

A photograph of the exterior of the Montgomery Crossing building in Conroe, TX. The building features a prominent stone archway entrance, a brick base, and large glass windows. A landscaped area with trees and a bench is visible in the foreground. The sky is a clear, light blue.

MONTGOMERY CROSSING

Conroe, TX

SEC of SH 105 & Longmire Rd | 2109-2129 West Davis St, Conroe, TX 77304

This information is believed reliable but we make no guarantee, warranty or representation about its accuracy and completeness, prior sale, lease and withdrawal without notice. It is your responsibility to independently confirm its accuracy and completeness.

Courtney Lavender | courtney@vistahouston.com | 281.222.0763

SEQ OF SH 105 & LONGMIRE RD CONROE, TEXAS 77304

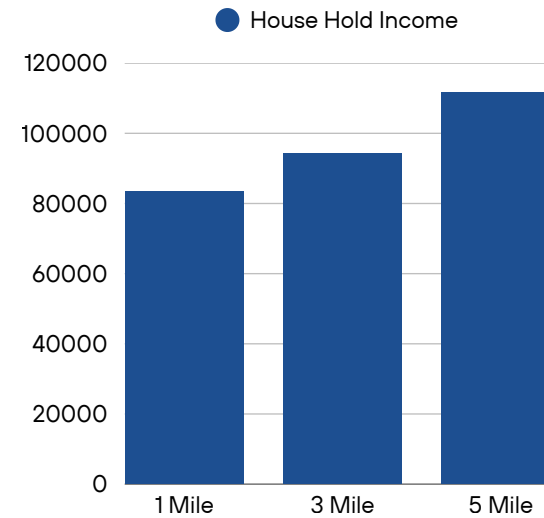
PROPERTY HIGHLIGHTS

- 70,000 SF Center comprised of 7 bldgs
- Availabilities include:
 - **2107E 2,475 SF**
 - **2107H 2,250 SF**
 - **2109B 1,550 SF**
 - **2129B 1,200 SF (Virtual Tour)**
 - **2129E 2,263 SF End Cap (Virtual Tour)**
- Buildings underwent a \$1.5 MM renovation in 2022 which included a new roof, painting, etc.
- Great Co-Tenancy on a heavily trafficked street
- Less than .5 mile off I-45 on SH-105

AREA RETAILERS



House Hold Income Levels



1 Mile

\$ **83,459**

3 Mile

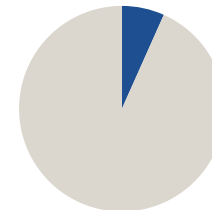
\$ **94,223**

5 Mile

\$ **111,683**

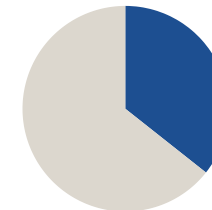
*2025 Demographics For House Hold Income based on distance from the property.

2025 Total Population 5 Mile Radius: 109,630



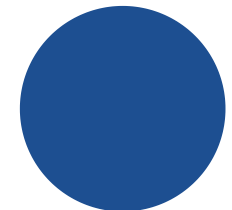
2%

1 Mile: 7,850



24%

3 Mile: 60,737



100%

5 Mile: 109,630

*2025 Population based on ABACUS report for all individuals living within a 5 mile radius of the property

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PREMIUM SITE LOCATION

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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 sale's 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.

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BUYER / TENANT / SELLER / LANDLORD INITIALS

DATE



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relationships since
1985

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