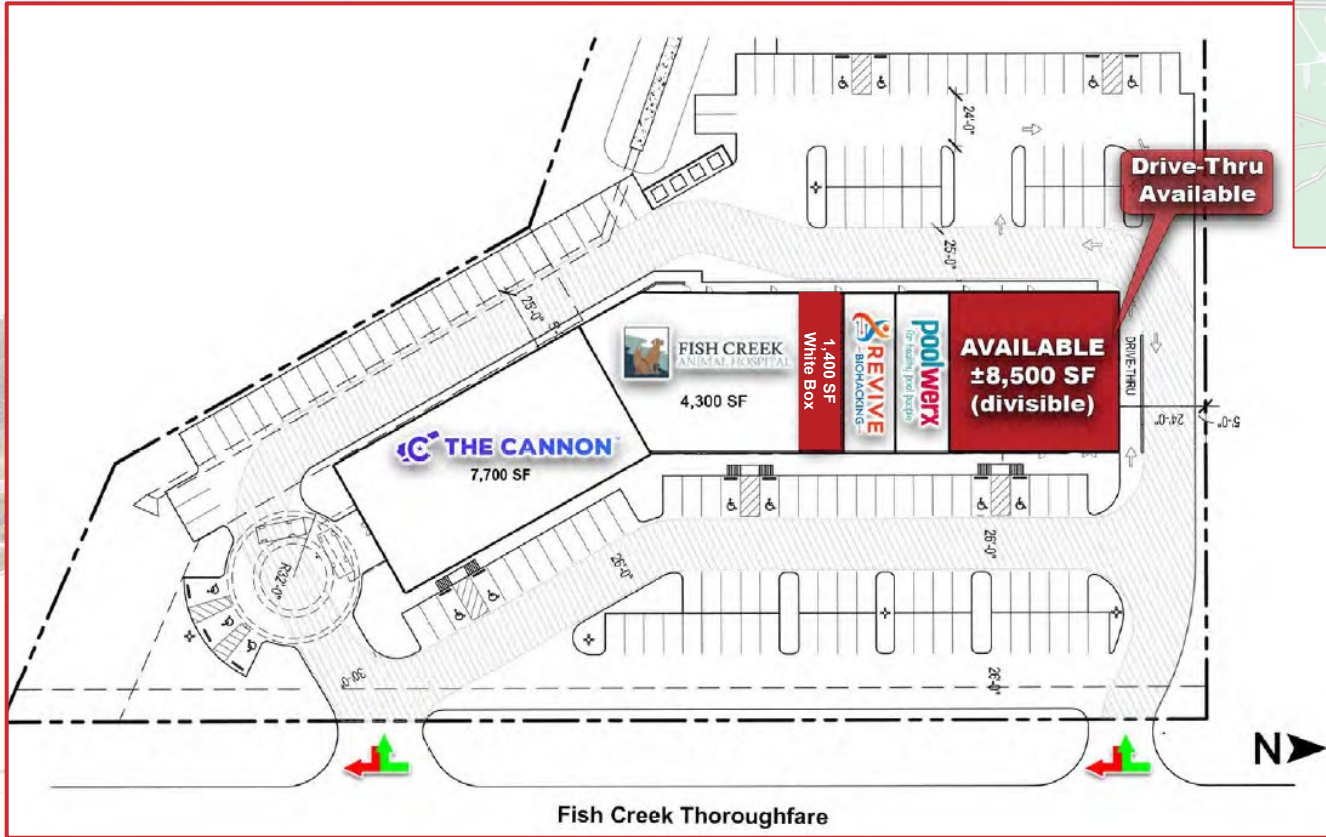
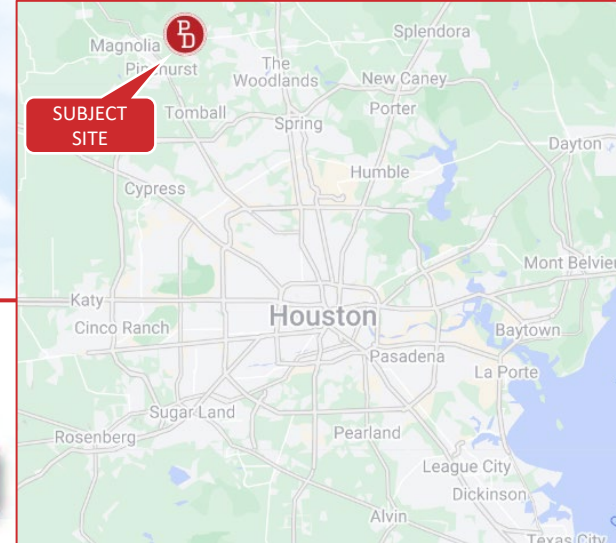
Fish Creek Thoroughfare (17,115 VPD)
Primary Road to the South, FM 1488 (50,352 VPD)
Primary Road to the North, FM 2854 (10,876 VPD)



Located at the entrance of Woodforest Master Planned Community, and one of the only remaining commercial tracts



Great lineup of Tenants all with NNN Leases



Site Aerial



Site Aerial



1,400 SF
White Box
Available

8,500 SF
Available

Tenant Analysis



The Cannon is a well-known brand of coworking spaces, which provides flexible office spaces, meeting rooms, event spaces, and open desk designed to foster innovation, collaboration, and productivity for startups, entrepreneurs, small businesses, and remote workers. The Cannon is able to tailor to the needs of startups, entrepreneurs, and remote workers. The Cannon's location in the Park at Fish Creek location is strategically placed to serve professionals in the area, offering a convenient workspace solution close to home. It's easily accessible from nearby communities and provides ample parking for members.



Fish Creek Animal Hospital is a veterinary clinic owned and operated by Dr. Kevin Wheeler.. His vet clinic offers a wide range of veterinary services, including preventative care, diagnostics, surgery, emergency care, and dental care. Known for his compassionate approach and commitment to client education, Dr. Wheeler ensures pets receive top-quality care in a modern and welcoming environment. for members.



FISH CREEK
ANIMAL HOSPITAL

Poolwerx is a well-established, international company in the pool and spa industry, known for its comprehensive range of services, franchise opportunities, and commitment to quality. Poolwerx operates retail stores where customers can purchase pool chemicals, equipment, accessories, and other related products. These stores also offer in-store water testing and expert advice. Many of their stores are independently owned and operated as franchises, allowing local entrepreneurs to run the business with the backing of a well-known brand .



Revive Biohacking is a health and wellness center that specializes in science, technology, and lifestyle changes to improve physical and mental performance. Offering advanced biohacking services like cryotherapy, infrared sauna, IV therapy, oxygen therapy, and red light therapy. The center focuses on optimizing physical and mental well-being through personalized, science-backed treatments. With a state-of-the-art facility and a commitment to community education, Revive Biohacking helps clients achieve their health and wellness goals.



Site Photos



About Woodforest



Woodforest Master Planned Community is a prime location in south Montgomery County, just seven miles west of Interstate 45., and strategically positioned between the Woodlands and Lake Conroe

I-45

Located just west of Interstate 45 with easy access to The Woodlands and Lake Conroe Area

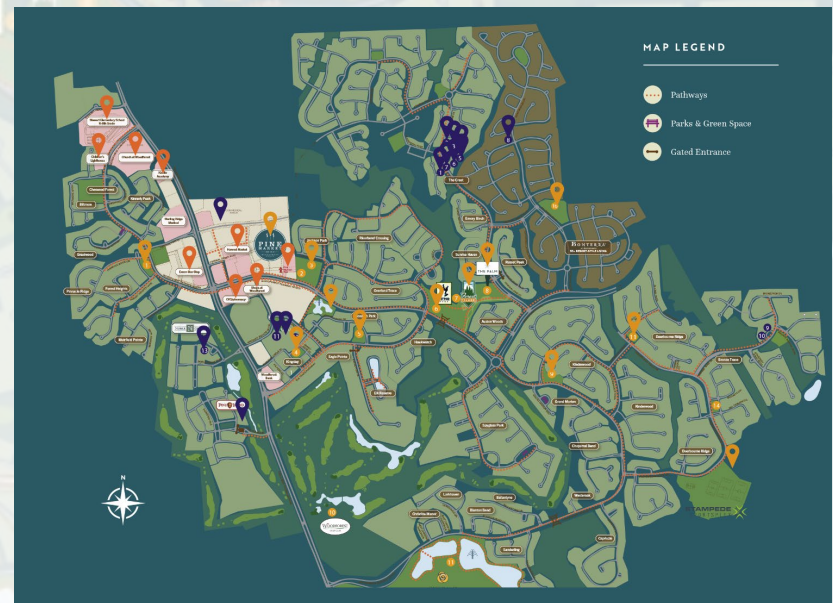
±5,500 homes

Adjacent to Woodforest, a ~ 3,000 acres master planned community

Vehicle Pass Daily

14,277 on Fish Creek Thoroughfare at FM-2854

25,015 on Sendera Ranch Rd (TxDot)



About Us

Palo Duro Commercial Partners

The firm was formed in 2022 by retail industry veterans, Stephen J. Pheigaru and Jeffrey S. Hayes. The two Managing Partners joined forces to create a company founded on passion, commitment, and a deep understanding of the markets they serve and the key clients they represent throughout Texas. With a focus on retail brokerage, leasing and development services, the TEAM at Palo Duro Commercial Partners has a proven track record of representing many of the retail industries cherished brands as well as up and coming 'super stars' across many categories. Having represented large anchors, junior anchors, retail pad users and inline concepts, the TEAM at Palo Duro Commercial Partners can assist with creating a market strategy, identifying favorable locations and managing a large deal flow across multiple cities.

What Do We Do

Combining these efforts along with an established development pipeline that includes 35+ retail developments, multi-family, self-storage, and build-to-suit capabilities the TEAM at Palo Duro Commercial Partners can help to assist landowners, investors, and retailers alike with all their retail development requirements. The development of these shopping centers has been concentrated in many of the master-planned communities and suburban neighborhoods throughout Texas and across the southern United States and includes the following:

- Neighborhood Essential Centers
- Lifestyle Centers
- Redeveloped Centers
- Single Tenant Facilities
- Multi-tenant Buildings

Real Estate Services

Palo Duro Commercial Partners can help to assist landowners, investors, and retailers alike with all their retail development requirements. Services include:

-  Site Selection
-  Entitlement
-  Design
-  Construction Oversight
-  Tenant Build-Out
-  Investor Relations
-  Investment Disposition
-  Leasing Activities
-  Cost Analysis



THE PARK AT FISH CREEK

THE CANNON™ FISH CREEK

FISH CREEK ANIMAL HOSPITAL

poolwerx
for healthy pool people

REVIVE
- BIOHACKING -

618

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