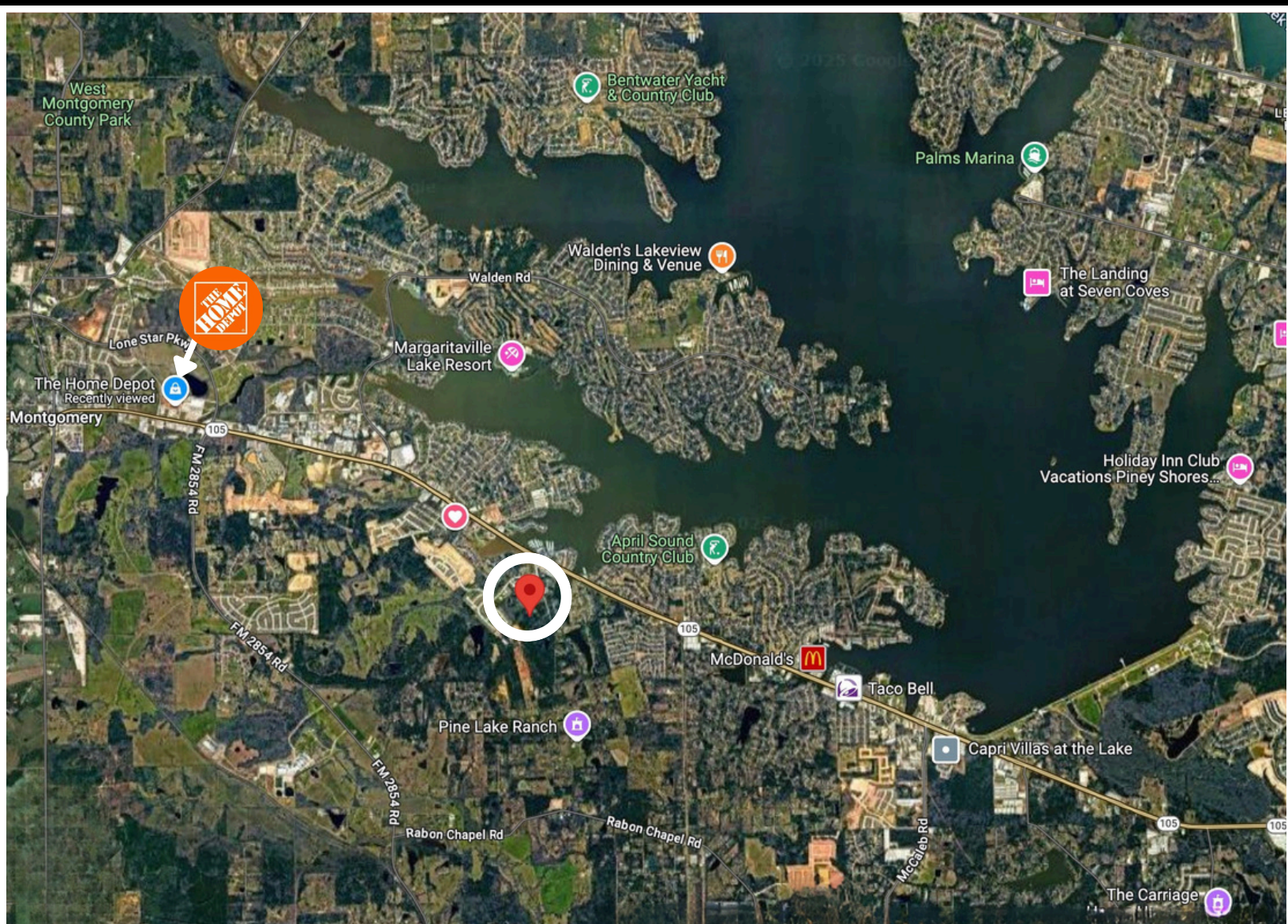


PRIME COMMERCIAL OPPORTUNITY

10 Acres Unrestricted, 500 South Pine Lake Rd, Montgomery, TX, 77316



FOR SALE



CHARLES HORTON, BROKER - (936) 520-1420 -
charles@arrowheartrealty.com
www.arrowheartrealty.com

The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not in any way, warranted by Arrow Heart Realty or by any agent, independent associate, subsidiary or employee of Arrow Heart Realty. This information is subject to change.

Price: \$1,750,000

Property Type: Land

Property SubType: Commercial

Sale Type: Investment

Total Lot Size: 10.02 AC

No. Lots: 1

Zoning Description: None

APN / Parcel ID: 0003-00-00450

Closest 10 ac to Lake Conroe and in Montgomery ISD newest schools. Location is midway between Montgomery and Lk Conroe Dam. 1500 ft to Hwy 105.

\$4/foot. Unrestricted. No zoning. Not in Conroe Development Moratorium area.

Other similar properties nearby are asking \$8/foot to \$24/foot.

Adjacent to Municipal Utility District. In Conroe city limits. 241 unit multifamily recently completed on Pine Lake Rd.

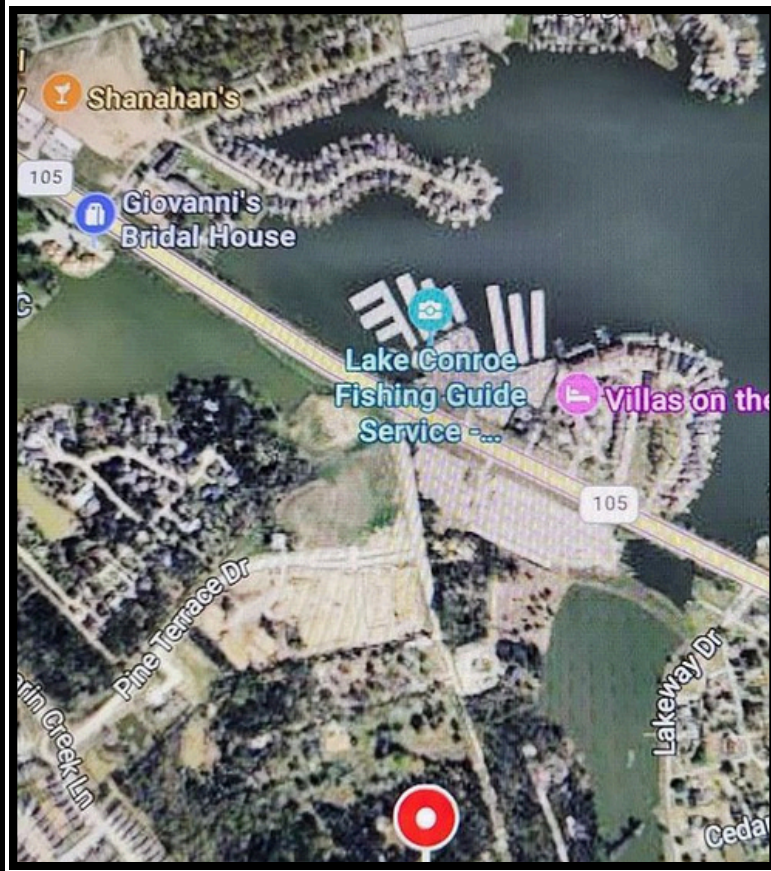
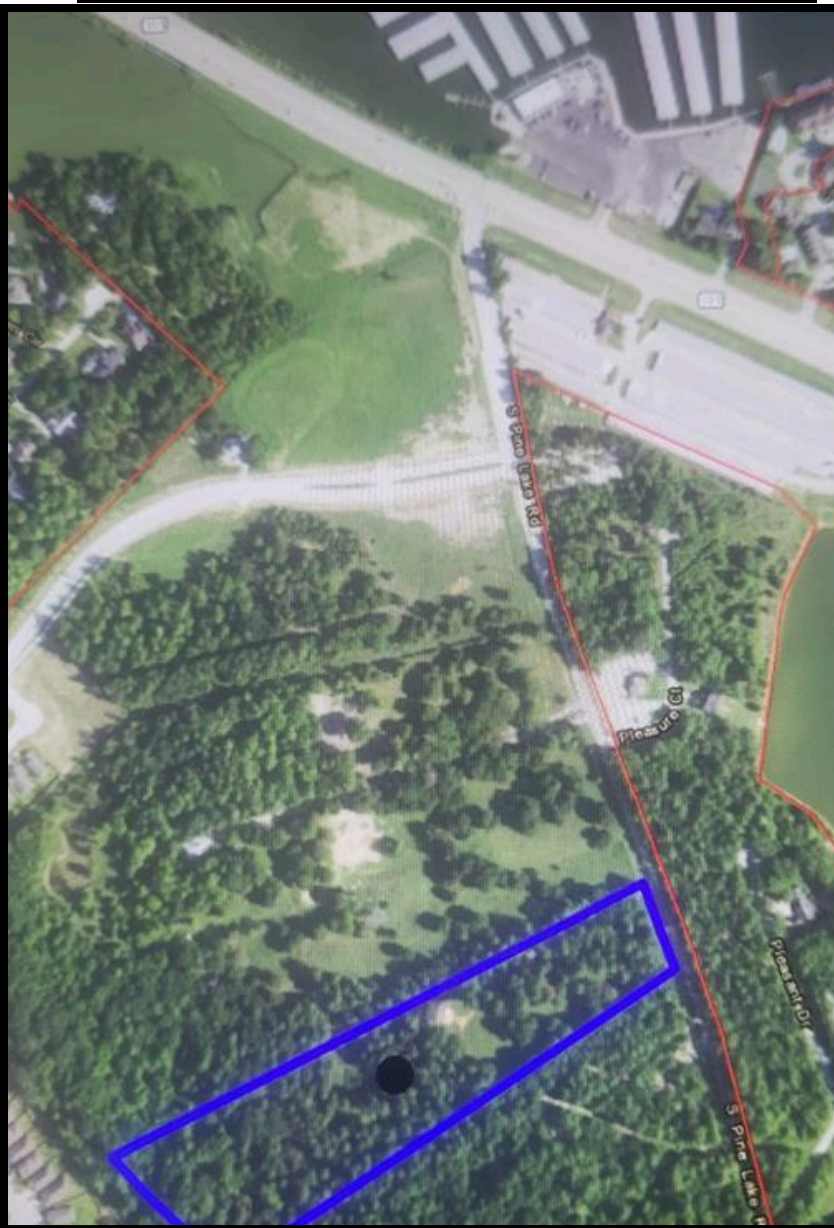
Other commercial development is coming to this area of Pine Lake Rd.

Next to the new 900 home Pine Lake Cove Master Planned residential and commercial development.

Potential Additional Acreage Available

For more information visit:

<https://www.loopnet.com/Listing/500-S-Pine-Lake-Rd-Montgomery-TX/36057054/>



Demographics

Population:

Population is over 88,000 in 77356 and 77316 zip codes. All zip codes dependent on the Texas Hwy 105 Corridor.

Over 27000 housing units in 77356 and 77316 zip codes.

Median Household Income:

Median household income is over \$121,000 in these 2 zip codes.

Traffic Counts (VPD):

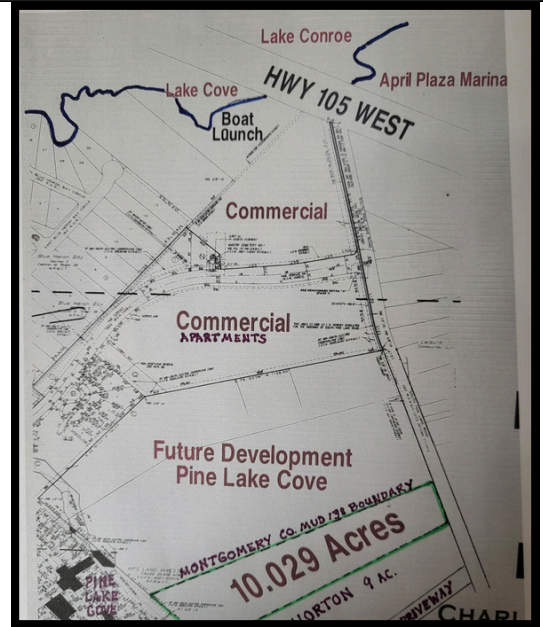
Highway 105 (near S Pine Lake Rd): 30,000+ VPD (vehicles per day)

**S Pine Lake Rd (adjacent to the LoopNet property):
Estimated 8,000–12,000 VPD, primarily local and feeder traffic contributing to visibility. (Exact counts available via TxDOT STARS II on request)**



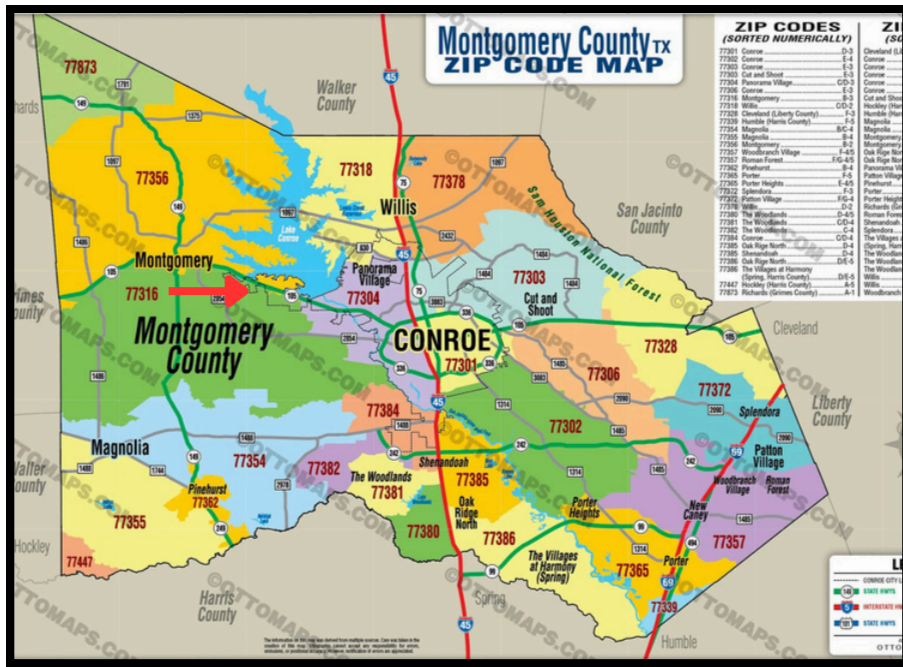
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Other commercial development is coming to this area of Pine Lake Rd. Other similar properties near Texas Hwy 105 corridor are asking \$8/ft to \$25/ft.





LAKE CONROE, MONTGOMERY MARKET OVERVIEW

Montgomery, TX and the Lake Conroe corridor are rapidly growing commercial hubs with strong demand and lifestyle appeal. The area around Hwy 105 and SPine Lake Rd is surrounded by established communities like Walden, April Sound, Bentwater, Seven Coves, Grand Harbor, and La Torretta—plus new master-planned developments such as Pine Lake Cove, Lake Creek, Chapel Run, and La Vie Estates that are fueling growth along the 105 corridor.

Together, the 77356 and 77316 ZIP codes have over 88,000 residents and 27,000+ housing units, with a median household income above \$121,000. Hwy 105 sees 30,000+ vehicles daily, while SPine Lake Rd brings 8,000–12,000 VPD—offering excellent visibility. Within a 3-mile radius of SPine Lake Rd, the area boasts a vibrant mix of 7 grocery stores, 15 restaurants/bars, along with abundant retailers, service providers, easily accessible by car or boat thanks to direct Lake Conroe access.

Traffic activity is equally strong. Highway 105, a key commercial artery near the property, sees 30,000+ vehicles per day, while SPine Lake Road, which runs directly fronting the site, sees an estimated 8,000–12,000 vehicles per day—providing solid local visibility and daily exposure.

Lake Conroe continues to draw over a million visitors annually with 13 marinas, a new beach park, and a growing list of entertainment destinations. New master-planned developments—Pine Lake Cove, Lake Creek, Chapel Run, La Vie Estates, and others—are adding to the momentum.

With the quality of excellent public schools, public services, continued development, growing population, growing retail and service providers, Lake Conroe and an abundant national forest, this growing area will support continued commercial development for decades.

MAJOR EXISTING & UPCOMING BUSINESSES:

Margaritaville Lake Resort, Walden Country Club/Golf Club, April Sound Golf, Bentwater Golf, new upcoming H-E-B grocery, future Texas Roadhouse across from Walmart, Kroger Supercenter, Brookshires Grocery, Amore Ristorante on Hwy105, Papa's On The Lake, Conroe Lake House, Los Cucos Mexican Restaurant at Pine Market, Pine Market retail center, Waterpoint Marina retail/dining complex (boat-accessible), Akashi Asian Bistro, Shogun's, Lighthouse Cajun Bar Restaurant, Fajita Jack's, Ransom's Steakhouse, Rudy's BBQ, 11 fastfood restaurants, multiple convenience/gas stations, 2 motels, KOA Camp Ground, Tractor Supply, Ace Hardware, Home Depot, Discount Tire, McCoy's Building Supply, CVS and Walgreens, multiple churches, 6 apartment complexes, and other service providers. ALL WITHIN 3 MILES OF THIS LOCATION.



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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.

2-10-2025



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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|--|-------------|------------------------------|------------|
| Charles Horton dba Arrow Heart Realty Texas | 253875 | charles@arrowheartrealty.com | 9365201420 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Designated Broker of Firm | License No. | Email | Phone |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Sales Agent/Associate's Name | License No. | Email | Phone |
| Buyer/Tenant/Seller/Landlord Initials | | Date | |