

Offering Memorandum



Class A Retail/Office Downtown Montgomery | Dual Frontage

21012 Eva Street
Montgomery, TX 77356





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Montgomery, TX 77356

Exclusively Presented By:



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Berkshire Hathaway HS
Premier Properties
Commercial Division

13080 Hwy 105 Ste 130
Conroe, TX 77304

PROPERTY SUMMARY

Offering Price	CONTACT FOR PRICING
Lot Size (acres)	0.25
Building SqFt	2,410 SqFt
Frontage	110 LF on TX-105
Frontage St. AADT	19,200+ VPD
Additional Frontage	McCown Street
Parcel ID	7280-02-00500
Zoning Type	Commercial
County	Montgomery
Coordinates	30.38889, -95.69586



INVESTMENT SUMMARY

Located in Historic Montgomery, Texas, 21012 Eva Street offers the opportunity to acquire a renovated, income-producing commercial property along the TX-105 corridor. Situated on approximately 0.25 acres, the property features a 2,410 +/- SF building with dual frontage on Eva Street (TX-105) and McCown Street, including approximately 110 LF of frontage along TX-105. According to 2024 TxDOT traffic data, TX-105 carries more than 19,200 vehicles per day, providing strong visibility and accessibility.

The Class A building has undergone extensive interior and exterior renovations and is well suited for a variety of office, retail, medical, wellness, or service-oriented uses. Interior improvements include updated flooring, lighting, fixtures, millwork, and finishes throughout. Large windows provide abundant natural light, creating a professional and functional environment.

The current NNN lease provides immediate rental income and minimizes landlord responsibilities. This offers investors a stabilized asset with an existing income stream within a growing market.

Positioned just steps from the City's proposed downtown public park and ongoing downtown enhancement initiatives, the property is also located a few blocks from the new City of Montgomery City Hall, Municipal Court, and Police Department facilities. These public investments continue to strengthen the downtown district and support long-term commercial activity in the area.

Montgomery continues to experience residential and commercial growth throughout the Lake Conroe region. Major projects currently underway include Montgomery's first H-E-B and Academy Sports + Outdoors locations, along with additional retail, restaurant, medical, and commercial development throughout the Highway 105 corridor. Continued population growth, new development, and infrastructure improvements are contributing to increased demand throughout the market.

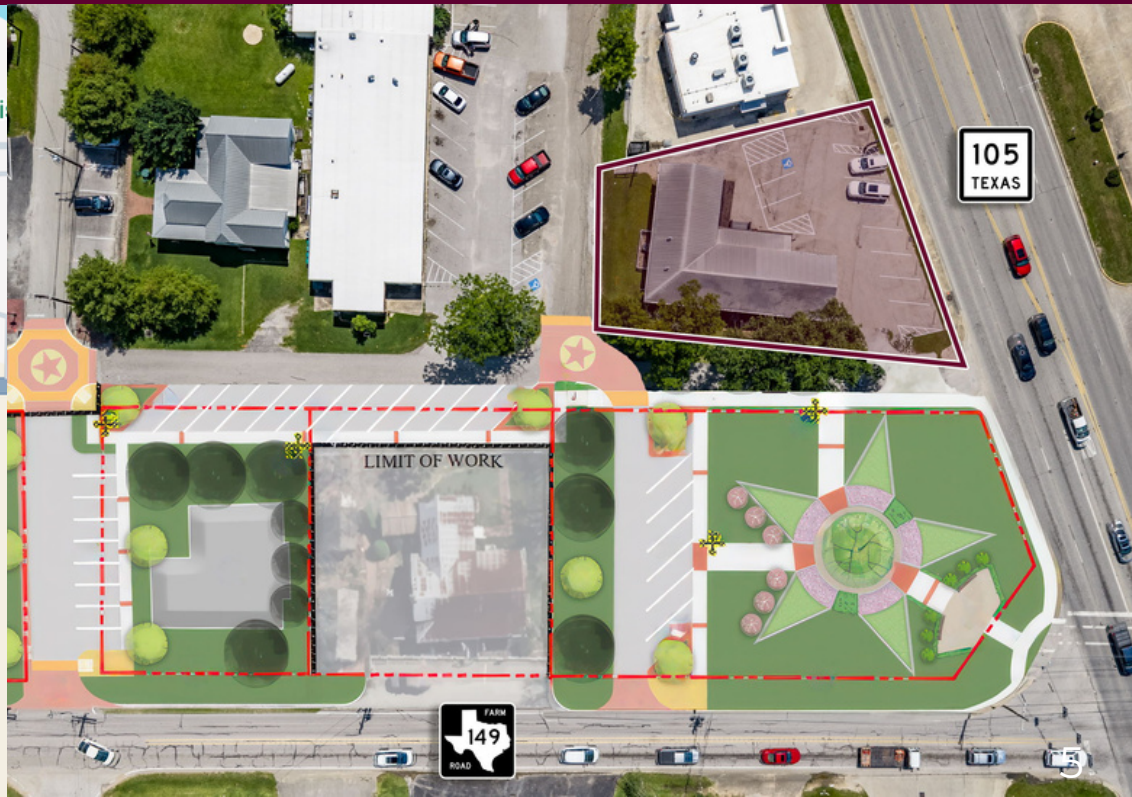
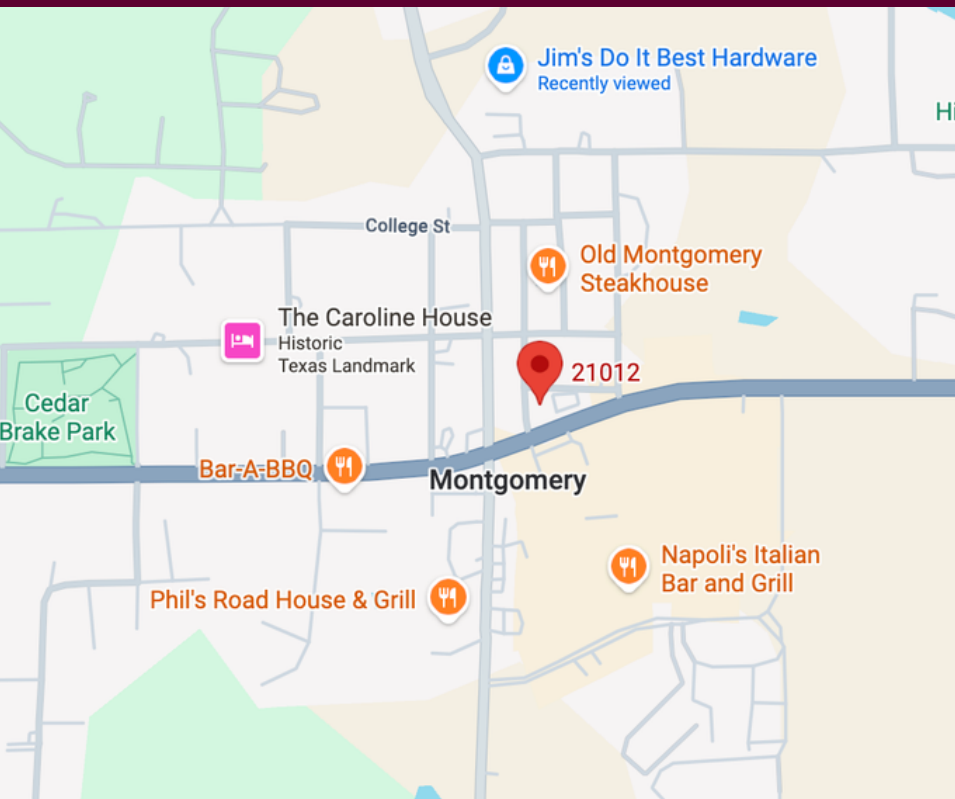
INVESTMENT HIGHLIGHTS

- 2,410 +/- SF fully renovated commercial building
- Situated on approximately 0.25 +/- acres
- Existing NNN tenant provides immediate income stream
- Extensive interior and exterior renovations completed
- High-end finishes throughout with turnkey condition
- Approximately 110 LF of frontage on TX-105 (Eva St.)
- Dual frontage on Eva St. and McCown St.
- Exposure to 19,200+ VPD according to 2024 TxDOT traffic data
- Flexible layout suitable for office, retail, medical, wellness, and service-oriented uses
- Strong long-term investment potential in rapidly growing Montgomery market
- Located within Historic Montgomery's established commercial district
- Opportunity to acquire a stabilized asset with future appreciation potential

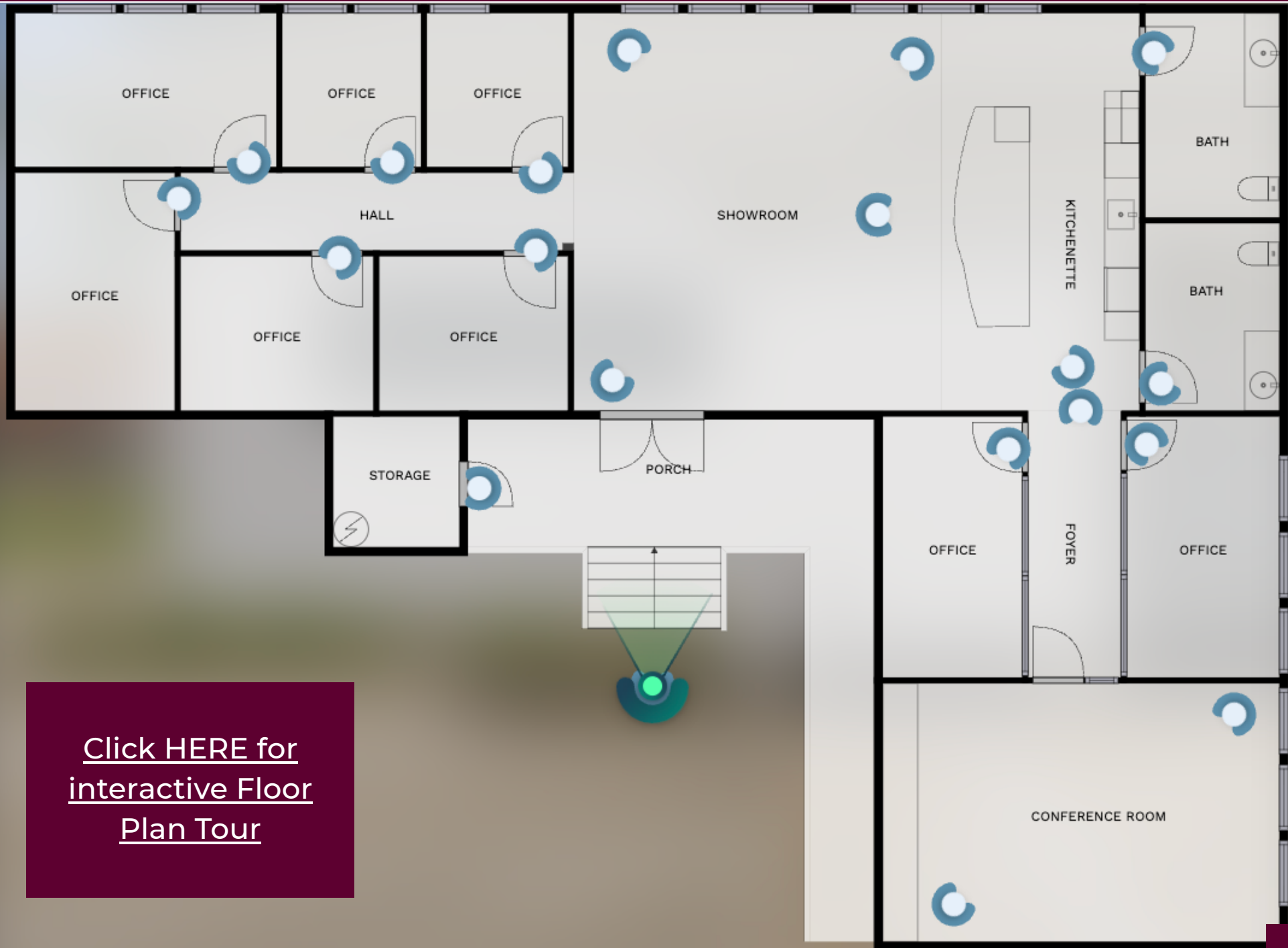


LOCATION HIGHLIGHTS

- Located in the heart of Historic Montgomery, Texas
- Steps from the City's proposed downtown public park
- Adjacent to ongoing downtown enhancement and revitalization initiatives
- Just a few blocks from the new City of Montgomery City Hall, Municipal Court, and Police Department facilities
- Surrounded by locally owned restaurants, boutiques, professional offices, and retail businesses
- Convenient access to Lake Conroe and surrounding residential communities
- Positioned along TX-105, one of Montgomery County's primary east-west corridors
- Montgomery's first H-E-B and Academy Sports + Outdoors currently under development nearby
- Continued residential and commercial growth throughout the Montgomery and Lake Conroe market
- Located within one of Montgomery County's most desirable and rapidly expanding commercial corridors



FLOOR PLANS



[Click HERE for
interactive Floor
Plan Tour](#)







DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population			
2024	12,336	21,585	44,848
2023	10,798	18,561	41,560
2022	10,606	18,275	40,034
2021	10,468	17,706	38,653
Age			
2024 Median Age	44.6	45.3	45.0
Under 20	2,895	4,864	10,297
20 - 25	773	1,403	2,319
25 - 45	2,549	4,460	9,805
45 - 65	3,533	5,735	11,743
Over 65	2,041	3,907	8,278
Household Income			
2024 Median Income	\$95,270	\$100,667	\$101,498
Under \$25k	840	1,080	2,071
\$25k - \$50k	650	977	1,978
\$50k - \$100k	1,211	2,416	5,026
\$100k - \$150k	612	1,514	3,195
Above \$150k	1,854	3,000	6,066

Demographic information has been obtained from Crexi and is deemed reliable; however, accuracy is not guaranteed and should be independently verified.

ABOUT MONTGOMERY, TEXAS

Located in Montgomery County, just northwest of Houston, the area offers a blend of small-town charm and rapid growth driven by its proximity to major employment hubs and Lake Conroe. Strong residential development, increasing retail demand, and steady population growth make it an attractive market for long-term investment.

County: Montgomery County

Total Area: Approximately 5.1 square miles

Land Area: Approximately 4.8 square miles

Water Area: Approximately 0.3 square miles

Elevation: Approximately 300 feet above sea level



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**COMMERCIAL
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