



Master Planned Retail Development

Land Available For Sale, Ground Lease or Build to Suit

Hwy 105 Between Freeport Dr & Club Dr ★ Montgomery, TX



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Address:	Hwy 105 between Club Dr & Freeport Dr Montgomery, TX 77356
Availability:	26 AC - Delivery Summer 2026 Including Pad Sites, Anchor and Junior Anchor Space Available.
Price:	<ul style="list-style-type: none"> ★ 26 AC: \$12.00 PSF ★ Pads 1, 2 & 3: Ground Lease ★ Pads 4, 5 & 6: \$22.00 - \$26.00 PSF

Highlights:

- ★ Phase I features a total of 26 AC with 1,000' of frontage along Hwy 105
- ★ Opportunity to purchase, ground lease, or build to suit
- ★ Utilities and detention to the site
- ★ Curb cuts along Hwy 105 completed and in place
- ★ Close proximity to Lake Conroe, a major attraction for the Houston MSA
- ★ Major area retailers include: Kroger Marketplace, Walmart, H-E-B (Coming Soon - recently broke ground), Home Depot, Walgreens, CVS, Spec's, Dollar Tree, Tractor Supply, and Ace Hardware, amongst others

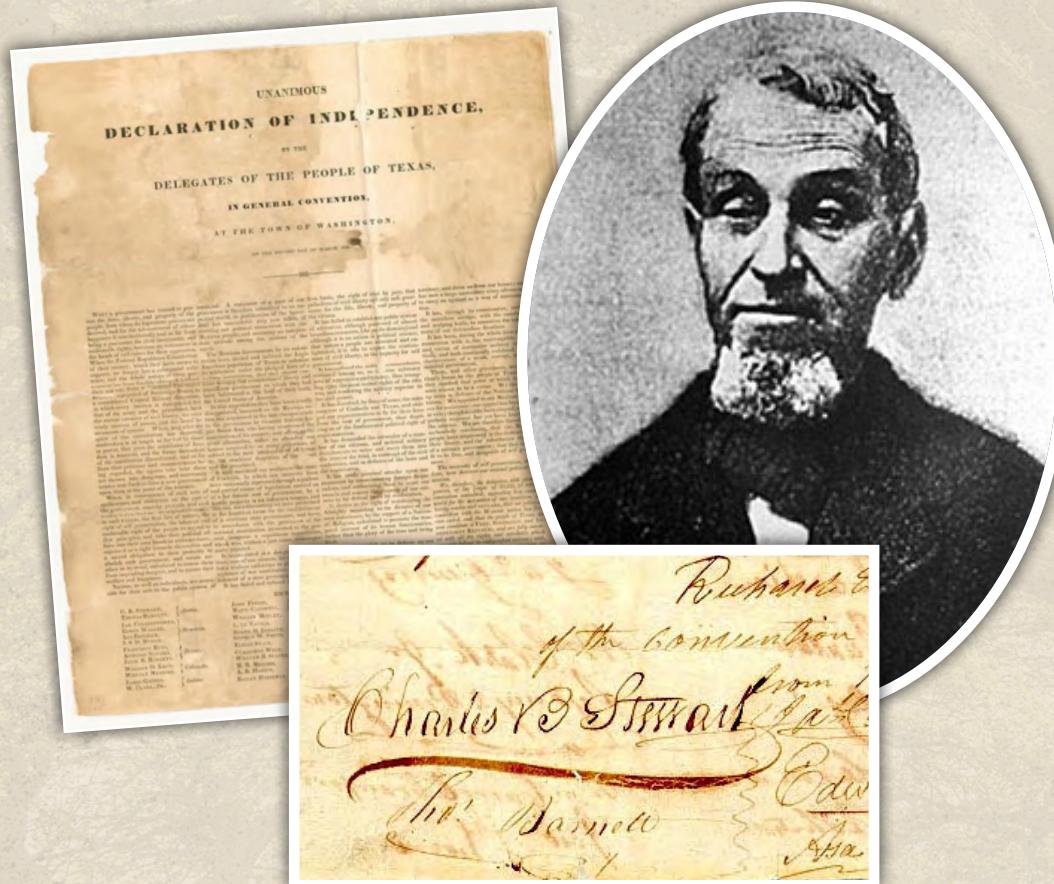


2025 Demographics:

	1 Mile	3 Miles	5 Miles
Population	3,844	26,248	42,869
Daytime Pop.	2,924	14,000	24,774
Avg HH Income	\$135,352	\$150,189	\$145,836

Traffic:

Hwy 105:	23,559 CPD '24
FM 2854:	10,036 CPD '24



ROOTED IN TEXAS HISTORY...

The Grove is a unique land opportunity rooted in Texas history. The land was originally owned by Charles Bellinger Stewart in the 1800's who was a key player in the history of The Lone Star State.

Stewart was born in Charleston, South Carolina in 1806 and made his way to the great state of Texas in 1830. He served in the military and fought in the Battle of Velasco and served as the first Secretary of State of Texas in 1835.

In 1836, Stewart was elected to represent Austin at the Convention where Texas' Declaration of Independence would be signed. Before signing the Texas Declaration of Independence, Charles Stewart left the convention on horseback to marry his bride, Julia Sheppard, under the grove of oak trees on this very land that would later become the original town of Montgomery.

In addition to Charles Stewart's political career, he is also credited for the original design of the Lone Star State flag of Texas which was adopted in 1839.



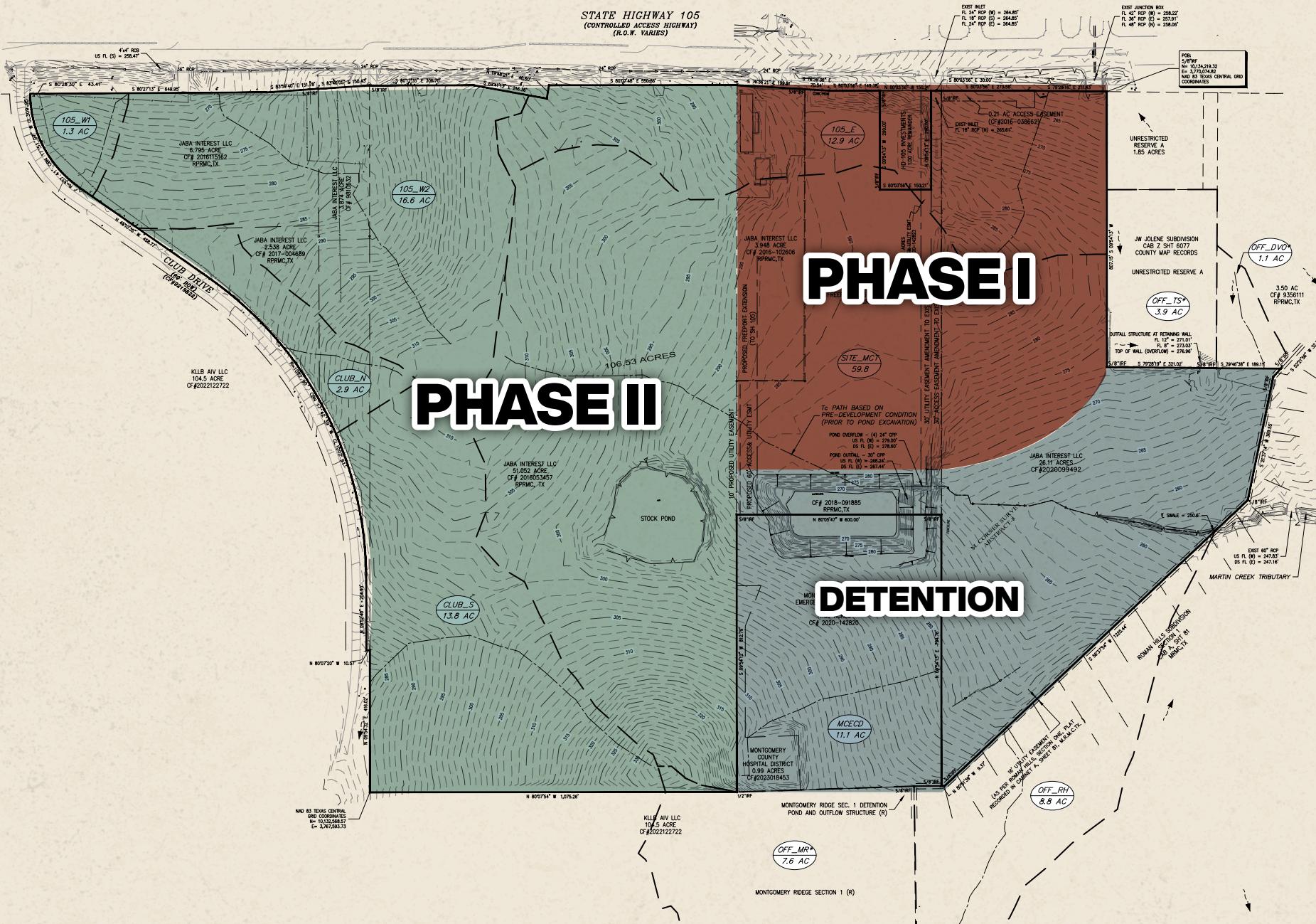
The Texas Flag, designed by
Charles Bellinger Stewart

Development Overview

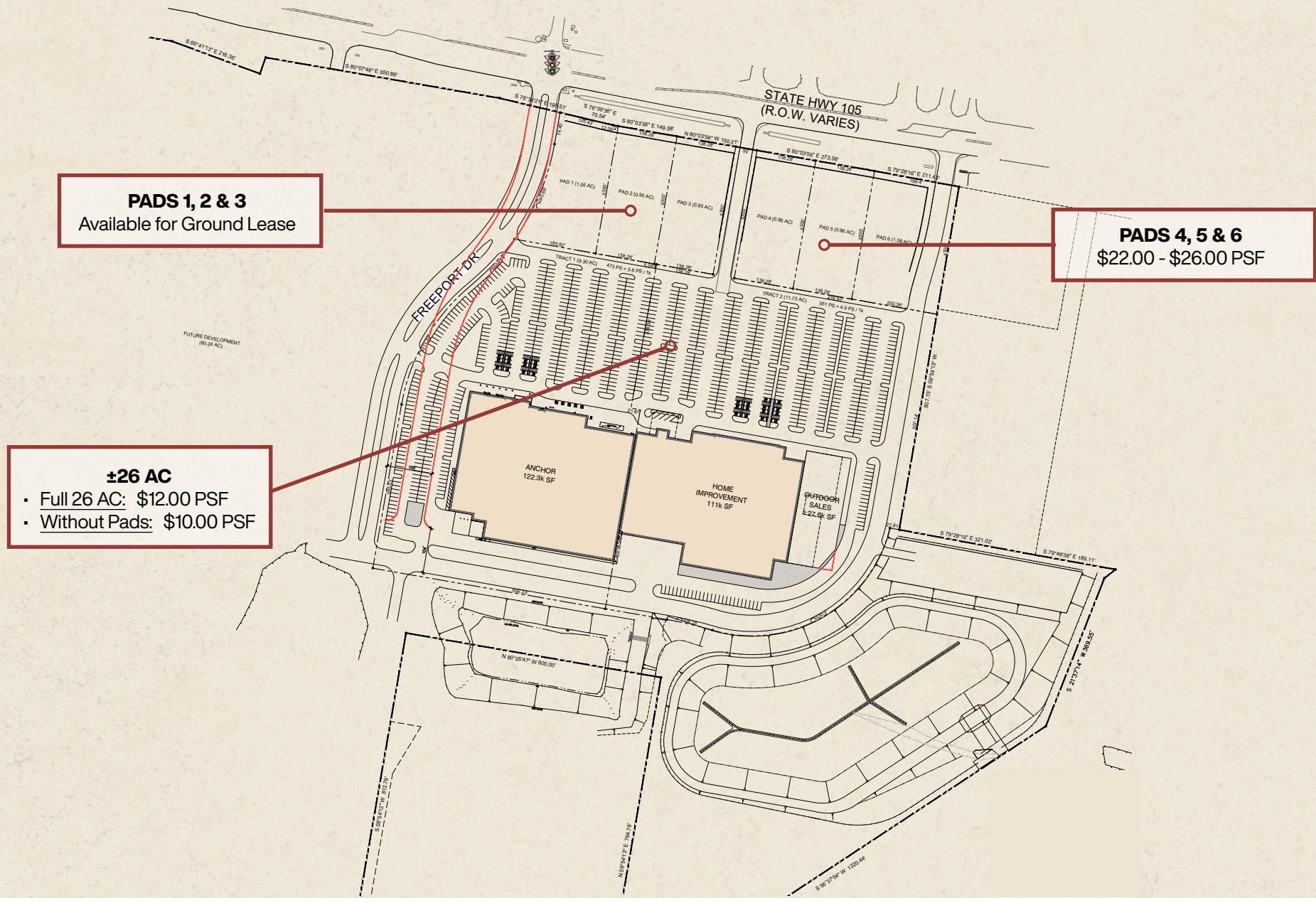
PHASE II

PHASE I

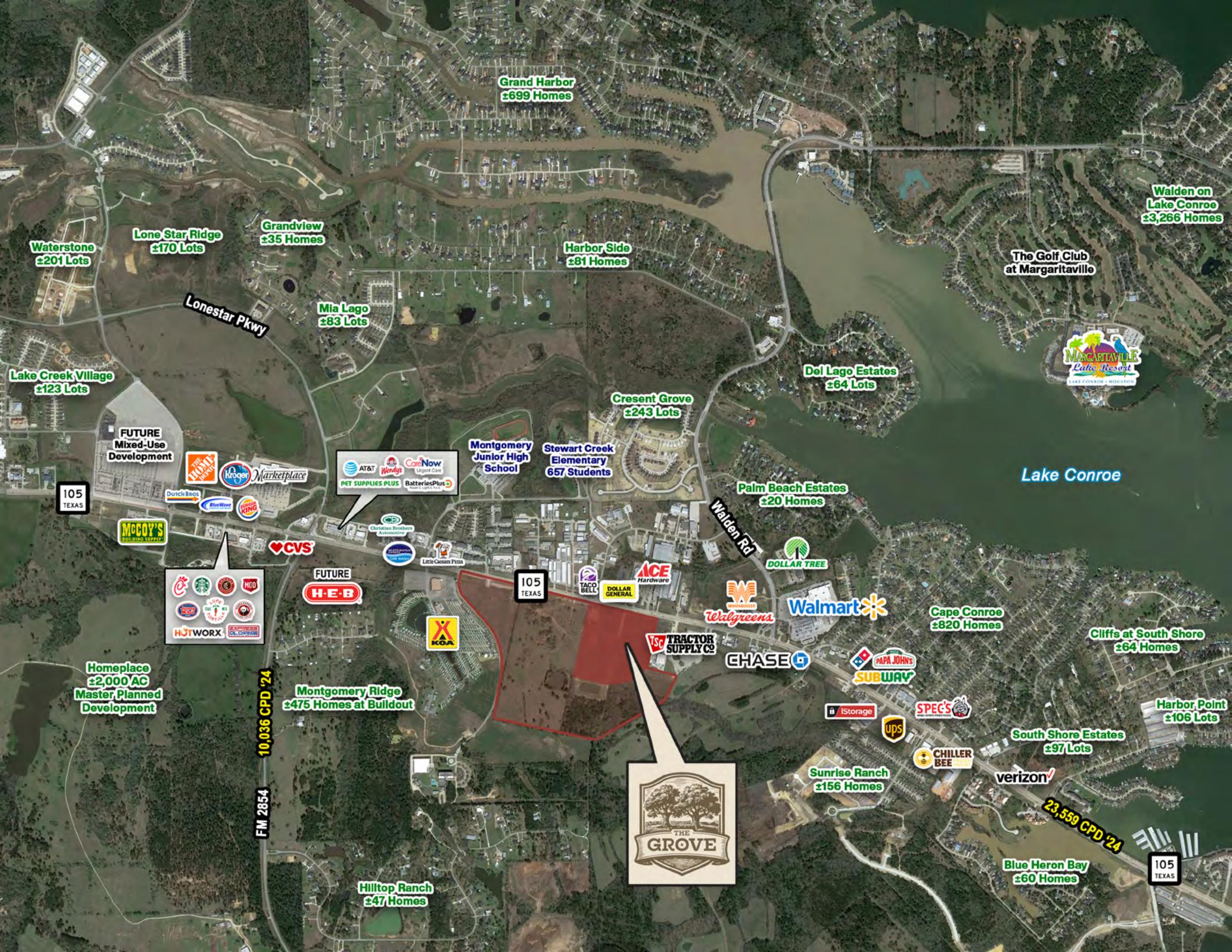
DETENTION

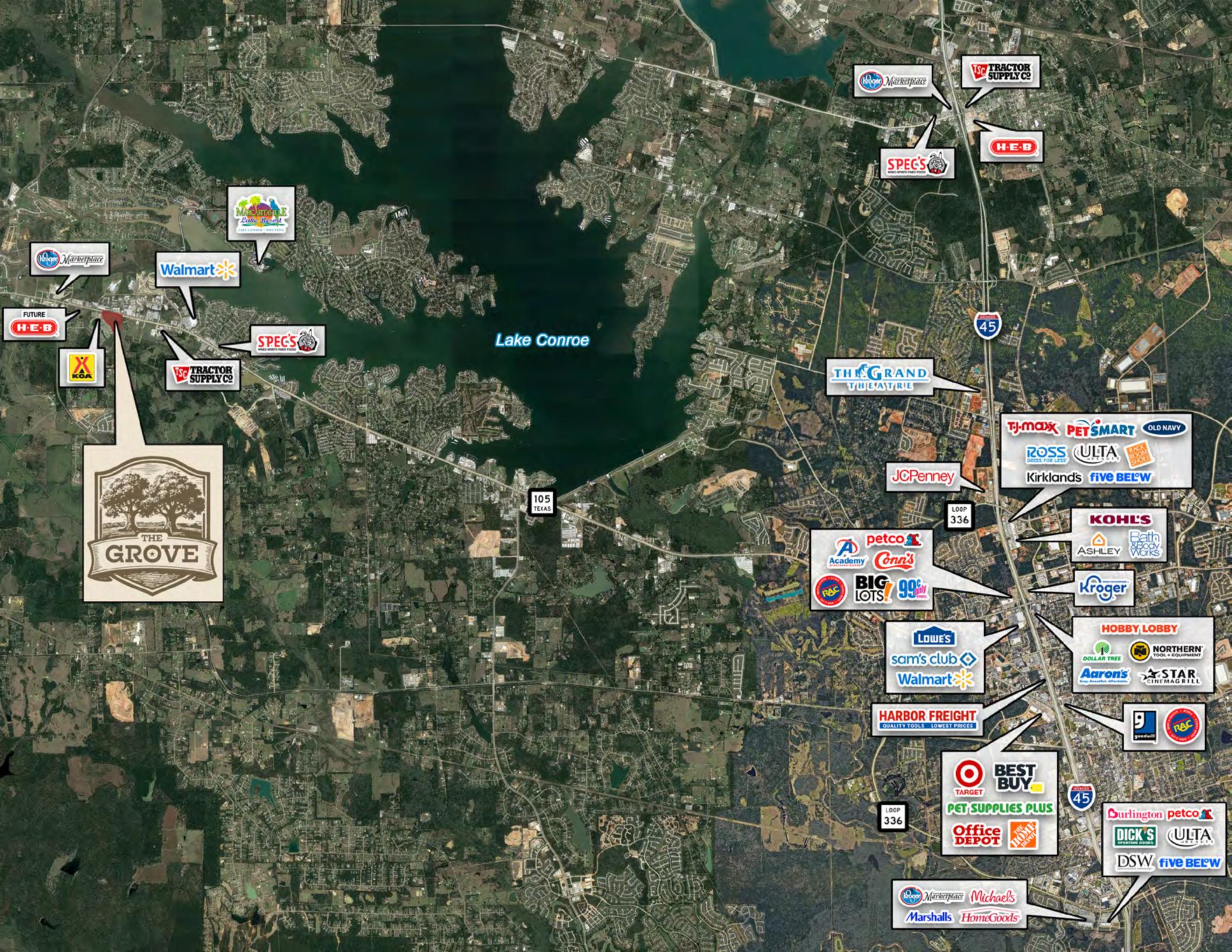


Phase I Conceptual Site Plan



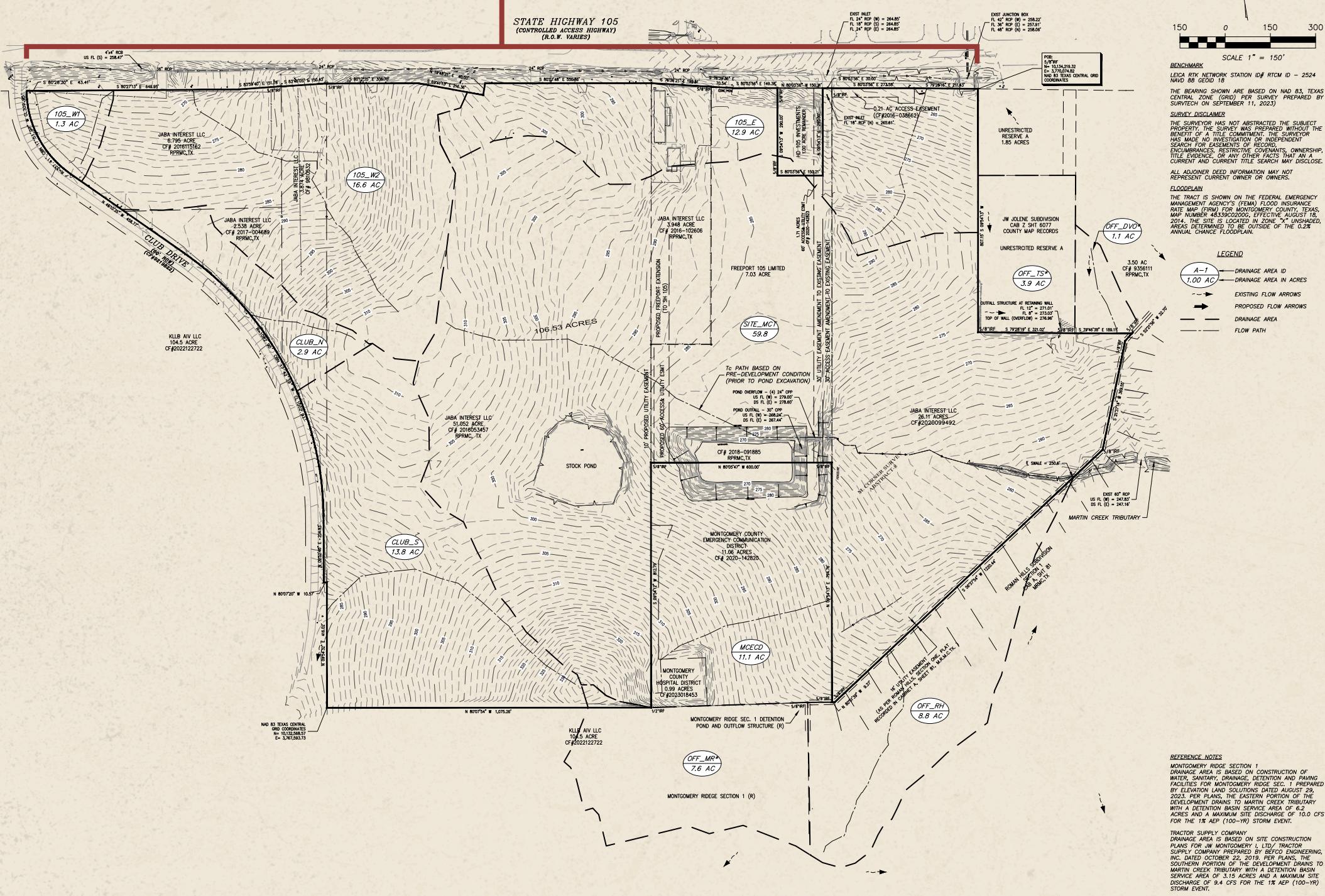






Survey

Approximately 3,200' of frontage along Hwy 105





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 counteroffer 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.

Blue Ox Brokerage, LLC

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

Joshua Jacobs

Designated Broker of Firm

Licensed Supervisor of Sales Agent/ Associate

Claire Salazar

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov



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