

FOR SALE

Retail Pads

1-4 Acres

Great Retail Corridor

State Highway 105 @ Stewart Creek

MONTGOMERY | TX 77356



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PROPERTY INFORMATION

Retail Pad Available

- 1-4 Acres

Close proximity to Lake Conroe & Montgomery Retail Trade Area. Easy access from FM 2854 to Conroe, The Woodlands & St Hwy 149

- ±447.5 ft frontage along St Hwy 105
- Lighted intersection at Stewart Creek Ranch
- Major growth corridor with explosive residential and commercial development
- Utilities Available - Stanley Lake MUD
- Excellent demographics and traffic counts
- Located at the entrance to KOA/Conroe with ±240 RV hookups & 40 cabins
- In 2018, the KOA booked nearly 30,000 nights.
- Tax Rate: 2.5466

Contact Broker for Pricing

FOR SALE Retail Pads // St. Hwy 105 // Montgomery // Texas 77356

BUFFALO SPRINGS

105 TEXAS

MCCOY'S BUILDING SUPPLY

Chick-fil-A

Starbucks

Kroger
BURGER KING

CVS pharmacy

H-E-B

2854 TEXAS

PET SUPPLIES PLUS

Wendy's

105 TEXAS

Bubble King CAR WASH

PIZZA SEACK

SITE

KOA

Montgomery Junior High School

Stewart Creek Elementary School

105 TEXAS

The Big Sombrero Mexican Cantina

Pizza Hut

WHATABURGER

Walgreens

EXXON

Walmart

CHASE

Lake Conroe

Walden Rd

Future Single-Family Residential Development ±315 homes

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Drive Times



0.5 miles to FM 2854



1.5 miles to Lake Conroe



1.5 miles to State Hwy 149



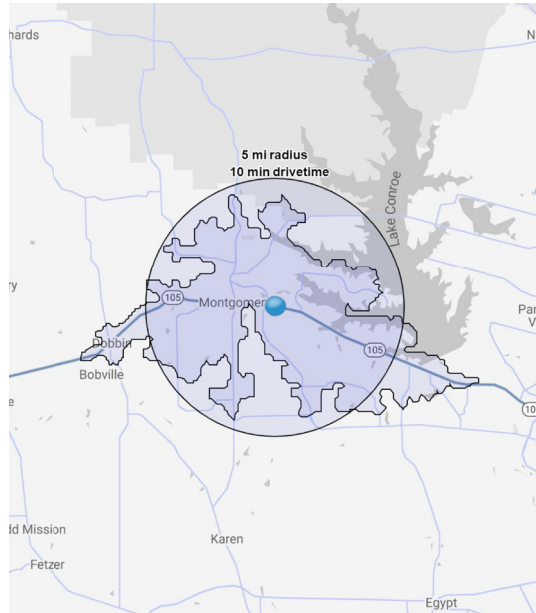
5.5 miles to McCaleb Rd



11.5 miles to Loop 336



13.3 miles to Interstate 45



DEMOGRAPHICS

5 Mile Radius



Current Population
(2018)
35,160



Projected Population
(2023)
40,595



Average HH Income
(2018)
\$108,319



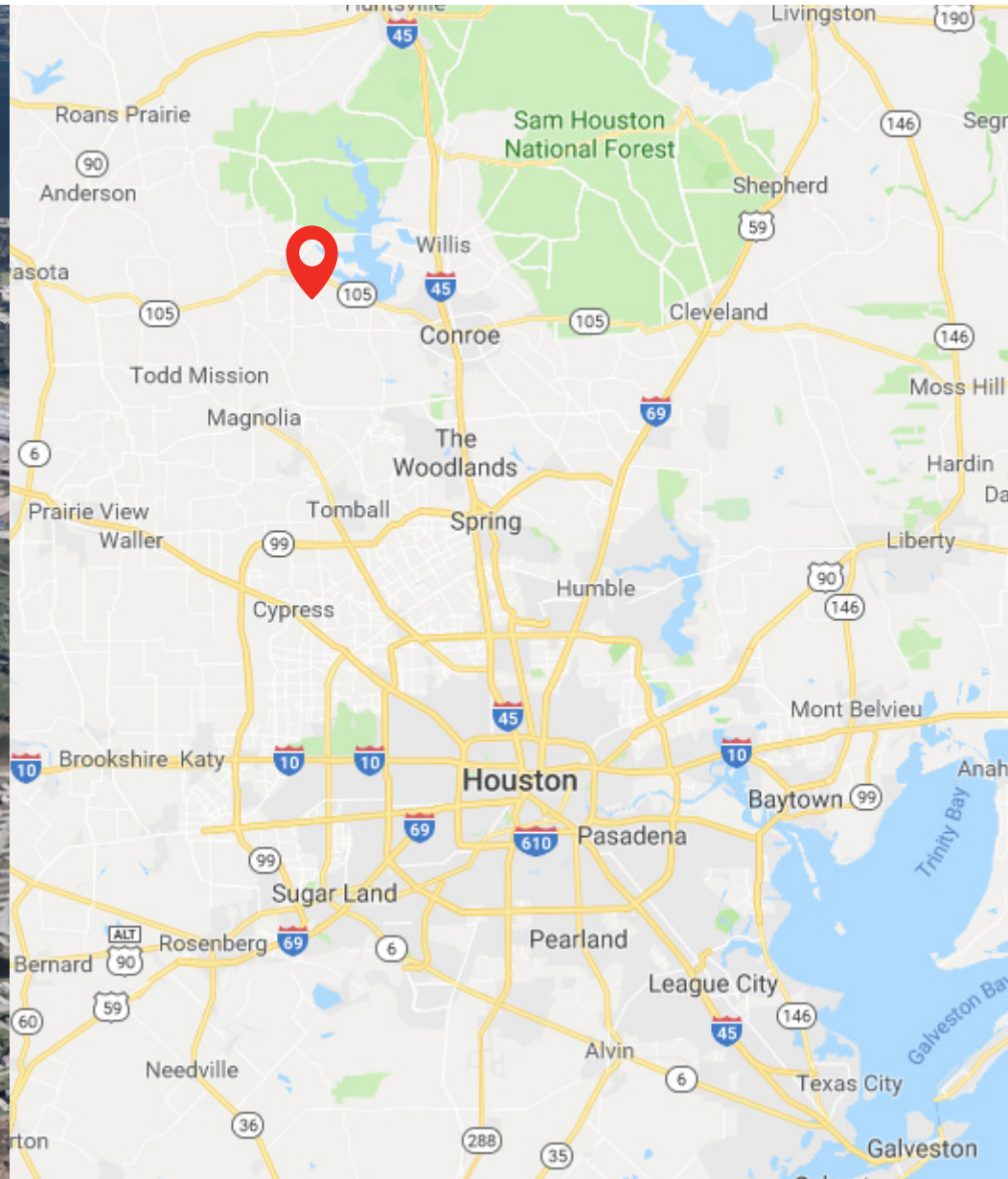
Annual Consumer Expenditure
(2018)
\$1.07 Billion



Projected Average Household Income
(2018)
\$114,556

CONROE AREA OUTLOOK

During the past twenty years, the Conroe/Montgomery County economy has greatly diversified. No longer dependent on a handful of industries, Conroe has attracted a wealth of manufacturing, retail, health care, construction and tourism companies. To support this economic expansion, Conroe has developed a highly skilled, educated workforce. There are more than 987,000 potential employees within a 30-mile radius of Conroe and more than two million workers available in Houston's Harris County directly to the south. Lone Star College – Conroe Center and Lone Star Corporate College provide workforce programs and customized training for employees.



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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 other, including the broker's own interest;
- 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 buyers/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 opinion 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 ESTABLISHED:

- 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.

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Buyer/Tenant/Seller/Landlord Initials

Date