

**RETAIL CENTER  
FOR LEASE**



*Building 1 - Front Elevation*



*Building 2 - Front Elevation*

**VILLAGE SQUARE AT WALDEN**

NWC of Highway 105 & Walden Road  
Montgomery, Texas 77356



**CHC Investments, L.L.C.**  
Commercial Real Estate  
Development, Management, Leasing & Brokerage

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# VILLAGE SQUARE AT WALDEN

NWC of Highway 105 & Walden Road  
Montgomery, Texas 77356

## PROPERTY INFORMATION

BUILDING 1	9,578 SF   3,678 SF Available
BUILDING 2	9,976 SF
LAND SIZE	3.14 AC
BAY DEPTH	65 to 75 ft.
RENTAL RATES	Call for Pricing
FINISH OUT	Negotiable

## PROPERTY HIGHLIGHTS

- Outstanding Architecture and Identity
- Excellent Visibility and Access
- Across the street from Walmart Supercenter
- Adjacent to Walgreens and Whataburger

## DEMOGRAPHICS

POPULATION (2025)	1 mi. - 2,724
	3 mi. - 27,136
	5 mi. - 43,212
AVERAGE HOUSEHOLD INCOME	1 mi. - \$157,890
	3 mi. - \$142,339
	5 mi. - \$149,293
TRAFFIC COUNTS (2024)	40,500 VPD on Hwy 105 east of Walden
	23,559 VPD on Hwy 105 west of Walden
	17,869 VPD on Walden Rd north of Hwy 105

## FOR MORE INFORMATION

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The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not in any way, warranted by CHC Investments, LLC or by any agent, independent associate, subsidiary or employee of CHC Investments, LLC. This information is subject to change.







**SITE**  
**VILLAGE SQUARE**  
**AT WALDEN**

The Golf Club  
at Margaritaville  
Lake Resort

Lake  
Conroe

Stewart Creek  
Elementary

Montgomery  
Junior High

Lone Star Pkwy

Walden Rd

Rampy  
Lake

ME Massage Day  
CHRONIC TACOS  
SportClips  
BlueWave  
SPIRIT OF TEXAS BANK  
BURGER KING

8,461 VPD (22)

Kroger  
MARKETplace

23,559 VPD (24)

MCCOY'S BUILDING SUPPLY  
Danco Zone  
Starbucks  
CVS  
HOTWORX

10,036 VPD (24)

FUTURE  
H-E-B

PET SUPPLIES PLUS  
Christian Brothers  
CareNow  
Bubble King  
BatteriesPlus

105  
TEXAS

17,899 VPD (21)

TACO BELL  
DOLLAR GENERAL  
PNC

DOLLAR TREE

MCKENZIE'S

Walmart

MURPHY USA

K

105  
TEXAS

Exxon

TRACTOR SUPPLY CO

Domino's

PAPA JOHN'S

SPEC'S

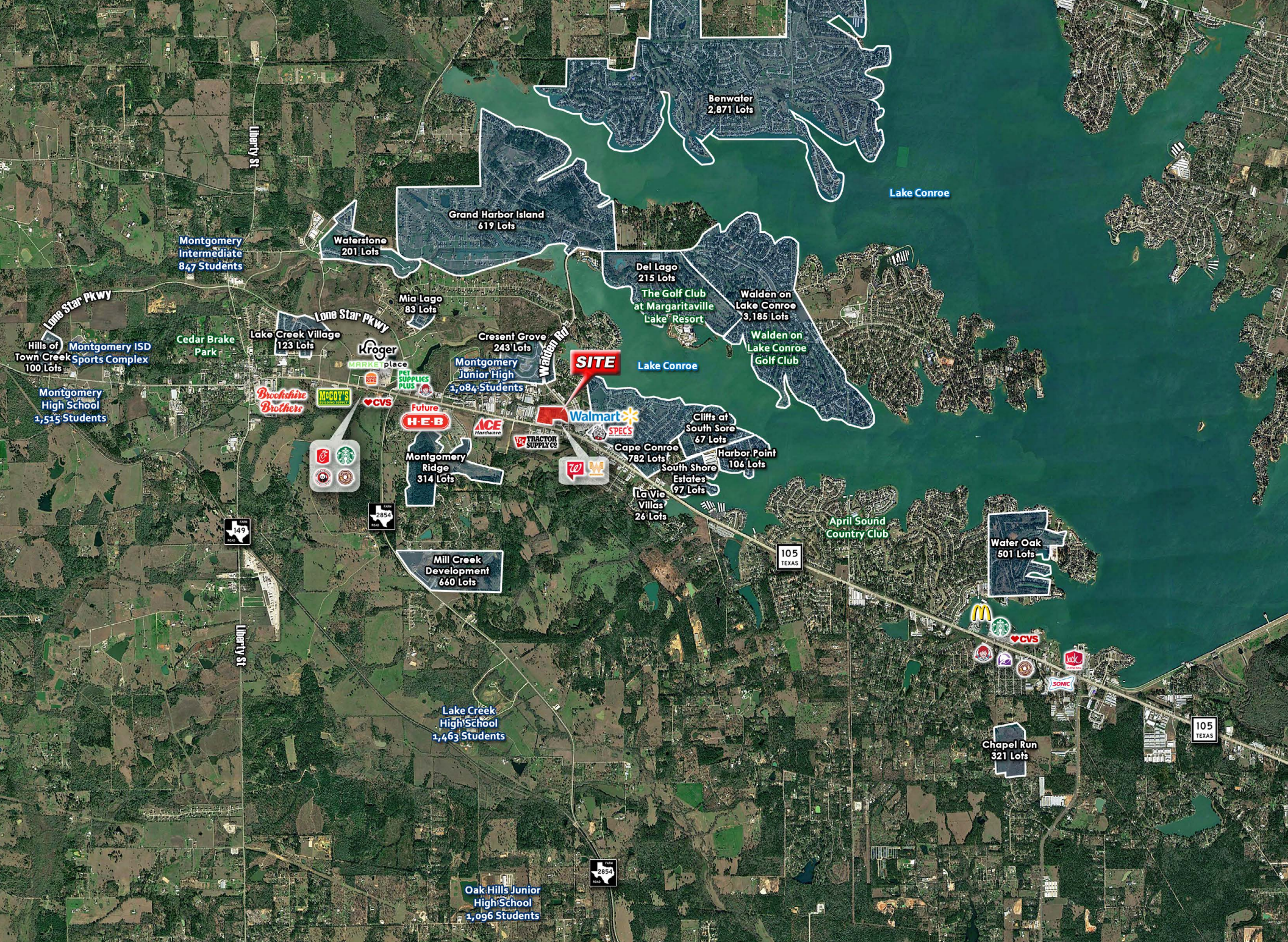
UPS  
The UPS Store

40,500 VPD (24)

CHI St. Luke's  
Health

Panera  
BREAD

2854  
ROAD





# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



## TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all partners to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. A buyer/tenant's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in written to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in written not to disclose, unless required to do so by law.

## A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)