



Cut & Shoot TX - Land For Sale

SH 105 near Adams Rd



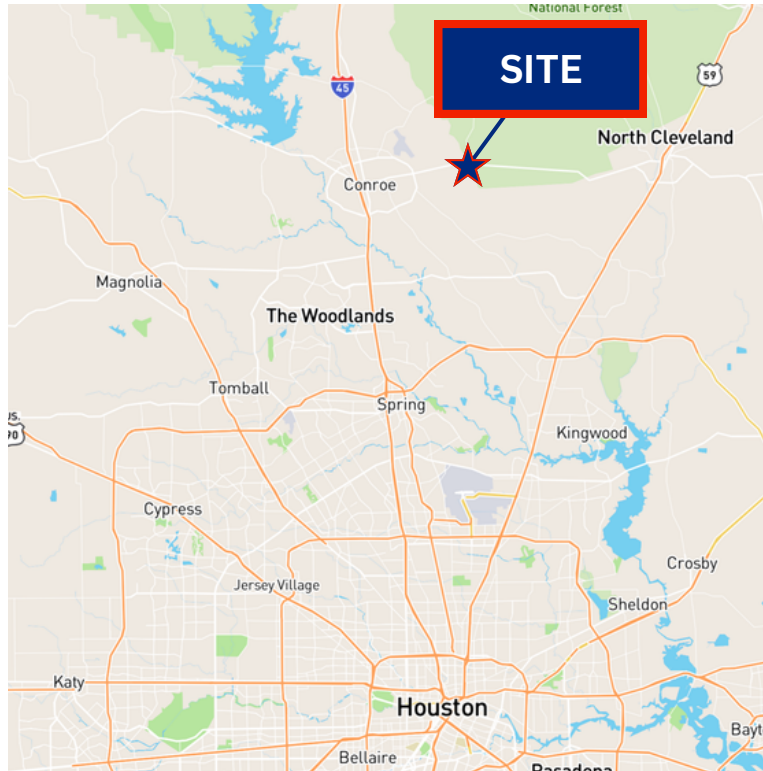
Your future...
My commitment!

Jeri
BLAKE

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Site Details

- 13.29± acres with approximately 585 feet of frontage on State Highway 105
- Seller willing to subdivide into two tracts (7.82 acres & 5.47 acres)
- Recently completed SH 105 widening provides improved visibility and traffic flow
- City water available (septic required)
- Approximately 18,298 vehicles per day (TxDOT)
- Natural creek traverses the property, creating opportunities for recreational amenities and attractive site design
- Approximately 2.5 acres outside the floodplain on the north tract, with additional usable acreage on the south tract
- Ideal for outdoor storage, contractor yard, RV park, truck parking, light industrial, or long-term investment
- 100 & 500 yr flood zone

Surrounding Area

Located in Cut and Shoot, Texas, this property sits along the growing State Highway 105 corridor between Conroe and Cleveland in eastern Montgomery County. The recently completed expansion of SH 105 from two lanes to four lanes has enhanced accessibility, visibility, and long-term development potential along the corridor.

The property is just minutes from Downtown Conroe, Loop 336, and Interstate 45,

The surrounding area continues to experience residential growth, with new subdivisions, commercial development, and infrastructure improvements expanding east from Conroe. As development continues along SH 105, this corridor is attracting investors seeking land for future commercial, industrial, RV, storage, and mixed-use opportunities.



Demographics

Population Summary	1-Mile	2-Mile	5-Mile
2025 Population	1,427	20,857	35,849
2024 Median Age	31	33	35
Average Household Income	81,080	80,884	89,195
Median Home value	205,986	192,196	242,293



Drive Times

Locations	Minutes
Conroe	16
Cleveland	30
Interstate 45	20
Grand Parkway	30



Traffic Count

Locations	
SH 105	17,000VPD
FM 1960	44, 735VPD

For more information Contact: 832-326-0097 | jblake@evermarkcommercial.com

Why Invest Now?

- ✓ State Hwy 105 Widening Complete in front of property.
- ✓ Highway Frontage and Visibility
- ✓ 13.29 Acres - Seller Will Subdivide
- ✓ ± 18,298 Vehicles Per Day
- ✓ Strong Growth Between Conroe & Cleveland
- ✓ Utilities Available
- ✓ Flexible Commercial & Investment Uses
- ✓ Attractive Price Point with Future Upside
- ✓ Long-Term Appreciation Potential

Flexible use potential – Ideal for

- ✓ RV parks
- ✓ laydown yards
- ✓ trucking yards
- ✓ mitigation banking, or recreational development.
- ✓ Multifamily units overlooking the creek with plenty of space to develop community park and area for outside storage. Based on the usable acreage, a development can accommodate around 25 to 35 units, depending on the final layout and density. A viable mid-sized rental community.

SH 105 - Under construction

SH 1-5 - Now complete



TX-105

7.82 ACRES

.8 ACRES
ALSO
AVAILABLE

±17,000 VPD

105
Texas

5.47 ACRES

Widening of SH 105 Now Complete



Drive Times

Conroe / I45	8 Miles
Cleveland / I59	15 Miles
Grand Pkwy	22 Miles



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.

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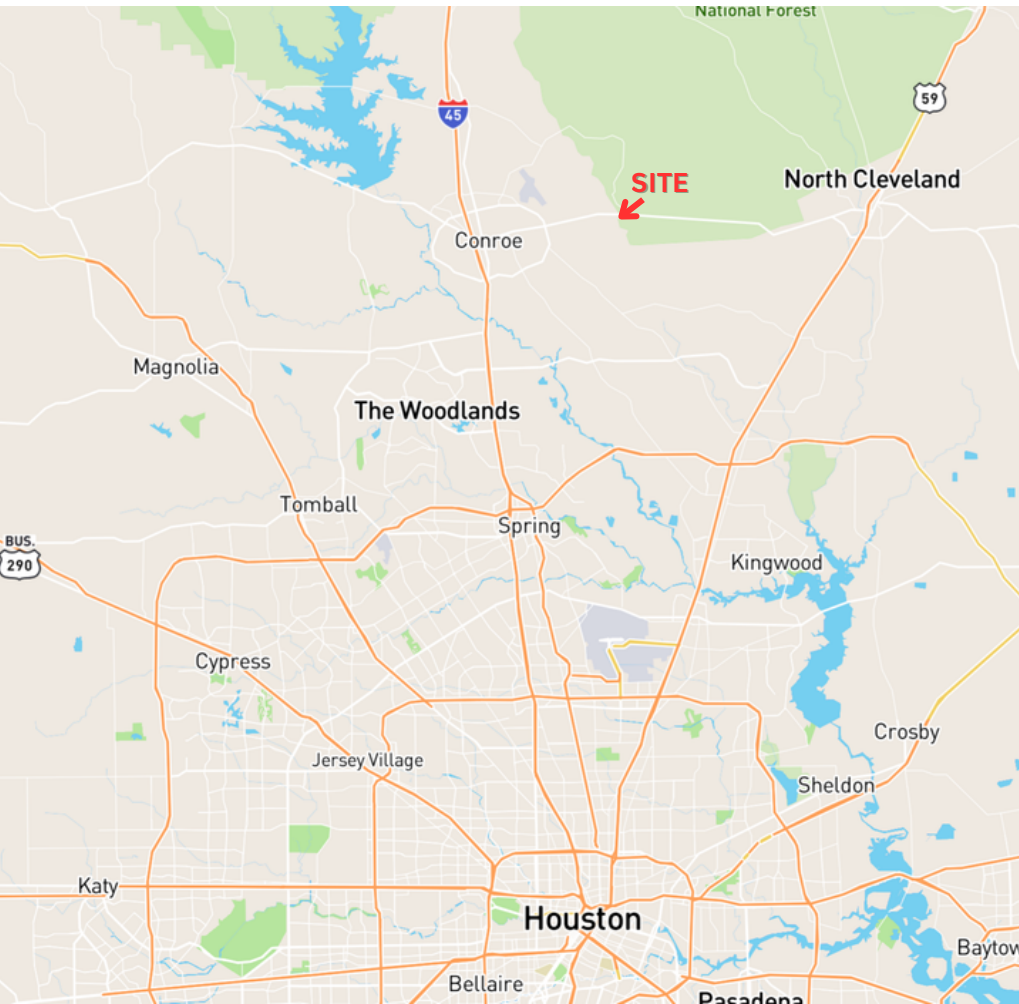
Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

Buyer/Tenant/Seller/Landlord Initials

Date

Summary



Location:

SH 105 and Adams Road

Property Highlights:

- ±13 Acres For Sale
- Sale Price: Contact me
- ± 500' Frontage on Hwy 105
- Easy access to I45 & 336 Loop
- Currently widening SH 105 to 4 lanes
- Utilities: City of Cut and Shoot
- Rapidly developing area with projected population growth of 20% in the next 5 years
- Located in Montgomery County
- Flexible use potential – Ideal for RV parks, laydown yards, trucking yards, mitigation banking, or recreational development. Multifamily units overlooking the creek with plenty of space to develop community park/dog park and area for outside storage. Based on the usable acreage, a development could accommodate around 25 to 35 units, depending on the final layout and density. This makes it a viable mid-sized rental community.
- Flood zone considerations – Approximately 2 acres outside the flood zone

Traffic Counts:

Hwy 105: ±17,000 VPD (TXDOT 2017)

Demographics

	1 Mile	3 Miles	5 Miles
Total Households	731	4,374	8,552
Total Population	2374	13,805	26,446
Average HH Income	57,480	61,331	71,479

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