



149  
TEXAS

FARM  
1097  
ROAD

MONTGOMERY  
SUMMIT  
- BUSINESS PARK

Waterstone  
47 Homes

±4.17 ACRES  
AVAILABLE

PLEZ MORGAN

BUFFALO SPRINGS DR.

Old Iron  
Works



# 4.17 ACRES – MONTGOMERY, TX

SEC OF FM 1097 AND PLEZ MORGAN | MONTGOMERY, TEXAS

±4.17 ACRES AVAILABLE FOR SALE

ROB WHITAKER | 281.477.4300

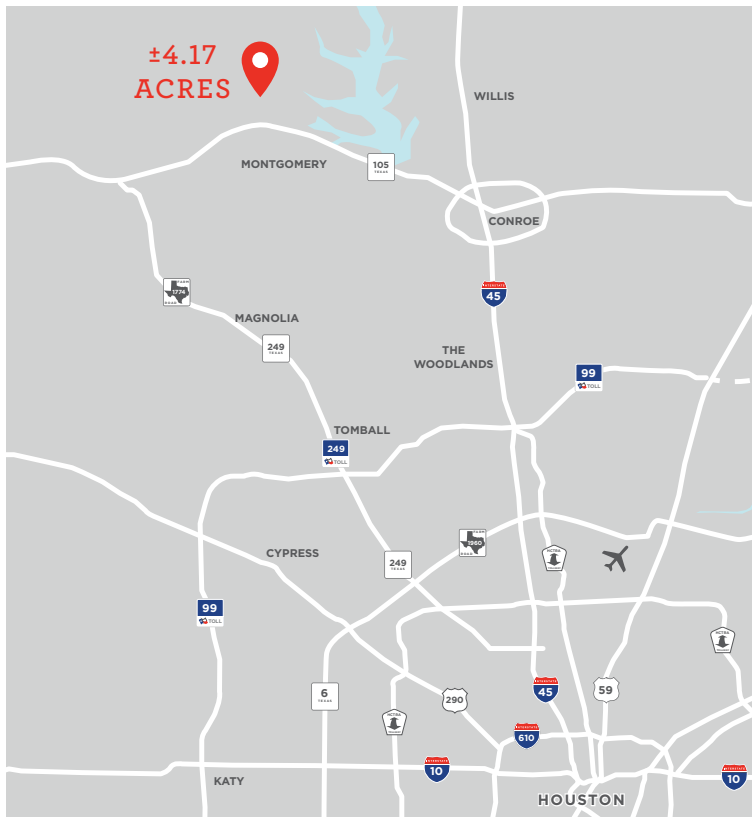


# PROPERTY INSIGHTS

## ±4.17 ACRES AVAILABLE FOR SALE IN MONTGOMERY, TEXAS

▶ **ROB WHITAKER**  
RWHITAKER@NEWQUEST.COM  
281.640.7657

- Great tract located in fast growing Montgomery, TX
- Great road frontage to depth ratio
- Tract is sloping with scattered trees



### PROPERTY HIGHLIGHTS

- ▶ **APPROXIMATE SIZE:**  
±4.17 acres
- ▶ **PRICE:**  
\$6.25 psf
- ▶ **SCHOOL DISTRICT:**  
Montgomery ISD
- ▶ **UTILITIES**  
All utilities available
- ▶ **FRONTAGE:**  
Approx. 705.2 ft on FM 1097  
Approx. 224.2 ft. on Plez Morgan
- ▶ **TRAFFIC COUNTS:**  
Approx. 4,040 vpd on FM 1097



**29,011**  
Current Population  
Within 5-Mile Radius



**175.46%**  
Population Growth  
Within a 1-mile Radius  
from 2010 to 2019



**\$104,164**  
Average HHI Within  
5-Mile Radius





AERIALS + ACREAGE



# DEMOGRAPHICS

2010 Census, 2019 Estimates with Delivery Statistics as of 09/19

## POSTAL COUNTS

	1 MILE	3 MILES	5 MILES
Current Households	323	3,426	11,814
Current Population	898	7,865	29,011
2010 Census Average Persons per Household	2.78	2.30	2.46
2010 Census Population	326	3,275	18,300
Population Growth 2010 to 2019	175.46%	140.32%	58.57%

## CENSUS HOUSEHOLDS

1 Person Household	21.01%	19.93%	18.76%
2 Person Households	36.34%	39.49%	44.81%
3+ Person Households	42.65%	40.58%	36.43%
Owner-Occupied Housing Units	81.36%	81.50%	84.77%
Renter-Occupied Housing Units	18.64%	18.50%	15.23%

## RACE AND ETHNICITY

2019 Estimated White	82.53%	84.28%	85.85%
2019 Estimated Black or African American	10.60%	9.03%	6.84%
2019 Estimated Asian or Pacific Islander	1.63%	1.54%	1.94%
2019 Estimated Other Races	4.79%	4.62%	4.82%
2019 Estimated Hispanic	12.08%	11.44%	11.45%

## INCOME

2019 Estimated Average Household Income	\$86,546	\$88,605	\$104,164
2019 Estimated Median Household Income	\$74,929	\$78,061	\$87,620
2019 Estimated Per Capita Income	\$33,327	\$34,429	\$41,826

## EDUCATION (AGE 25+)

2019 Estimated High School Graduate	23.04%	23.57%	21.73%
2019 Estimated Bachelors Degree	25.57%	25.87%	28.64%
2019 Estimated Graduate Degree	11.47%	11.35%	12.78%

## AGE

2019 Median Age	40.7	41.1	43.8
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# 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.

**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.

**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.

<b>Home Asset, Inc., dba NewQuest Properties</b>	<b>420076</b>	<b>-</b>	<b>(281)477-4300</b>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>(281)477-4300</b>
Designated Broker of Firm	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>(281)477-4300</b>
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 (TREC) | Information available at <http://www.trec.texas.gov>



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