



For Lease

\$12.00

PSF NET
(For Entire Building)

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100 Bentwater Drive Montgomery, TX 77356

±5,719 SF Office Building

Property Highlights

- Single-story office building
- Landlord may divide the space; see divided layout in link under Floor Plan
- Parking Spaces: 20 and one handicap
- Operating Expenses: ±\$0.24 est for property taxes and insurance
- Monument signage opportunity
- Park like setting with pond and fountain at the rear
- Located at corner of FM 1097

The property is located at the entrance of Bentwater Yacht & Country Club, a premier gated, waterfront golf community on Lake Conroe. This 1,400-acre master-planned community offers stunning views and is nestled between the 22,000-acre lake and the 160,000-acre Sam Houston National Forest, providing a serene yet vibrant lifestyle.

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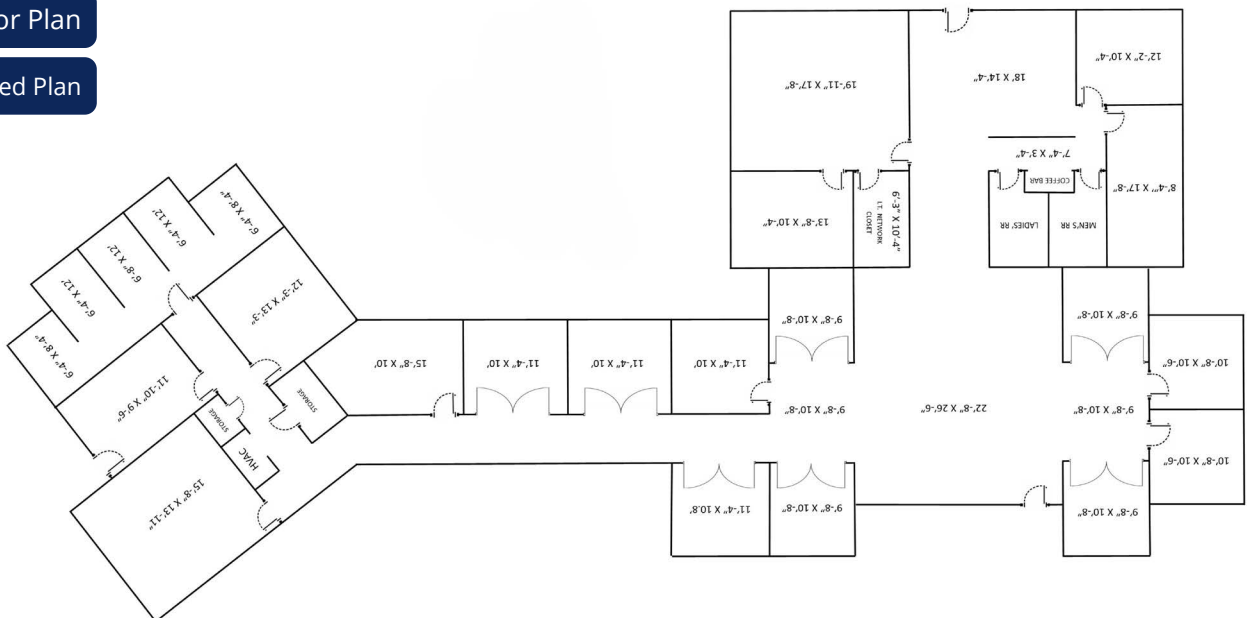
9950 Woodloch Forest Drive,
Suite 1225
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The map is a detailed plat of Bentwater Harbor, showing various reserves and sections. The main plat includes:

- UNRESTRICTED RESERVE A:** 1.9938 Ac.
- UNRESTRICTED RESERVE B:** 1.3400 Ac.
- UNRESTRICTED RESERVE C:** 2.8382 Ac.
- RESTRICTED RESERVE D:** 0.0518 Ac.
- UNRESTRICTED RESERVE E:** 0.0258 Ac.
- BENTWATER SECTION FORTY NINE:** 0.0258 Ac.

 A blue arrow points to **Bentwater Drive**. The map also shows **PINE BROOK DRIVE**, **BENTWATER HARBOR RD.**, and **BENTWATER DRIVE**. The inset, labeled **INSET A**, shows a larger area including **BENTWATER SECTION EIGHTY SIX** (11.4642 Ac.) and **UNRESTRICTED RESERVE H** (11.4642 Ac.). The map is titled **HIGHWAY NO. 1097** and **BENTWATER HARBOUR**.

- Property Boundary
- Ingress/Egress



Dimensions shown are approximate. Not to scale; for illustrative purposes only.

Property Gallery

Showroom



Hallway



Entrance



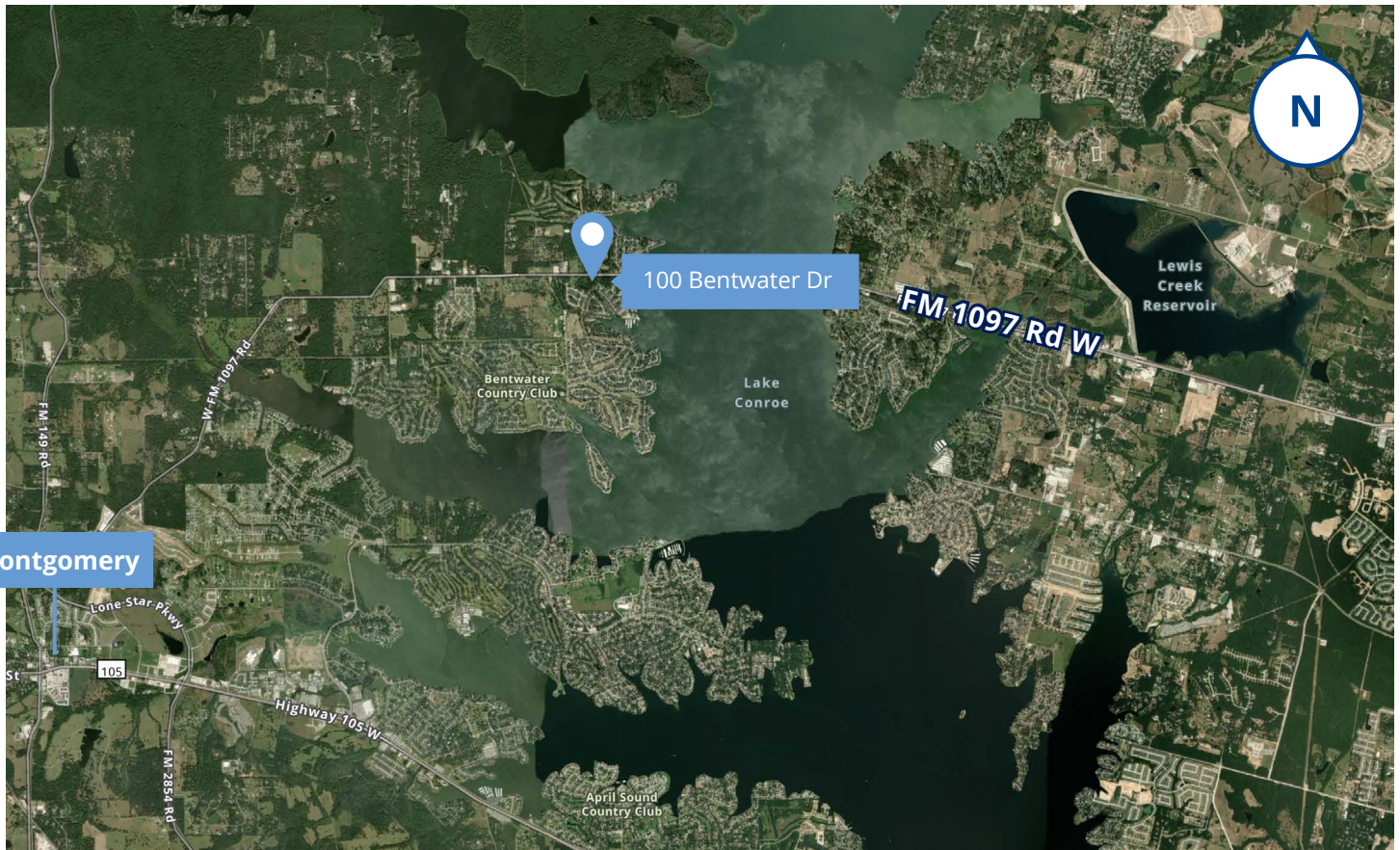
Grand Room



Quad Offices



Location & Access



Demographics

	2 Mile	4 Mile	6 Mile
Est Population (2023)	5,095	28,323	50,439
Projected Growth (2028)	13.3%	17.8%	28.6%
Est Households (2023)	2,208	11,357	20,555
Projected Households (2028)	16.0%	19.2%	28.9%
Avg HH Income (2023)	\$184,975	\$143,206	\$136,425

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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. **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.

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