

Main Street AT SEVEN COVES



PAD SITES AVAILABLE FOR GROUND LEASE



Welcome to Main Street at Seven Coves

The Spur at Seven Coves, situated on the northern edge of Conroe with convenient access to and high visibility from I-45, is poised to become Montgomery County's premier community and entertainment hub, drawing visitors from a wide trade area and shaping the future of the region.

- » Offering approximately 144,000 sq ft of commercial space for restaurant and retail businesses in Conroe's thriving community within Montgomery County.
- » Versatile business configurations available, including options for drive-through service, outdoor dining areas, and enclosed children's play zones.
- » Generous customer parking capacity featuring over 530 designated spaces.
- » Stormwater management system provided on premises.
- » Prime visibility and accessibility at the intersection of I-45 North and FM 830, making The Spur at Seven Coves exceptionally convenient for visitors.
- » Situated in Montgomery County, recognized as a premier destination for businesses, ranking 7th nationally among counties with fastest growth rates.



The Plan

Preliminary Site Plan - Subject to Change



The Area

Montgomery County, with its abundant natural landscapes and Conroe at its heart, has emerged as one of the most dynamic areas in Texas. Established in 1904, Conroe serves as the county seat and has recently earned the distinction of being the fastest growing city in the United States, with population growth outpacing the national average by eleven times. This remarkable expansion has positioned Montgomery County as the third fastest growing county in the Greater Houston region, attracting both residents and businesses drawn to its green spaces, top-rated educational institutions, and diverse, talented workforce.

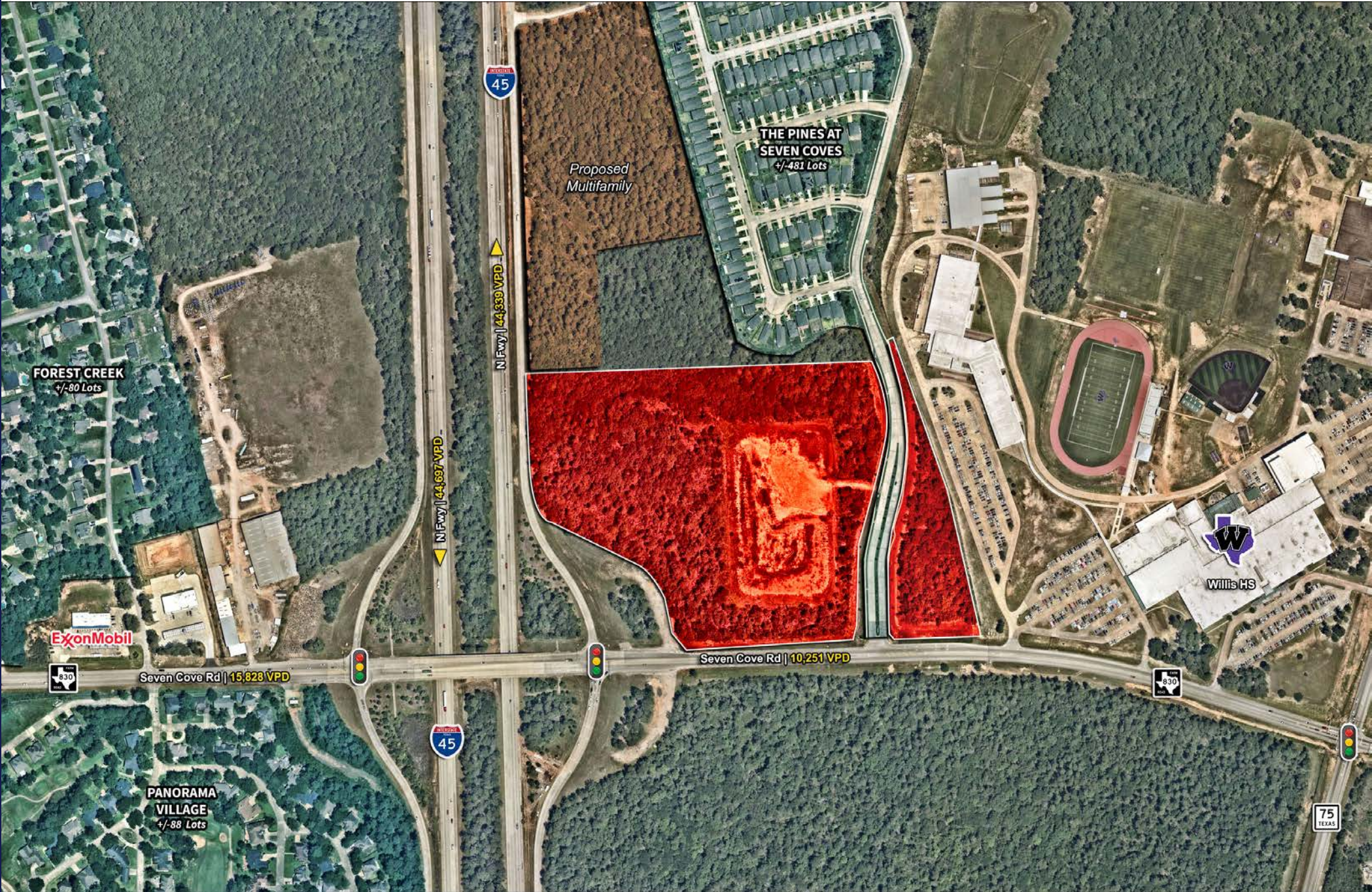
The local economy thrives with nearly 4,600 businesses spanning healthcare, retail, public administration, and hospitality sectors. This growth stems from Conroe's strategic location, educational quality, housing affordability, and business-friendly environment. The Spur at Seven Coves will further enhance this vibrant community, serving as South Montgomery County's premier entertainment and social hub, featuring exceptional regional retail and dining establishments.

DEMOGRAPHICS	1-Mile	3-Miles	5-Miles
Total Population	2,108	22,486	69,389
Avg. Household Income	\$90,250	\$108,616	\$104,896
Ave. Home Value	\$283,471	\$349,407	\$358,957
Median Age	43.1	38.9	36.9



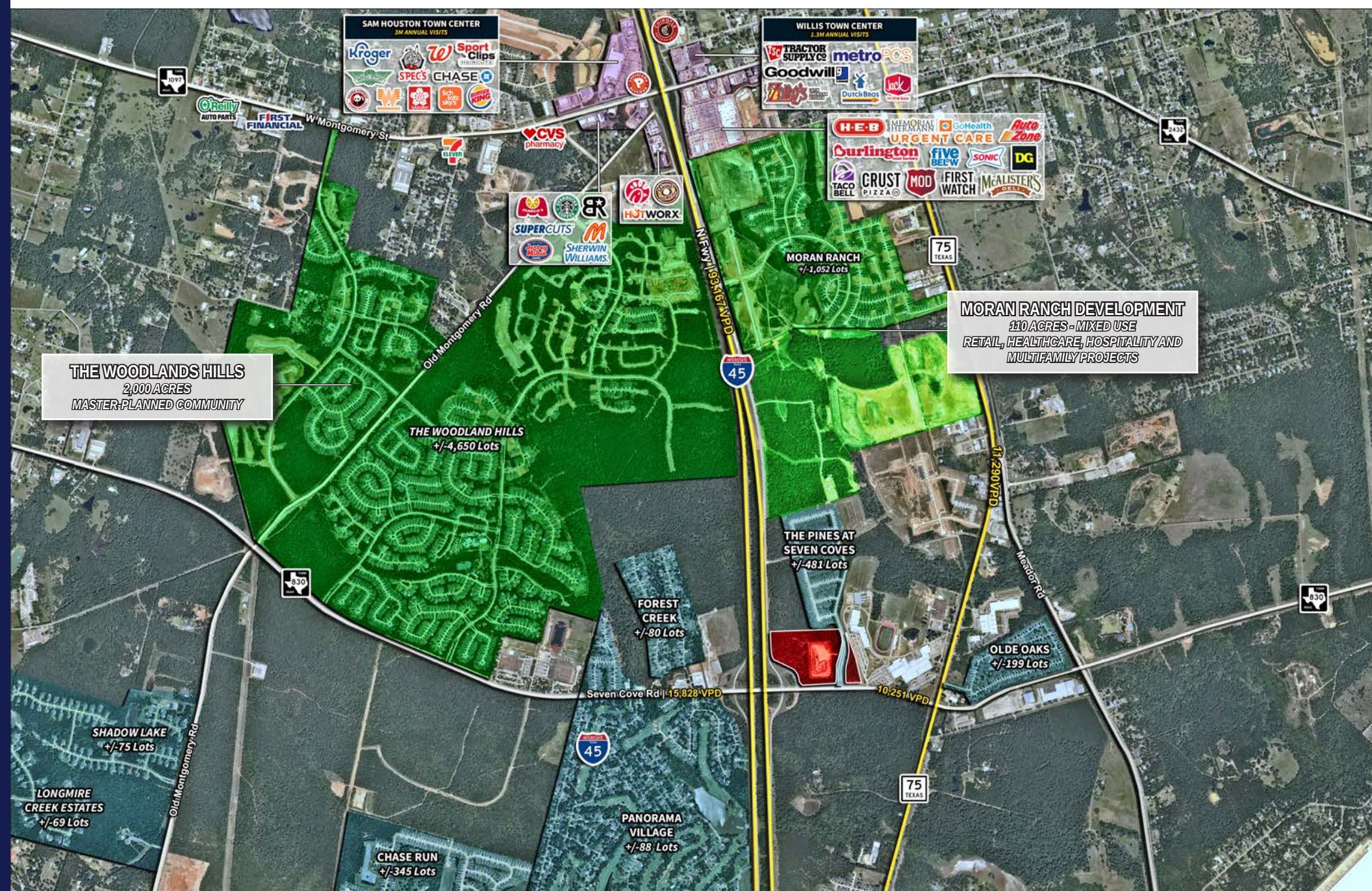
Trade Area Aerial

0.3 Miles



Trade Area Aerial

1.5 Miles



MORAN RANCH DEVELOPMENT
110 ACRES - MIXED USE
RETAIL, HEALTHCARE, HOSPITALITY AND
MULTIFAMILY PROJECTS



Main Street

AT SEVEN COVES

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