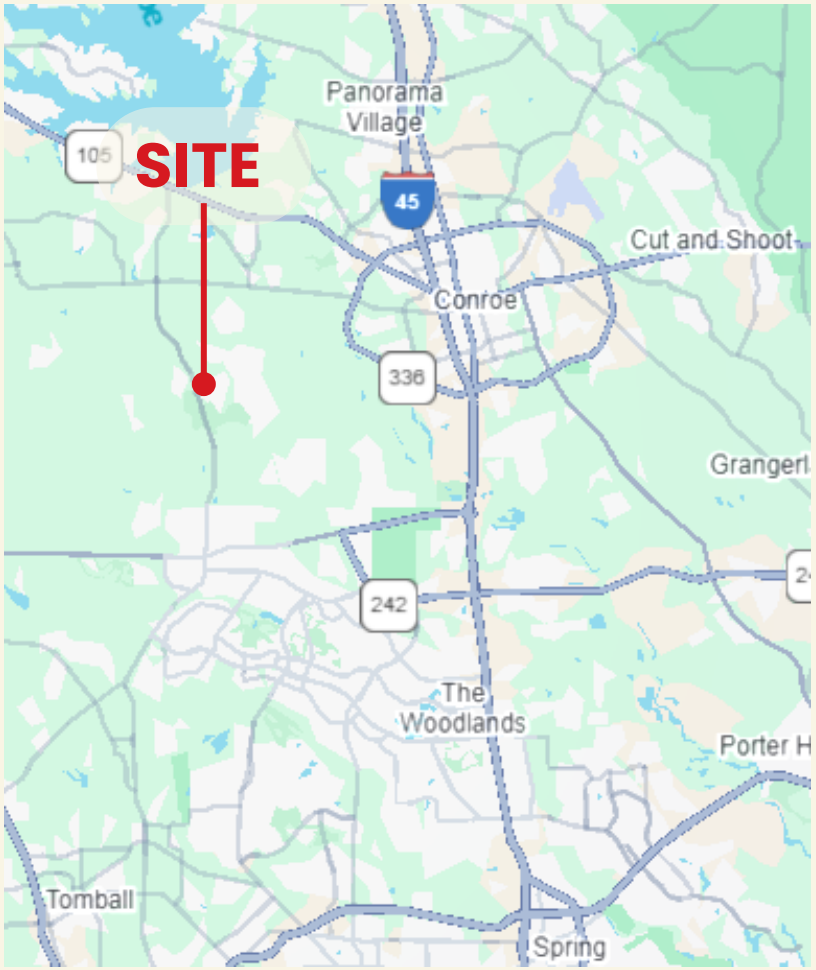


Pine Market

763& 765 FISH CREEK THOROUGHFARE, MONTGOMERY, TEXAS 77316

FORWARD PROPERTIES

ABOUT



PROJECT DESCRIPTION

Pine Market Town Center is a modern neighborhood retail destination serving the rapidly growing Montgomery area. The two prominently positioned buildings feature a strong mix of daily-needs, service, and food tenants, including PNC Bank, Shipley Do-Nuts, 16 Handles, and Tee Flats, driving consistent daytime and evening traffic. The property offers excellent visibility, contemporary architecture, and convenient surface parking. Surrounded by dense residential growth, Pine Market is well positioned to serve as a primary hub for daily errands and casual dining.

PROJECT OVERVIEW

- **17,918 Total SF**
- **Building 12: 4,609 SF Available (Divisible)**
- **Building 13: 4,016 SF Available (Divisible)**
- **4:1 Parking Ratio**
- **Fishcreek Thoroughfare Frontage**
- **Surrounded by Dense Residential Communities**
- **Call Brokers for Pricing**

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	5,362	21,291	63,833
Total Homes	1,873	7,395	23,262
Median HHI	$118,980	$139,068	$117,075
Avg. Household Size	2.90	2.91	2.73
2029 Pop. Growth	7,665	23,604	66,954

AREA RETAIL MIX

CVS pharmacy, F45 TRAINING, HARVEST MARKET, Los Cucos Mexican Cafe, ANYTIME FITNESS, McDonald's, CRUST PIZZA, PNC

TRAFFIC COUNTS

Fish Creek Thoroughfare 28,631 VPD '23

FORWARD PROPERTIES

fwdcre.com

AERIAL OVERVIEW

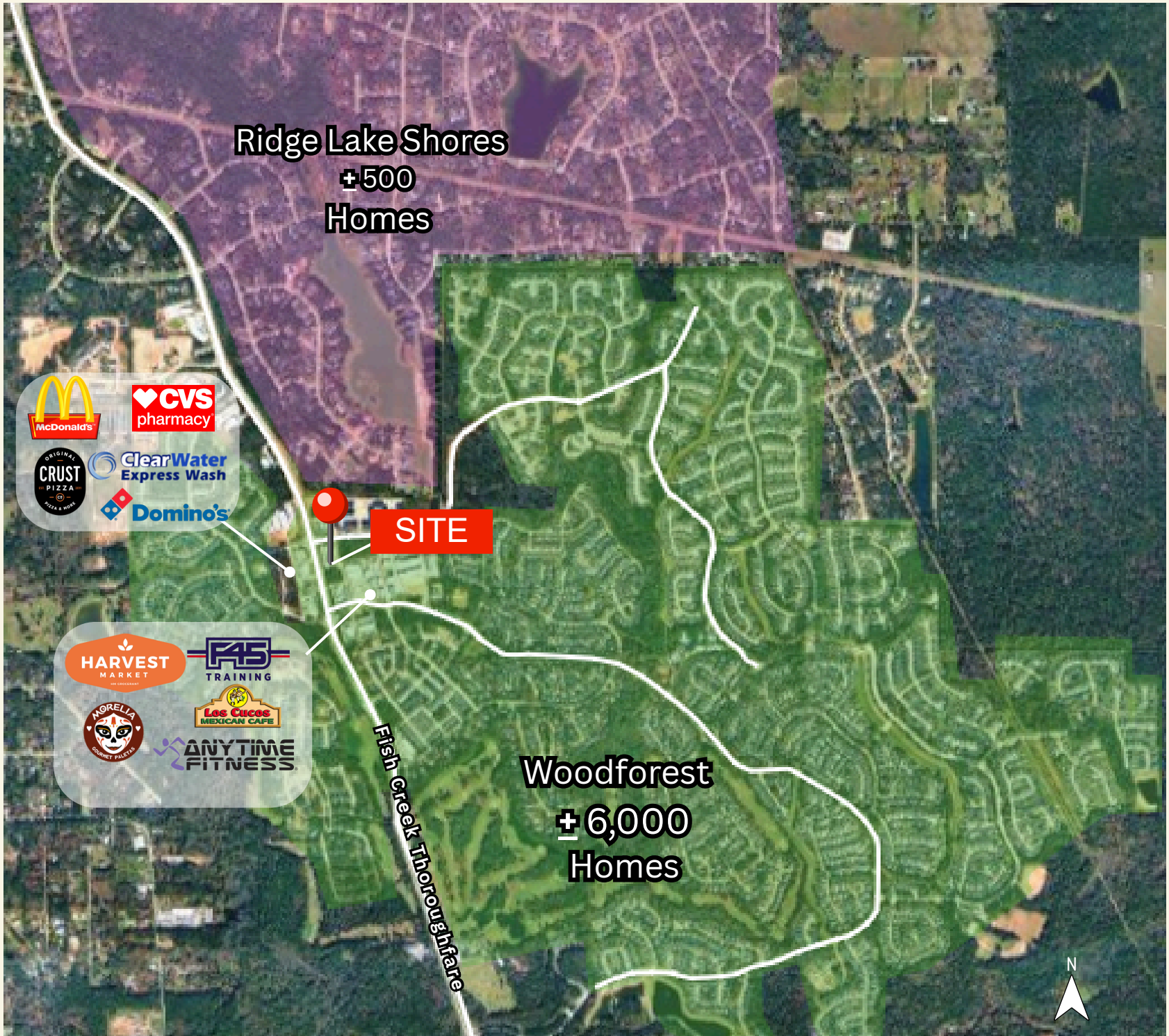


FORWARD PROPERTIES

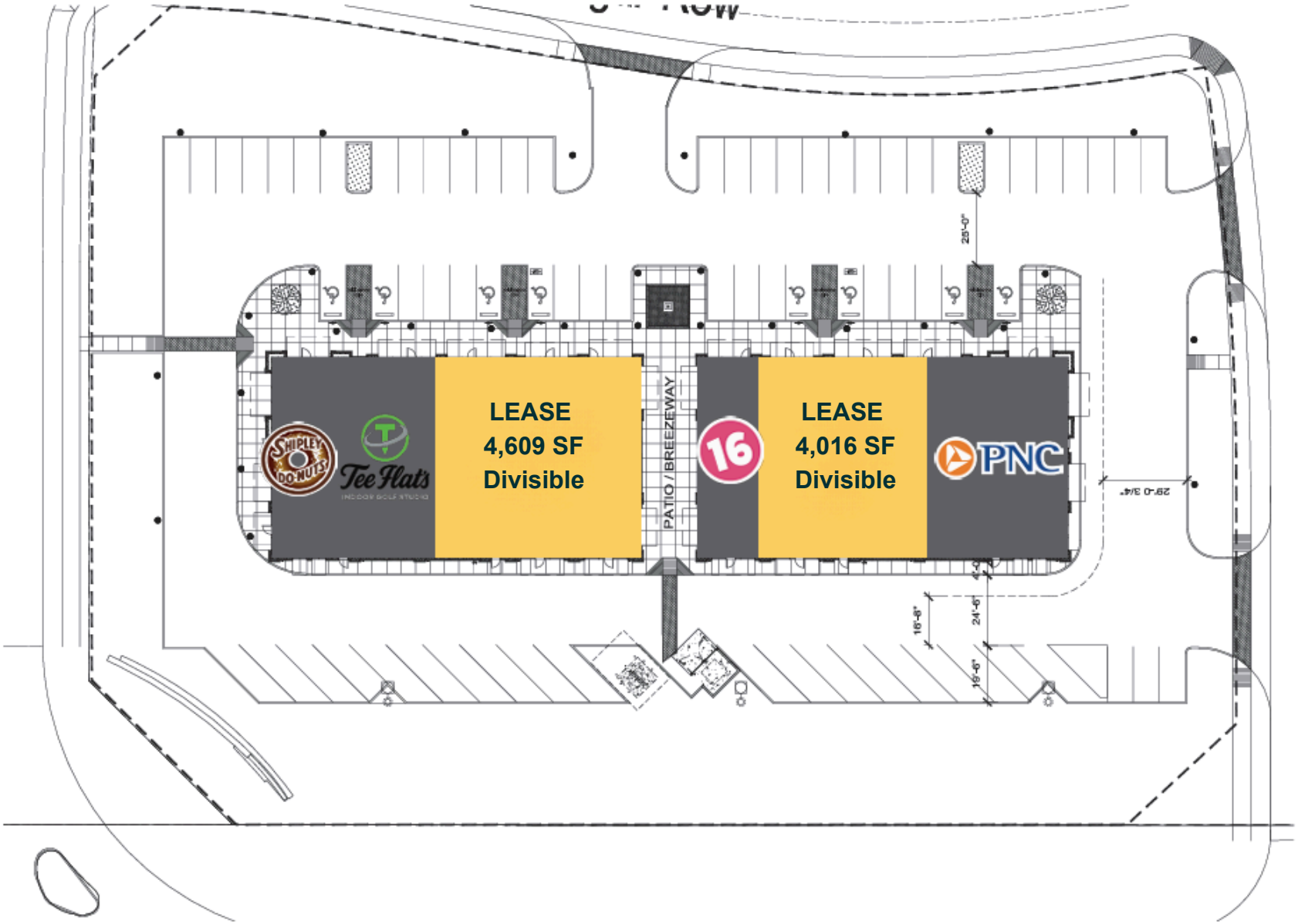
AERIAL OVERVIEW



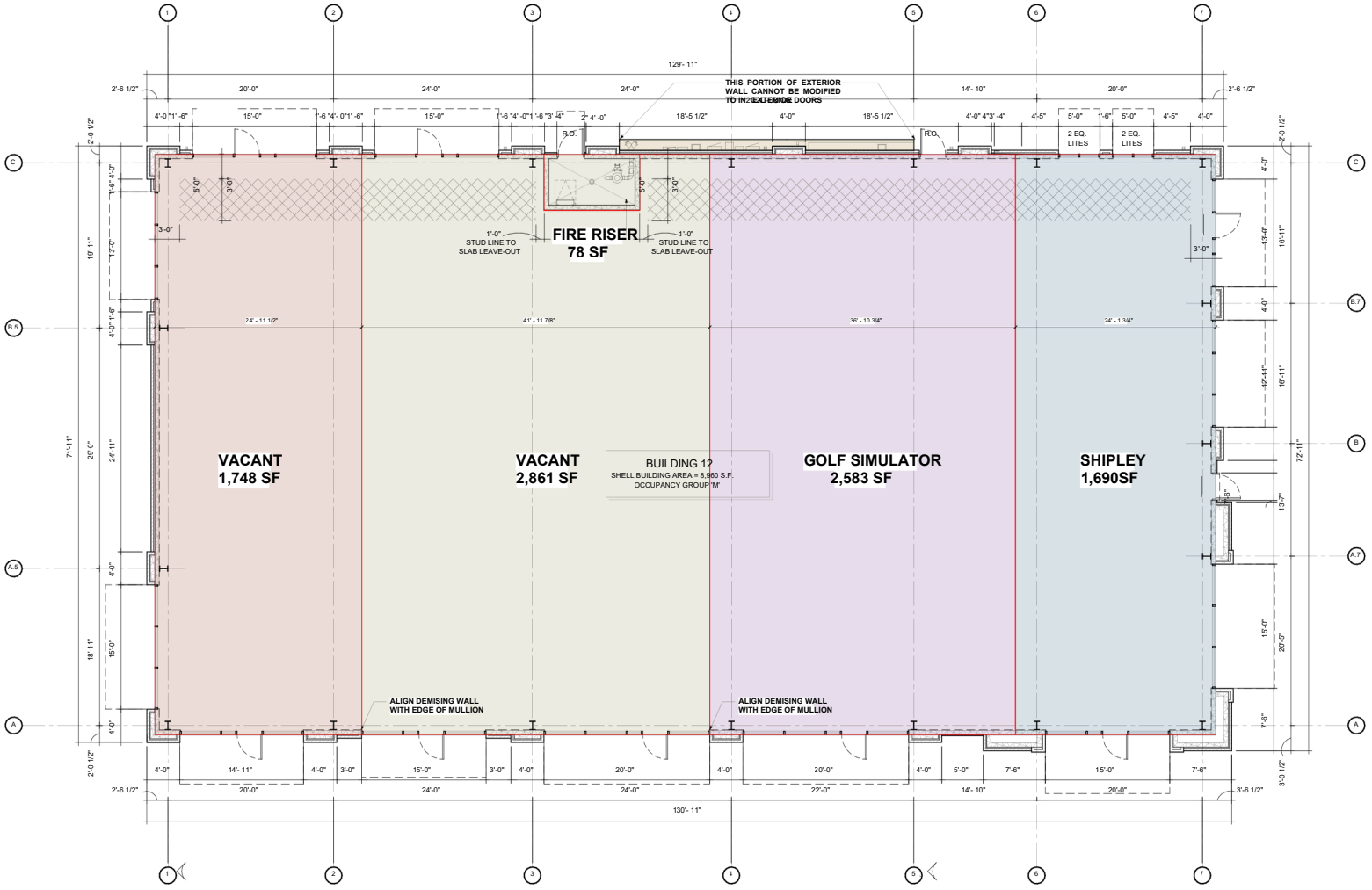
AERIAL OVERVIEW



SITE PLAN


LEASE
4,609 SF
Divisible
PATIO / BREEZEWAY
LEASE
4,016 SF
Divisible
Shipley Do-Nuts
Tee Flats
16
PNC

TOTAL BUILDING SHELL - 8,959 SF



FORWARD PROPERTIES

LOMA ARCHITECTURE
3838 N. SAM HOUSTON PARKWAY E., SUITE 185
HOUSTON, TEXAS 77032
WWW.LOMAARCH.COM

PROJECT:

PROJECT ADDRESS:

SEAL/SIGNATURE:

PRELIMINARY
NOT TO BE USED FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

ISSUE HISTORY:

DATE	DELTA	DESCRIPTION

PROJECT NUMBER:

ISSUE DATE: 06.30 .20 25

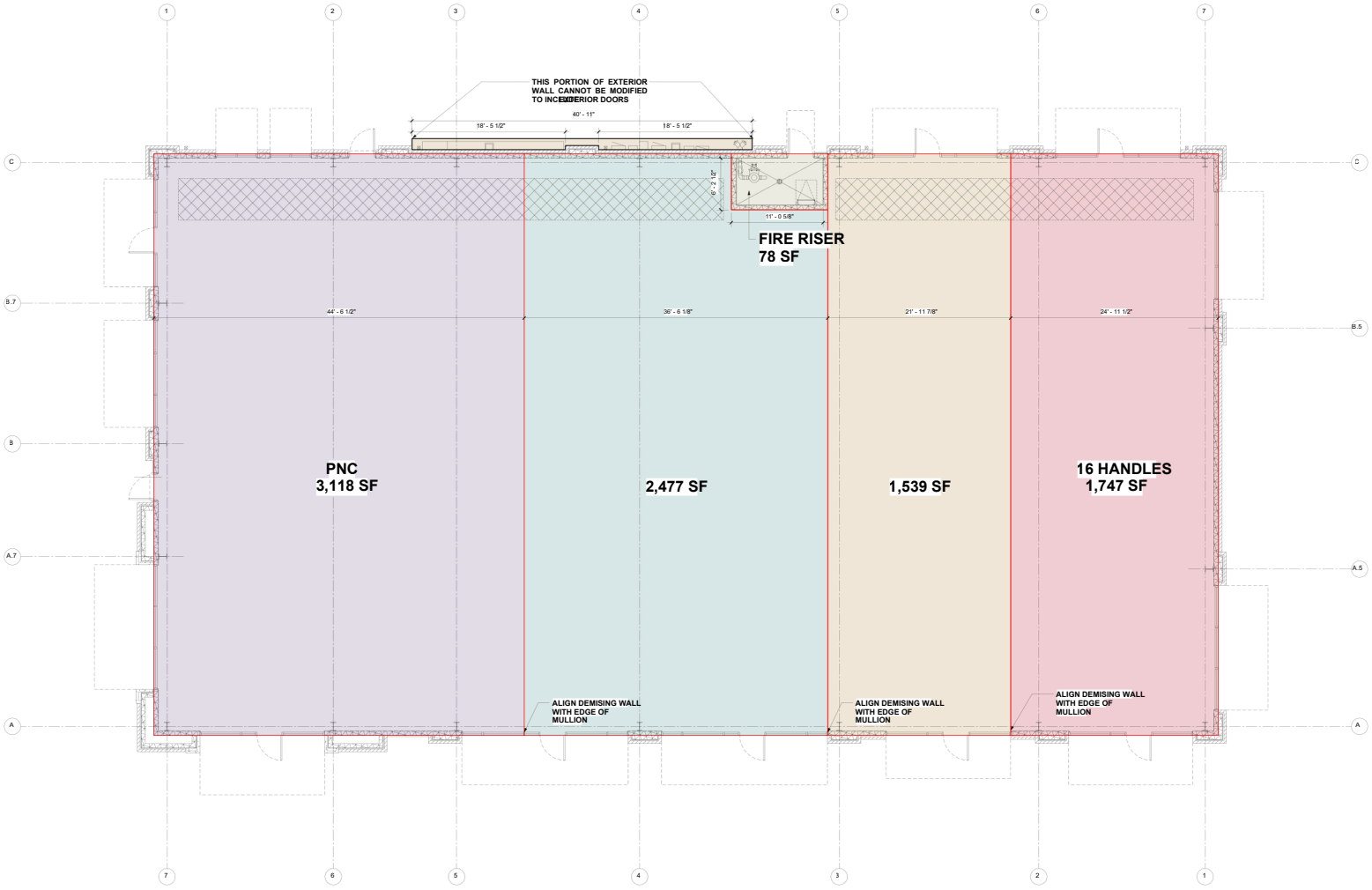
SHEET NAME:
PINE MARKET -BUILDING 12

SHEET:
A105

© 2024 LOMA Architecture

FLOOR PLAN

TOTAL BUILDING SHELL - 8,959 SF



FORWARD PROPERTIES

LOMA ARCHITECTURE
3838 N. SAM HOUSTON PARKWAY E., SUITE 185
HOUSTON, TEXAS 77032
WWW.LOMAARCH.COM

PROJECT:

PROJECT ADDRESS:

SEAL/SIGNATURE:

PRELIMINARY
NOT TO BE USED FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

ISSUE HISTORY:

DATE	DELTA	DESCRIPTION

PROJECT NUMBER:

ISSUE DATE: 09.17.2025

SHEET NAME:
PINE MARKET -BUILDING 13

SHEET:
A106

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PHOTO



PHOTO



FORWARD PROPERTIES

fwdcre.com

FORWARD
PROPERTIES

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2-10-2025

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 parties to a real estate transaction honestly and fairly.

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 or subagent 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 writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

Parkhill Investments, Inc	312169	pkinv@yahoo.com	(713) 412-3994
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
James Parkhill	222307	pkinv@yahoo.com	(713) 412-3994
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Daryl Dally Ethan Crist	712243 811258	Daryl@fwdcre.com Ethan@fwdcre.com	(281) 748-7692 (713) 382-3881
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials Date