

**PRICE REDUCTION**

**FOR SALE/LEASE**

**19560 Hwy 105 W  
Montgomery, Tx 77356**

## Office Building

- 6,600 Square Feet.
- High Traffic area.
- Monument sign on Hwy 105.
- Ample parking
- Move-in ready condition
- Fast growing area with strong demographics.



ELENA BAKINA, PhD, CCIM  
713 830 4008  
[Elena.Bakina@colliers.com](mailto:Elena.Bakina@colliers.com)



# FOR SALE / LEASE / OFFICE BUILDING

19560 Hwy 105 W, Montgomery, TX



## Property Overview

Address	19560 Hwy 105 W, Montgomery, Texas 77356
Area	Approximately 0.9441 Acres
Building Area	±6,600SF
Year Built	2003
Parking	5.8/1000 (38 parking spaces)
Traffic counts	Over 17K CPD
Lease Rate	<del>\$21.00/NNN</del> <b>FURTHER REDUCTION \$18.00/NNN</b>
Price	<del>\$1,450,000.00</del> <b>REDUCED \$1,350,000.00</b>

## Property Highlights

- > Free-Standing One story Office Building
- > Covered Entry/Drop-off
- > 20 Offices
- > 4 Common Areas
- > 4 ADA Restrooms
- > Reception Area
- > Break room
- > 100% Sprinkler coverage

## Suggested Use:

- > Office
- > School/Day Care
- > Medical Office
- > Veterinary Hospital
- > Dentist Office
- > Dog Grooming
- > Medical Spa
- > Salon



# FOR SALE / LEASE / OFFICE BUILDING

19560 Hwy 105 W, Montgomery, TX



## Property description

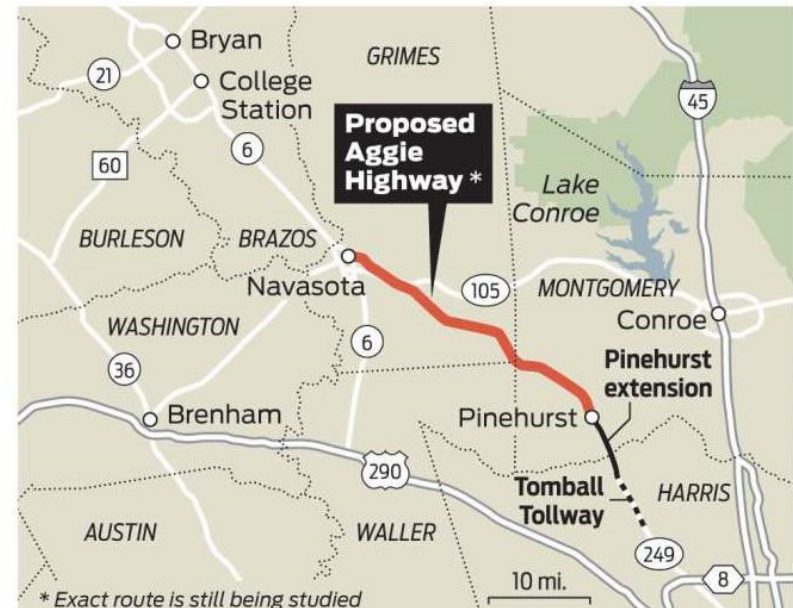
One story 'Class B' office building designed for a single user, however can be subdivided. The space and building are in excellent move-in ready condition. There is ample parking. Monument sign available facing Hwy 105 W. Office has some furniture, refrigerator, phones and computers.

## Area

This property is located in one the fastest growing counties in the US, Montgomery County. It's population growth from 2010 to 2015 was 22.23%. Construction of the nearby Aggie Expressway, scheduled for 2017 start date, will connect Montgomery to College Station and Houston, and is expected to spur further development in the area.

## Demographics 2016

2016 Estimates	1-Mile Radius	3-Mile Radius	5-Mile Radius
Population	775	14,240	33,251
Average HH Income	\$112,919	\$109,978	\$114,570
Households	300	5,681	13,409
Projected Annual Growth 2016 to 2021	3.4%	3.5%	3.5%
Historical Annual Growth 2000 to 2016	10.7%	7.5%	6.2%



# FOR SALE / LEASE / OFFICE BUILDING

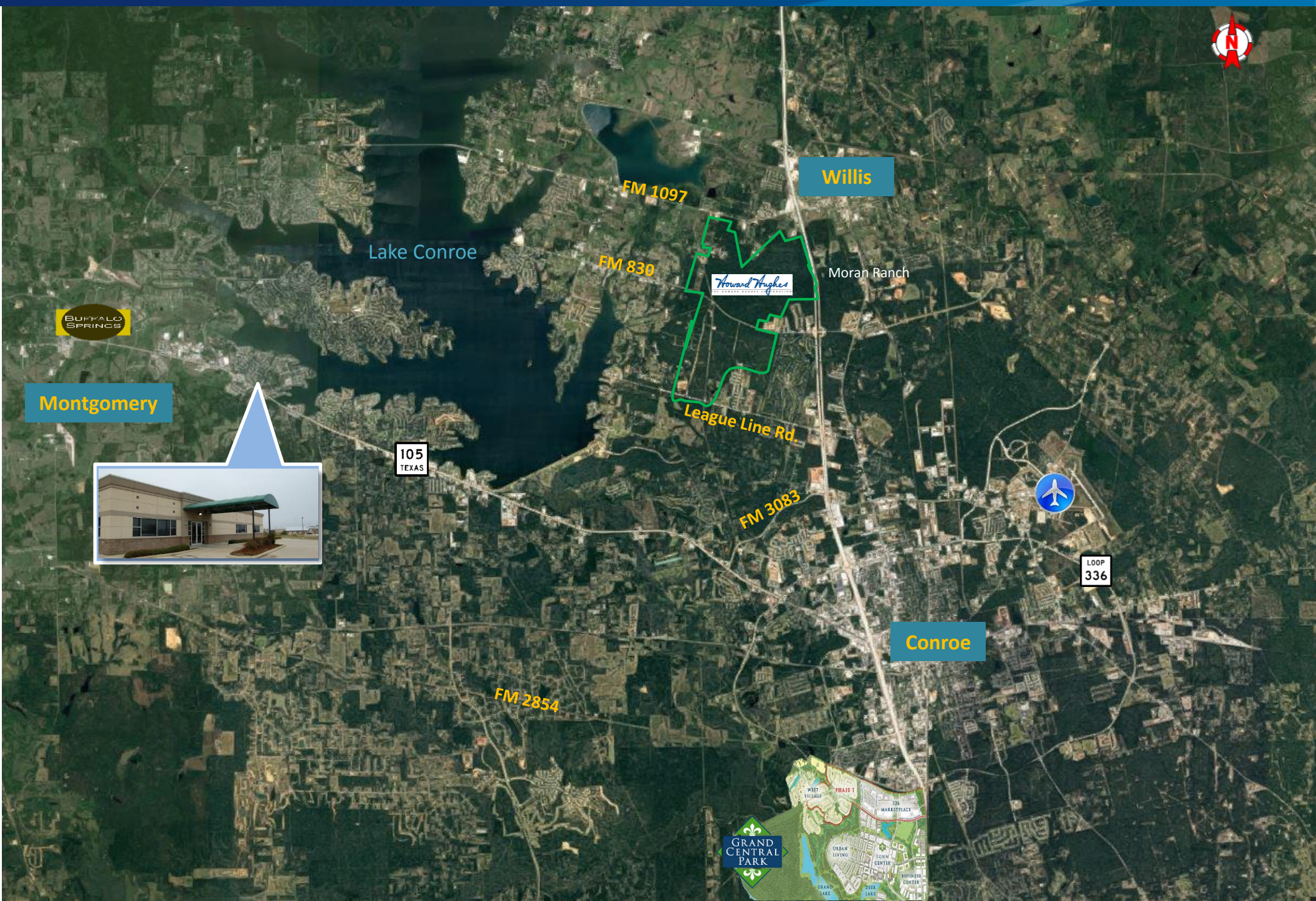
19560 Hwy 105 W, Montgomery, TX



## AERIAL



# Area Developments



Montgomery

BUFFALO SPRINGS

Willis

Lake Conroe

FM 1097

FM 830

Howard Hughes

Moran Ranch

League Line Rd

105 TEXAS



LOOP 336

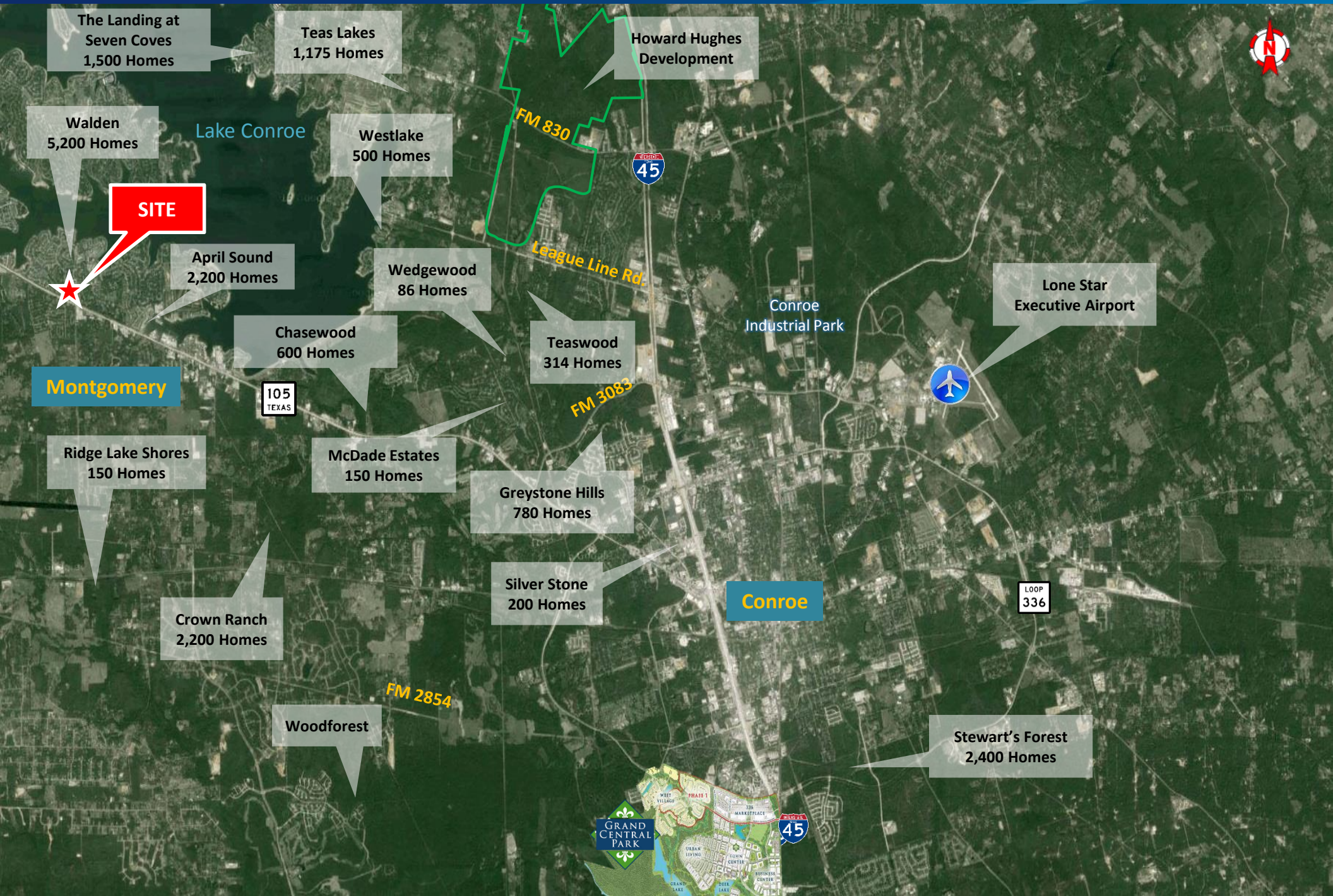
Conroe

FM 2854

GRAND CENTRAL PARK



# Housing

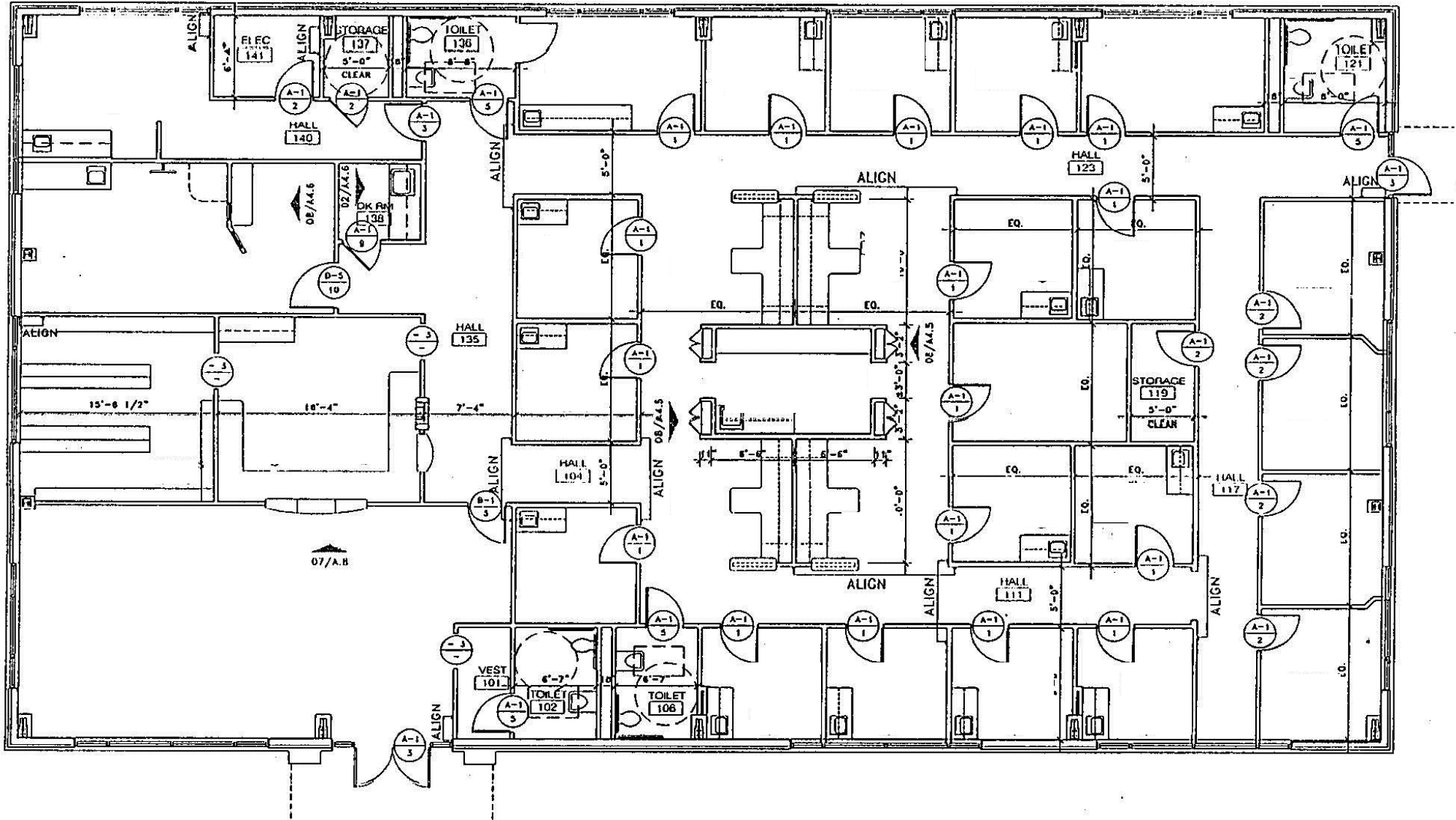


# FOR SALE / LEASE / OFFICE BUILDING

19560 Hwy 105 W, Montgomery, TX



## FLOOR PLAN





**COLLIERS INTERNATIONAL**  
1790 Hughes Landing Blvd. , Suite 250  
The Woodlands, TX 77380  
713 830 4011  
[www.colliers.com](http://www.colliers.com)



**ELENA BAKINA, PhD CCIM**  
TEL: 713 830 4008  
[elena.bakina@colliers.com](mailto:elena.bakina@colliers.com)

This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication





# 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.

<u>Colliers International Houston, Inc.</u>	<u>29114</u>	<u>houston.info@colliers.com</u>	<u>(713) 222-2111</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Gary Mabray</u>	<u>138207</u>	<u>gary.mabray@colliers.com</u>	<u>(713) 830-2104</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Patrick Duffy, MCR</u>	<u>604308</u>	<u>patrick.duffy@colliers.com</u>	<u>(713) 830-2112</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Elena Bakina, CCIM</u>	<u>561570</u>	<u>elena.bakina@colliers.com</u>	<u>(713) 830-4008</u>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date