



**±400 ACRES - FM 1097**

**ALONG FM 1097 NEAR LAKE CONROE | MONTGOMERY, TEXAS**

**SINGLE-FAMILY DEVELOPMENT SITE AVAILABLE FOR SALE**

JOE BURKE | 281.640.7685 | ROB WHITAKER | 281.640.7657

# PROPERTY INSIGHTS

## ±400 ACRES AVAILABLE FOR SALE IN MONTGOMERY, TEXAS

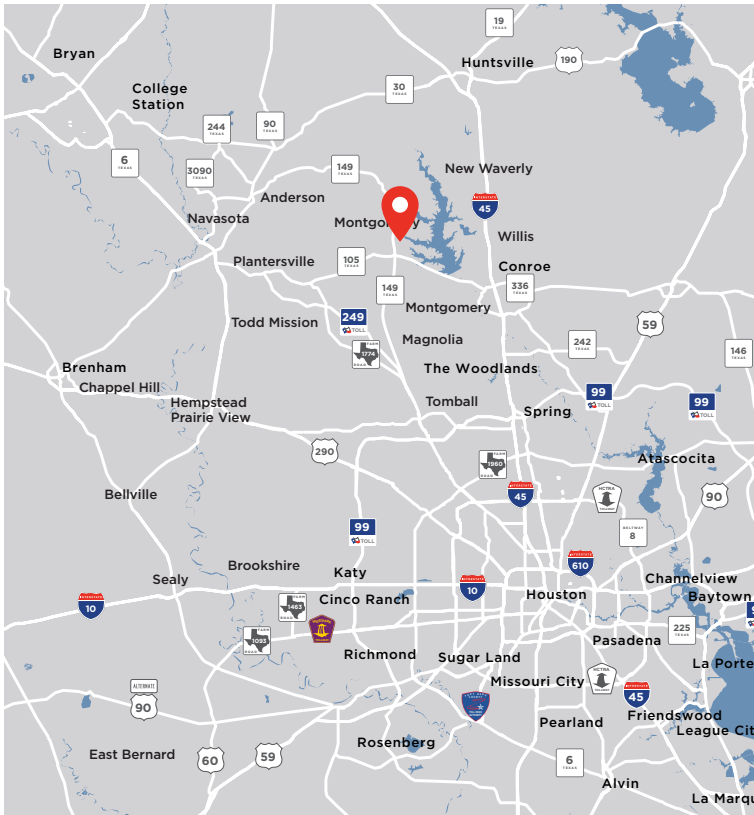
- Naturally beautiful, this tract is located in one of the fastest growing regions of Southeast Texas.
- With highly desirable Lake Conroe frontage and within Montgomery ISD, this property represents one of the few large tracts offering legitimate mixed-use development opportunities capturing the best of both water front and single-family residential living.
- Excellent tract depth with rolling topography and mature, commercial grade hardwood timber with compliments of native pasture land.
- Within a short distance to lake front amenities, good schools, the towns of Willis, Montgomery and Conroe give this property a level of uniqueness rarely seen for this area.
- Current MC MUD 210 (not active) with private water located adjacent.
- Approximately 95% of the tract is within Conroe's Extra Territorial Jurisdiction (ETJ) with the most southern portion (consisting of ±5 acres) within Montgomery's ETJ.

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## PROPERTY HIGHLIGHTS

- ▶ **APPROXIMATE SIZE:**  
±400 acres
- ▶ **PRICE:**  
Contact Broker for Pricing
- ▶ **SCHOOL DISTRICT:**  
Montgomery ISD
- ▶ **FRONTAGE:**  
±1,800 feet of frontage on FM 1097
- ▶ **RESTRICTIONS:**  
None known
- ▶ **EXEMPTIONS:**  
Agricultural / Timber



# 36,995

Current Population  
Within a 5-Mile Radius



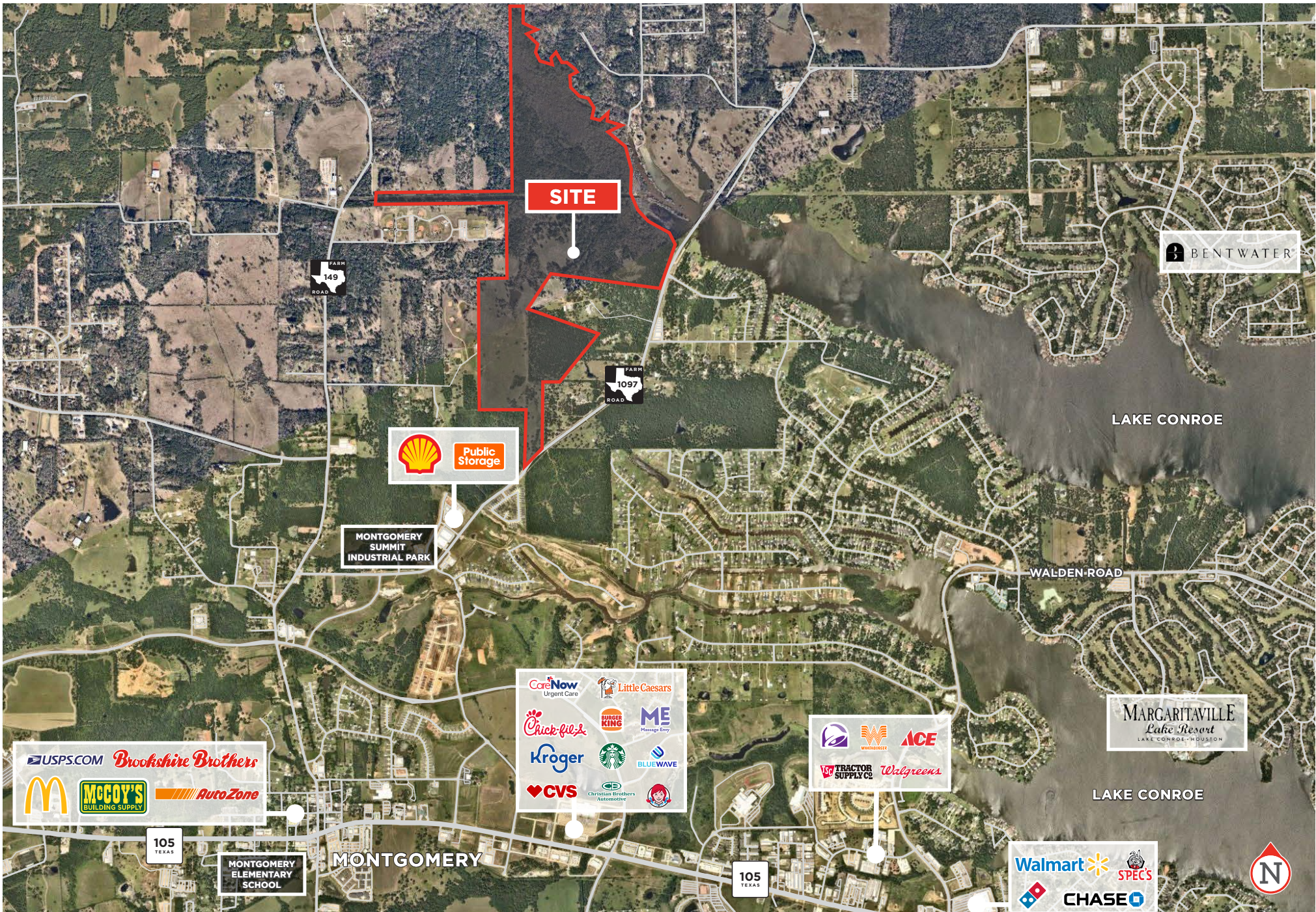
# 410.68%

Population Growth  
Within a 1-Mile Radius  
from 2020 to 2023



# \$297,505

Average HHI Within  
a 1-Mile Radius



**SITE**

**BENTWATER**

**LAKE CONROE**

**Shell**  
**Public Storage**

**MONTGOMERY  
SUMMIT  
INDUSTRIAL PARK**

**WALDEN ROAD**

**MARGARITAVILLE  
Lake Resort**  
LAKE CONROE - HOUSTON

**LAKE CONROE**

**USPS.COM** *Brookshire Brothers*  
**McDonald's** **MCCOY'S BUILDING SUPPLY** **AutoZone**

**105  
TEXAS**

**MONTGOMERY  
ELEMENTARY  
SCHOOL**

**MONTGOMERY**

**CareNow** Urgent Care **Little Caesars**  
**Chick-fil-e** **BURGER KING** **ME** Massage Envy  
**Kroger** **Starbucks** **BLUEWAVE**  
**CVS** **Christian Brothers Automotive**

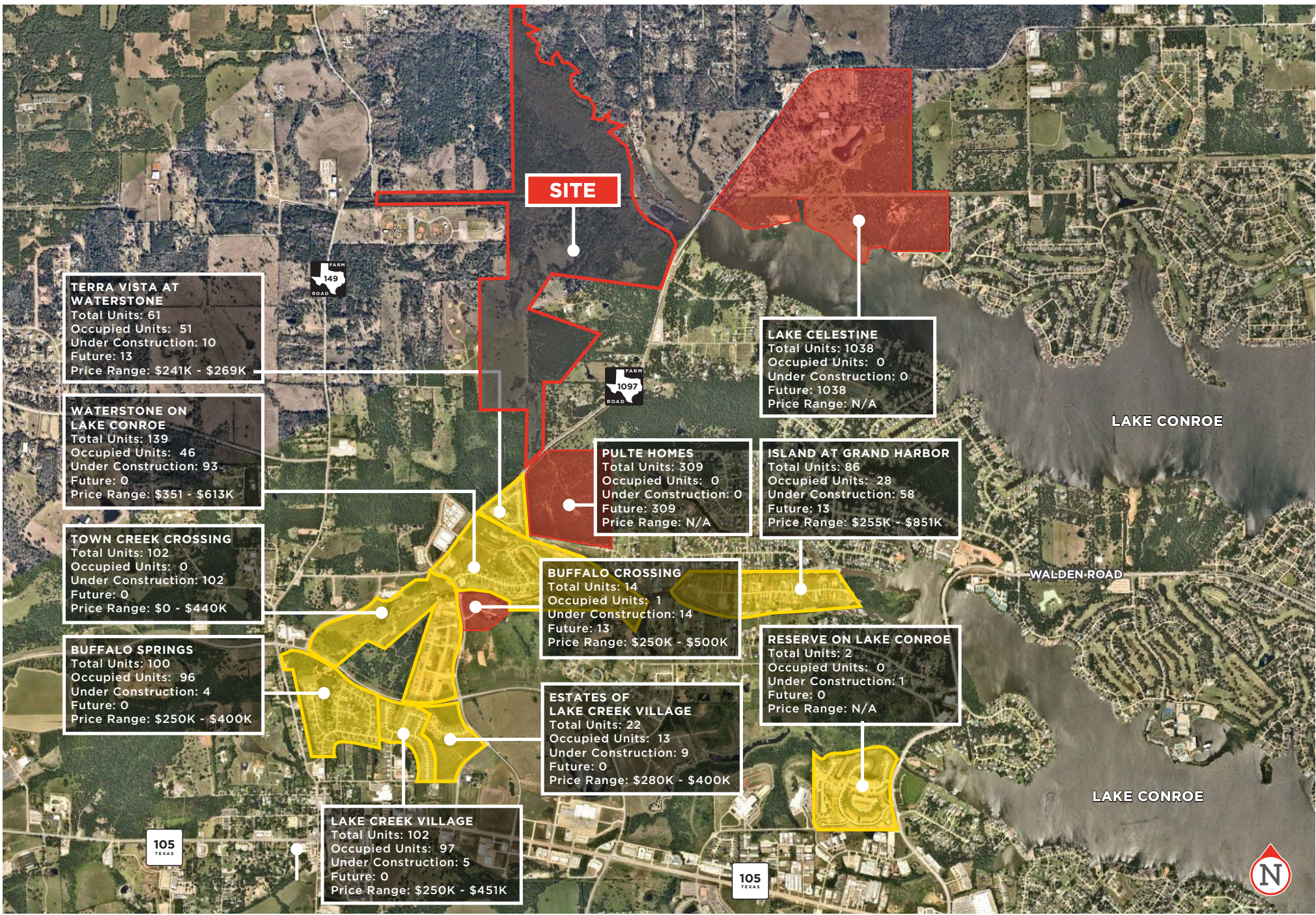
**ACE**  
**TRACTOR SUPPLY CO.** **Walgreens**

**105  
TEXAS**

**Walmart** **SPECS**  
**CHASE**



**RETAIL AERIALS + ACREAGE**



# RESIDENTIAL AERIALS + ACREAGE





# Montgomery County, Texas

#8 FASTEST  
**GROWING**  
TEXAS COUNTY

620,443 CURRENT POPULATION  
200%+ GROWTH PAST 25 YEARS



## HOUSEHOLD

2.86  
AVERAGE SIZE



## POPULATION

1 MILLION  
PROJECTED  
IN 25 YEARS



## INCOME

\$117,318  
AVERAGE PER  
HOUSEHOLD

REGIONAL HIGHLIGHTS

## Montgomery, TX

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 a significant portion of the economy due to the city's location along State Highway 105.

The city of Montgomery is located at the junction of SH 105 and FM 1097, approximately 55 miles northwest of Houston and 25 miles northwest of Conroe. From both IH 45 and US 290, two of Houston's main highway systems, Montgomery is approximately 36 miles away. Montgomery spans approximately 4.6 miles in all directions with an estimated population of more than 653,000.

Montgomery County is one of the fastest growing areas in the state. The quality of life offered by Montgomery makes it an easy choice for families, empty nesters, and business executives alike. Here, peaceful pastures and lush pine forests co-exist in harmony with long-standing family businesses and new entrepreneurial ventures.

Throughout the years, this area has seen many changes, from a trade community to a "bedroom" community where residents may work in another city or county but live, pay taxes, and spend the majority of income in their home city. Currently, the city is connected only by roadways and lacks public transit options and will likely benefit by accommodating public transit and other modes of transportation such as pedestrian and bicycle pathways.

The draw to the city of Montgomery lies mostly in its historic downtown with a small-town atmosphere and the large public education options within its city limits. Additionally, the downtown area parks and historic landmarks are frequently enjoyed by tourists.

Source: [montgomerytexas.gov](http://montgomerytexas.gov)



## National Rankings

### Best Places to Retire in Texas

Ranked within the top 100 out of 702 places.

### Working in Montgomery

Ranked A based on employment rates, job and business growth, and cost of living.

Source: [niche.com](http://niche.com)



# DEMOGRAPHICS

2020 Census, 2023 Estimates with Delivery Statistics as of 04/23

## POSTAL COUNTS

	1 MILE	3 MILES	5 MILES
Current Households	1,445	5,666	14,527
Current Population	3,993	14,851	36,995
2020 Census Average Persons per Household	2.76	2.62	2.55
2020 Census Population	782	9,151	27,719
Population Growth 2020 to 2023	410.68%	62.29%	33.46%

## CENSUS HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
1 Person Household	12.65%	16.24%	18.11%
2 Person Household	45.88%	47.93%	45.95%
3+ Person Household	41.47%	35.83%	35.94%
Owner-Occupied Housing Units	88.48%	86.31%	85.00%
Renter-Occupied Housing Units	11.52%	13.69%	15.00%

## RACE AND ETHNICITY

	1 MILE	3 MILES	5 MILES
2023 Estimated White	81.19%	82.37%	83.95%
2023 Estimated Black or African American	3.89%	4.60%	3.53%
2023 Estimated Asian or Pacific Islander	2.38%	1.90%	1.69%
2023 Estimated Other Races	12.15%	10.73%	10.40%
2023 Estimated Hispanic	13.85%	12.42%	12.51%

## INCOME

	1 MILE	3 MILES	5 MILES
2023 Estimated Average Household Income	\$297,505	\$191,809	\$151,841
2023 Estimated Median Household Income	\$138,398	\$125,103	\$113,258
2023 Estimated Per Capita Income	\$108,757	\$74,016	\$60,365

## EDUCATION (AGE 25+)

	1 MILE	3 MILES	5 MILES
2023 Estimated High School Graduate	22.68%	22.43%	20.20%
2023 Estimated Bachelors Degree	31.02%	29.42%	31.75%
2023 Estimated Graduate Degree	10.77%	12.92%	12.03%

## AGE

	1 MILE	3 MILES	5 MILES
2023 Median Age	39.4	44.6	45.9

# 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.

<b>Home Asset, Inc., dba NewQuest Properties</b>	<b>420076</b>	<b>-</b>	<b>(281)477-4300</b>
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



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