



OFFERING MEMORANDUM

+/-2.75 ACRES - FM 1097 WEST

Montgomery, Texas 77356

Marcus & Millichap
THE FLORENCE GROUP

INVESTMENT OVERVIEW

FM 1097 WEST

This +/- 2.75 acre property is located on FM 1097 in Montgomery, Texas within the Montgomery Independent School District. This site offers immediate ingress and egress to FM 1097, FM 149, Plez Morgan, Lonestar Parkway, and Highway 105. With approximately 275 feet of frontage on FM 1097, the site features an in-place shared access agreement with the adjacent property to the east.

This property has access to water and sewer services provided by the City of Montgomery and is located within the Montgomery City Limits. Zoned Planned Development (PD), the site allows for a wide range of commercial development opportunities, as this is a very loose zoning designation. Moreover, the property is free of any encumbrances, major easements, floodplain, floodway, wetlands, or pipelines.

This site is ideally positioned to capitalize on the explosive growth of Montgomery, while providing immediate access to all of the main arterials in the area. Proximity to new developments, like “Firesong” by Taylor Morrison, “Montgomery Bend” by Pulte, and the Montgomery ISD Career & Technical Education Center, this property provides a rare opportunity to secure a strategically located land position with maximum exposure and minimal development challenges. The combination of flexible zoning, city utilities, and excellent frontage positions FM 1097 West as a compelling commercial land investment opportunity in one of Montgomery County's premier growth corridors.

PROPERTY SIZE	+/- 2.75 Acres
PRICE	Contact Broker for Pricing
SCHOOL	Montgomery Independent School District
FLOODPLAIN	None
UTILITIES	City of Montgomery Water and Sewer
FRONTAGE	+/- 275 feet on FM 1097
ACCESS	Shared Access Agreement on FM 1097 with adjacent property to the East
DETENTION	To Be Determined
TAX INFORMATION	To Be Determined

FOR MORE INFORMATION CONTACT:

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MARKET OVERVIEW AND DEMOGRAPHICS

FM 1097 WEST

MONTGOMERY, TEXAS

Situated at the crossroads of Texas 105 and FM 149, Montgomery is a town near the southwestern edge of the Sam Houston National Forest. Just 15 miles west of Conroe and 50 miles northwest of Houston, Montgomery offers convenient access to the greater Houston area while retaining its small-town atmosphere. The town is known for its rich history as the birthplace of the Texas Lone Star Flag and features a variety of restaurants, bed and breakfasts, coffee shops, antique stores, art galleries, and specialty boutiques.

Primarily supported by key industries such as healthcare, education, finance, and manufacturing, major employers in Montgomery County’s strong business climate include Conroe Independent School District, Memorial Hermann - The Woodlands Medical Center, St. Luke’s Health, and Houston Methodist The Woodlands Hospital. The area benefits from a pro-business environment with no corporate or personal income tax, right-to-work policies, and a streamlined permitting process.

ECONOMIC HIGHLIGHTS

Strategic Location & Accessibility: Montgomery is positioned at Texas 105 and FM 149, just 15 miles west of Conroe and 50 miles northwest of Houston, offering convenient access to major urban centers

Strong Economy & Major Employers: Montgomery County’s workforce is supported by top employers such as Conroe ISD, Memorial Hermann - The Woodlands Medical Center, and St. Luke’s Health, strengthening the local economy

Business-Friendly Environment: Montgomery benefits from Texas’ no corporate or personal income tax, right-to-work policies, and streamlined permitting process



DEMOGRAPHICS	2	5	10
Residential Count	9,036	42,450	138,495
Avg HH Income	\$137,787	\$134,184	\$120,966
2024-2029 Projected Growth	7.99%	9.47%	10.46%

HIGHWAY 105

WATERSTONE OF LAKE CONROE
BY K. HOVNANIAN
+/- 120 HOMES

MONTGOMERY BEND
BY PULTE/CENTEX
+/- 309 HOMES

LAKE CONROE
6.8 MILES

MONTGOMERY JUNIOR HIGH SCHOOL

MONTGOMERY ISD CTE AND AG CENTER

TAYLOR MORRISON
+/- 160 HOMES

DEL LAGO LAKESIDE COMMUNITY
+/- 400 HOMES

EAGLE'S NEST APARTMENTS

FM 1097 7,227 VPD

SITE

WILLIS MONTGOMERY

PLEZ MORGAN

Public Storage



BENTWATER COUNTRY CLUB



WATERSTONE OF LAKE CONROE
BY K. HOVNANIAN
+/- 120 HOMES



DEL LAGO LAKESIDE COMMUNITY
+/- 400 HOMES

MONTGOMERY JUNIOR HIGH SCHOOL

LAKE CONROE
6.8 MILES

MONTGOMERY ISD
GTE AND AG CENTER

TAYLOR MORRISON
+/- 160 HOMES

Public Storage



MONTGOMERY BEND
BY PULTE/CENTEX
+/- 309 HOMES

EAGLE'S NEST APARTMENTS

FM 1097 7,227 VPD



PLEZ MORGAN

WILLIS MONTGOMERY

MONTGOMERY
HIGH SCHOOL

MONTGOMERY ISD
FOOTBALL STADIUM

TOWN CREEK
VILLAGE
APARTMENTS

MONTGOMERY ISD
BASEBALL STADIUM

LINCOLN
ELEMENTARY
SCHOOL

TRI-POINTE
HOMES

BRIARLEY
BY JOHNSON DEVELOPMENT
+/- 680 HOMES

MONTGOMERY ISD
AQUATIC CENTER

SITE

EAGLE'S NEST
APARTMENTS

PLEZ MORGAN

WILLIS MONTGOMERY

🚗 FM 1097 7,227 VPD



TAYLOR MORRISON
+/-160 HOMES

MONTEGOMERY
JUNIOR HIGH
SCHOOL

STEWART CREEK
ELEMENTARY
SCHOOL

EAGLE'S NEST
APARTMENTS

TOWNCREEK
CROSSING

LONE STAR PARKWAY

ESTATES OF LAKE
CREEK VILLAGE

MONTEGOMERY ISD
GTE AND AG CENTER

FERNLAND
HISTORICAL
PARK

PLEZ MORGAN

SITE

FM 1097 7,227 VPD

FIRESONG
BY TAYLOR MORRISON
+/-1,206 HOMES

Montgomery Academy
LEMIS USA
SPRING FITNESS

MONTGOMERY BEND
BY PULTE/CENTEX
+/-309 HOMES

Public Storage

The Village
HEART OF TEXAS
LEGISLATIVE

ExpressWay
DONUTS
SHELL

🚗 FM 1097 7,227 VPD

**EAGLE'S NEST
APARTMENTS**

WILLIS MONTGOMERY



SITE

PLEZ MORGAN

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Marcus & Millichap
THE FLORENCE GROUP

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www.marcusmillichap.com



Information About Brokerage Services

11-03-2025

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.

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 or subagent 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 options or advise 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 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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