



UNDER DEVELOPMENT



Lake Conroe

FREEPORT DR



BBVA



HWY 105 33,707 VPD



Walmart



COMING SOON



Don Van Orden EQUIPMENT, INC.

±359.6 ft

New Access Road

Fling Pond

±24.27 ACRES AVAILABLE



# 24.27 ACRES - HWY 105

MONTGOMERY, TX 77316

AVAILABLE FOR SALE

JEFF LOKEY | 281.477.4300

# PROPERTY INSIGHTS

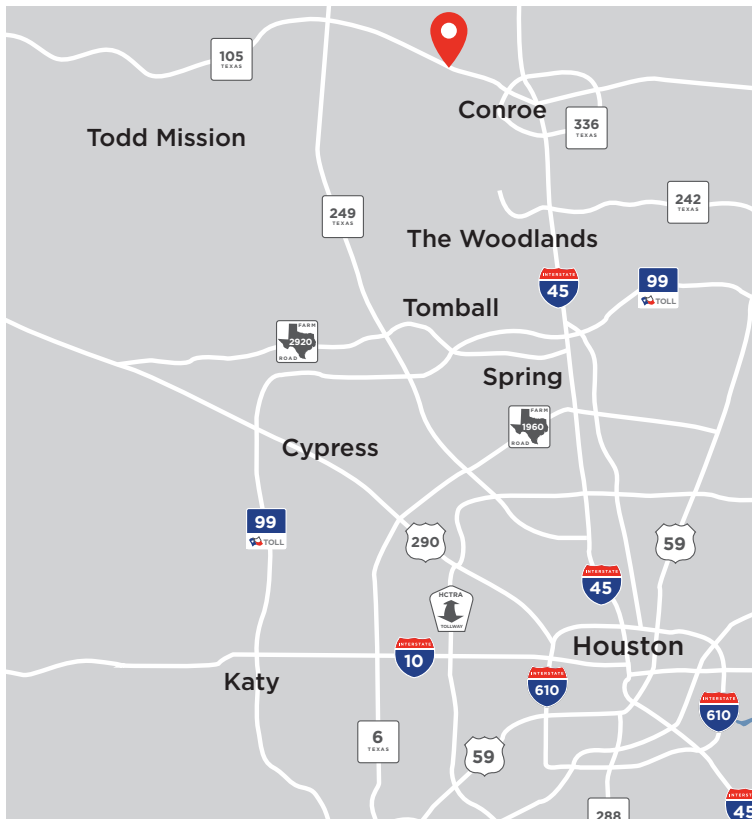
## 24.27 ACRES - HWY 105

- This development tract is located at FM 105 and Walden close to Walmart, Kroger and the new HEB coming. Other retail under construction down the street
- Curb cut with 30ft wide concrete street in place.
- Water and sewer detention is already in place for this mixed-use development
- Utility capacity for multi-family, hotel and retail.

▶ **JEFF LOKEY**

JLOKEY@NEWQUEST.COM

281.477.4380



## PROPERTY HIGHLIGHTS

- ▶ **APPROXIMATE SIZE:**  
±24.27 Acres
- ▶ **PRICE:**  
Contact Broker for Pricing
- ▶ **SCHOOL DISTRICT:**  
Montgomery ISD
- ▶ **TRAFFIC COUNTS:**  
Approx. 33,707 cpd on Hwy 105
- ▶ **ENGINEERING/DETENTION:**  
Existing detention on-site
- ▶ **UTILITIES:**  
Water and Sewer



**45,418**  
Current Population  
Within 5-Mile Radius



**18.57%**  
Population Growth  
Within a 1-mile Radius  
from 2010 to 2019



**\$100,604**  
Average HHI Within  
5-Mile Radius

# PROPERTY INSIGHTS

## MARGARITAVILLE LAKE RESORT

Margaritaville Lake Resort, Margaritaville Lake Resort, Lake Conroe | Houston, scheduled to open in the summer of 2020, will offer guests their own license to chill in one of 303 luxury suites and 32 waterfront cottages. This is located in Walden on Lake Conroe. A 14,000 household community in proximity to this property.



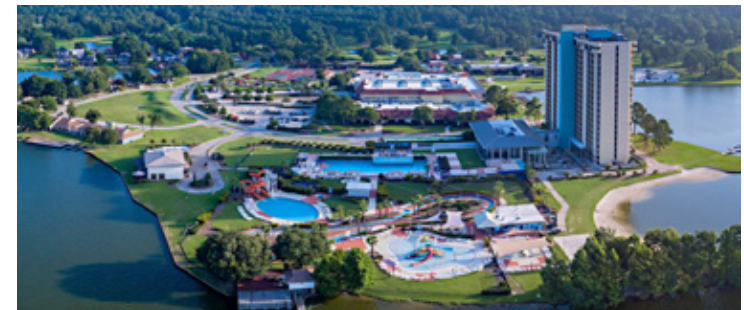
## LAKE CONROE

Lake Conroe, Texas is situated on 186 waterfront acres on the shores of Lake Conroe, Texas. Located approximately one hour north of Houston, Lake Conroe is a premier vacation destination for families and couples wishing to escape the city, cool off and enjoy the laid - back lake life. With over 157 miles of shoreline and 22,000 acres of water, a wide variety of activities await at the lake, including boating, fishing, water and jet skiing, kayaking, sandy beaches, multiple marinas, nearby hiking and dinner cruises.

Being so close to a metropolitan area as large as Houston, the Lake Conroe area has experienced incredible growth and transformation over the last quarter century. Some of the finest residential developments in the country have sprung up around the picturesque shores and wooded terrain surrounding the lake. Neighborhoods such as April Sound, Walden, Del Lago, Bentwater, Seven Coves, Grand Harbor, Point Aquarius, and Corinthian Point have become sources of the most sought after residential real estate in the Houston metropolitan area.

Many of Lake Conroe's communities have superior golf courses and tennis facilities as well as the usual water amenities like marinas and boat launching. The Woodlands master planned community just south of the lake has contributed both business and population incentives to families desiring to live the "good life" on Lake Conroe.

With an ever increasing income base generated from the attractive business environment the area offers and the superior school districts educating our children, Lake Conroe's growth has only just begun! Lake Conroe is located approximately one hour north of downtown Houston (via IH-45).





AERIALS + ACREAGE

# DEMOGRAPHICS

2010 Census, 2019 Estimates with Delivery Statistics as of 12-2019

## POSTAL COUNTS

	1 MILE	3 MILES	5 MILES
Current Households	560	8,799	18,217
Current Population	1,345	21,505	45,418
2010 Census Average Persons per Household	2.40	2.44	2.49
2010 Census Population	1,134	12,553	29,515
Population Growth 2010 to 2019	18.57%	71.35%	53.91%

## CENSUS HOUSEHOLDS

1 Person Household	18.20%	20.88%	20.43%
2 Person Households	37.55%	41.86%	43.56%
3+ Person Households	44.25%	37.25%	36.01%
Owner-Occupied Housing Units	80.52%	82.18%	83.75%
Renter-Occupied Housing Units	19.48%	17.82%	16.25%

## RACE AND ETHNICITY

2019 Estimated White	85.58%	86.80%	86.43%
2019 Estimated Black or African American	4.26%	5.79%	6.02%
2019 Estimated Asian or Pacific Islander	2.77%	2.01%	1.97%
2019 Estimated American Indian or Native Alaskan	0.74%	0.55%	0.54%
2019 Estimated Hispanic	14.44%	12.18%	12.03%

## INCOME

2019 Estimated Average Household Income	\$82,953	\$97,185	\$100,604
2019 Estimated Median Household Income	\$79,144	\$82,171	\$84,165
2019 Estimated Per Capita Income	\$31,370	\$39,226	\$40,830

## EDUCATION (AGE 25+)

2019 Estimated High School Graduate	30.11%	22.42%	22.42%
2019 Estimated Bachelors Degree	25.04%	27.24%	26.56%
2019 Estimated Graduate Degree	7.87%	10.91%	11.80%

## AGE

2019 Median Age	38.3	42.6	43.5
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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>(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>



8827 W. Sam Houston Parkway N. | Suite 200 | Houston, Texas 77040 | 281.477.4300

The information herein is subject to errors or omissions and is not, in any way, warranted by NewQuest Properties or by any agent, independent associate or employee of NewQuest Properties. This information is subject to change without notice.

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