

FOR SALE

±2.72 ACRES AVAILABLE

SWQ OF PLEZ MORGAN &
FM 1097

Montgomery, TX 77356

PRESENTED BY:

ROBERT WHITAKER

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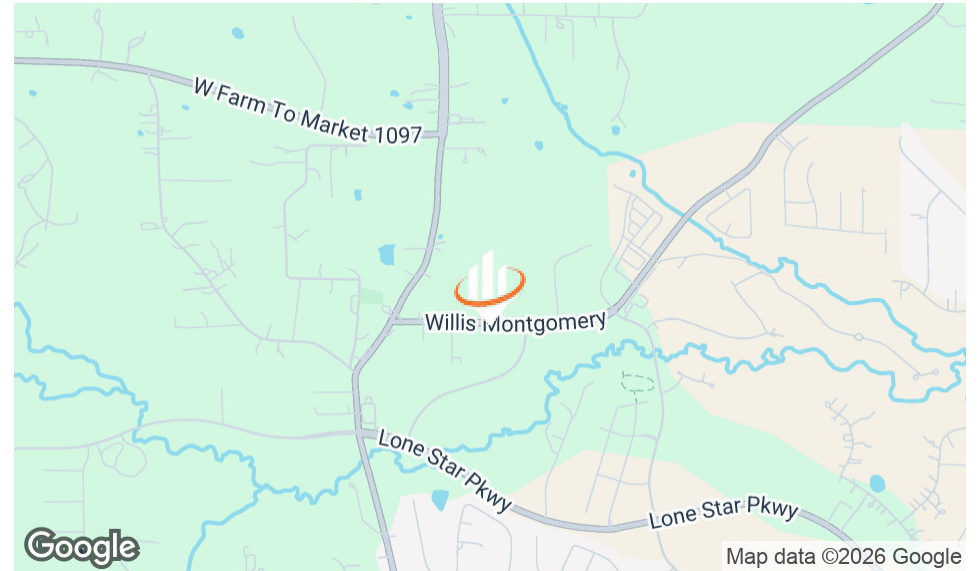
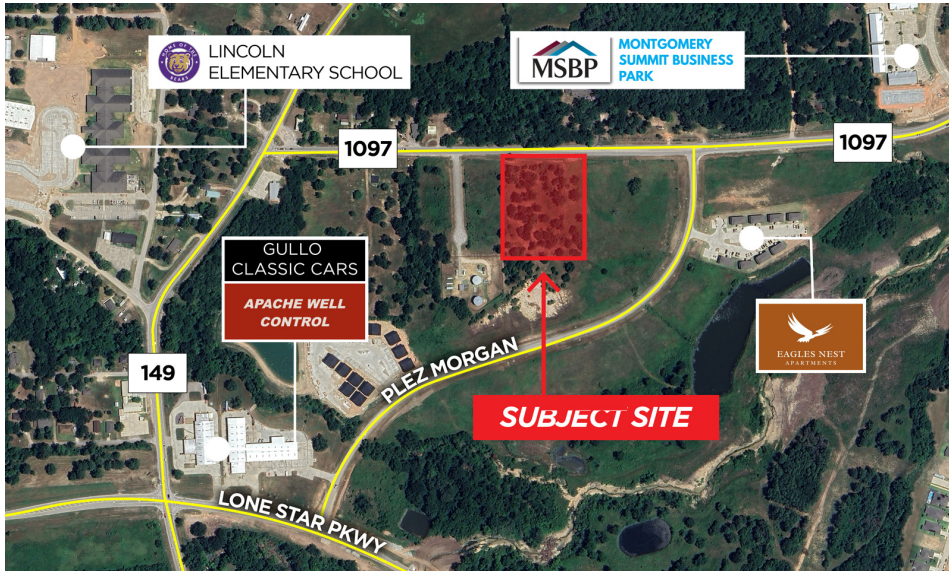
STEVEN BEARD

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PROPERTY HIGHLIGHTS

- Unique tract located along the only direct connector between the thriving towns of Montgomery and Willis - FM 1097
- Zoned to the healthy and thriving Montgomery ISD and subject to Conroe ETJ
- Located in fast growing Montgomery, Texas
- Utilities: All utilities available
- Civil and architectural plans ready for office-warehouse development
- Restrictions: Architectural approval required
- Great road frontage to depth ratio
- Tract is sloping to the southeast with scattered trees
- Traffic Counts: Approx. 9,880 VPD on FM 1097

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OFFERING SUMMARY

SALE PRICE:	\$780,000.00
LOT SIZE:	2.72 Acres

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,723	10,112	29,286
TOTAL DAYTIME POPULATION	2,170	11,816	27,031
AVG HOUSEHOLD INCOME	\$154,916	\$149,575	\$143,904



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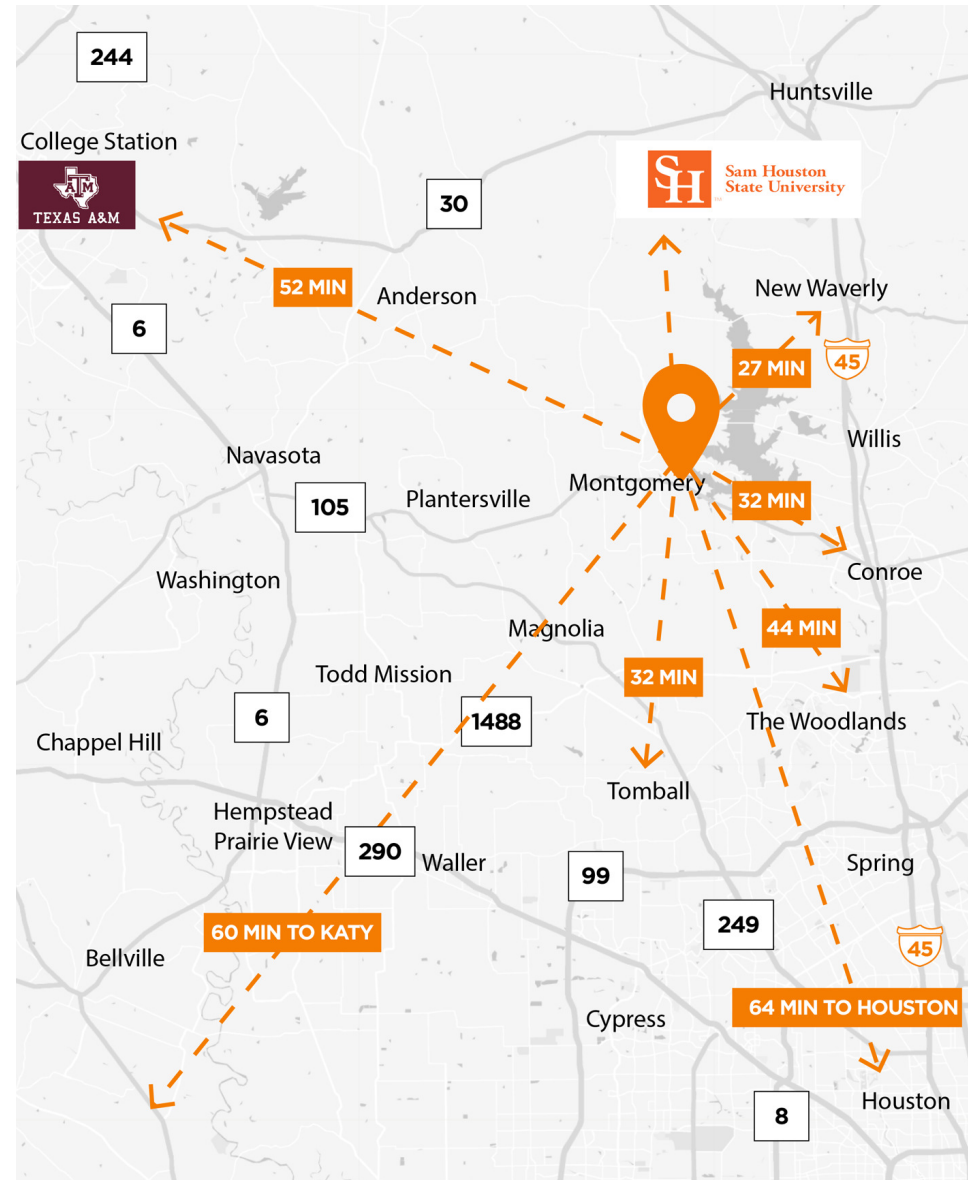
MONTGOMERY, TEXAS - MARKET OVERVIEW

The city of Montgomery is located in northwest Montgomery County and is one of the oldest towns in Texas and the birthplace of the Lone Star Flag. The attraction of visitors fuels the tourism and hospitality sectors and make up of a significant portion of the country due to the city's location along SH 105.

Montgomery County's population grew 323 percent from 127,000 in 2006 to 538,000 residents in 2015. Population is expected to more than double, to 1,183,000 by 2040. The county seat, Conroe, was the United States' fastest growing city in 2016 with a population of 82,286 and a 7.8 percent annual population increase. The story of the county's urbanization began in the mid-1970s with the creation of The Woodlands, a master planned community, that grew from a population of 8,443 in 1980 to an estimated 109,679 in 2010. It is now the largest community in the county.

Although Montgomery County is largely residential (the majority of Montgomery County residents work in neighboring Harris County), Montgomery County's economy has grown in pace with its residential development.

Healthcare is a growing sector of the economy as many of the institutions based in the Texas Medical Center have opened or are planning to open hospitals in Montgomery County. Many of the county's estimated 24,000 manufacturing jobs are related to oil field services, comprising 9 percent of the county's employment. The county's annual agricultural production was estimated to be \$23.8 million in 2012, with half of the market value in livestock sales and half in crop sales.



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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.



11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Rob Whitaker	216231	robert.whitaker@svn.com	281-300-0997
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date