

OFFER MEMORANDUM

10.5+ Acres of Prime Development Land

MONTGOMERY, TEXAS 77316



EXCLUSIVELY BROUGHT TO YOU BY: **THE EVAN BALLEW GROUP**



Evan Ballew
TOP GUNS REALTY

Contact Details.



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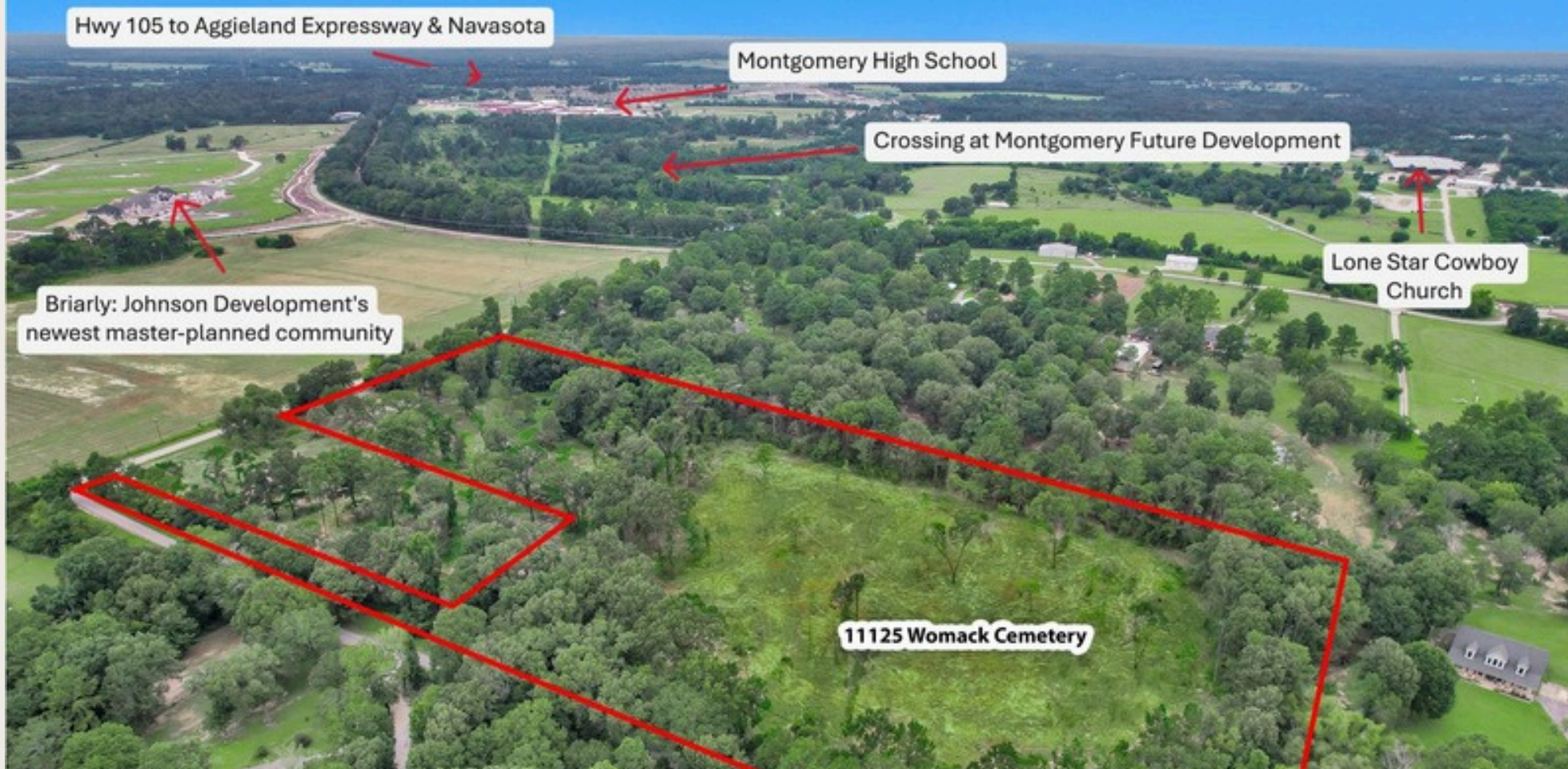
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Property Summary

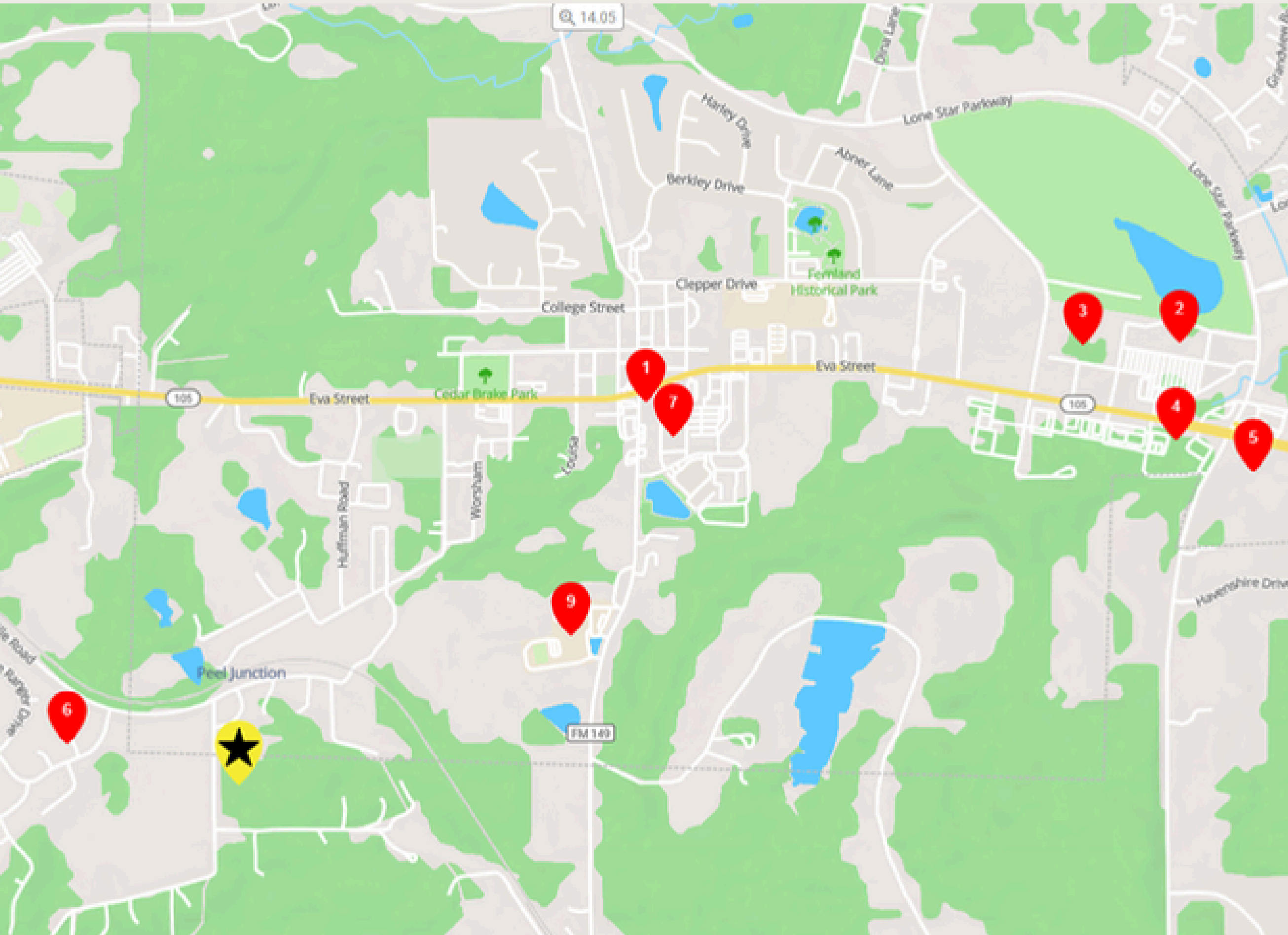











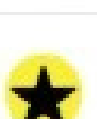
Offering Price:	\$599,900
Lot Size (acres):	10.548 acres
County:	Montgomery
Coordinates:	30.376274,-95.708085
Restrictions:	None
Location Details:	Outside city limits and inside ETJ with public utilities close by



Located just 1.8 miles from historic downtown Montgomery, this 10.548 acre unrestricted tract offers a rare opportunity to invest in a high-growth area. Positioned directly across from the future Briarley master-planned community by Johnson Development—the same team behind Woodforest—and near another new residential project, this property is in the heart of Montgomery’s expansion corridor. The land has been selectively cleared, leaving clusters of mature trees and a flexible layout that’s ideal for future development. Zoned to Montgomery ISD and just minutes from both Montgomery High School and Montgomery Elementary, this tract can be subdivided to suit your plans. Positioned just outside city limits but inside the ETJ, electricity is on-site with public utilities found close by.

Investment Summary



-  **1 Historic Downtown Montgomery**
TX-105 and FM 149, Montgomery, TX
-  **2 Kroger Marketplace**
20168 Eva St, Montgomery, TX 77356
-  **3 Home Depot & Academy (Coming Soon)**
Eva St, Montgomery, TX 77356
-  **4 Chipotle/CVS/Multiple Retail & Restaurants**
20165 Eva St suite A, Montgomery, TX 77356
-  **5 HEB in 2026**
TBD TX-105 and FM 2854, Montgomery, TX
-  **6 Briarley- Johnson Development**
107 Plott Hound Dr, Montgomery, TX 77316
-  **7 Brookshire Brothers**
21005 Eva St, Montgomery, TX 77356
-  **8 Montgomery High School**
22825 TX-105, Montgomery, TX 77356
-  **9 Montgomery Elementary School**
13755 Liberty St, Montgomery, TX 77316
-  **10.548 Acres Womack Cemetery Road**
10.548 Acres Womack Cemetery Road

INVESTMENT HIGHLIGHTS:

- 10.548 unrestricted acres MINUTES from schools, shopping, retail and historic Downtown Montgomery
- Centered in the middle of Montgomery’s vastly growing corridor
- Zoned to highly acclaimed Montgomery ISD
- Located just on the outside of city limits with no restrictions
- Positioned inside the ETJ with electricity on-site and public utilities found close by

ABOUT MONTGOMERY, TEXAS:

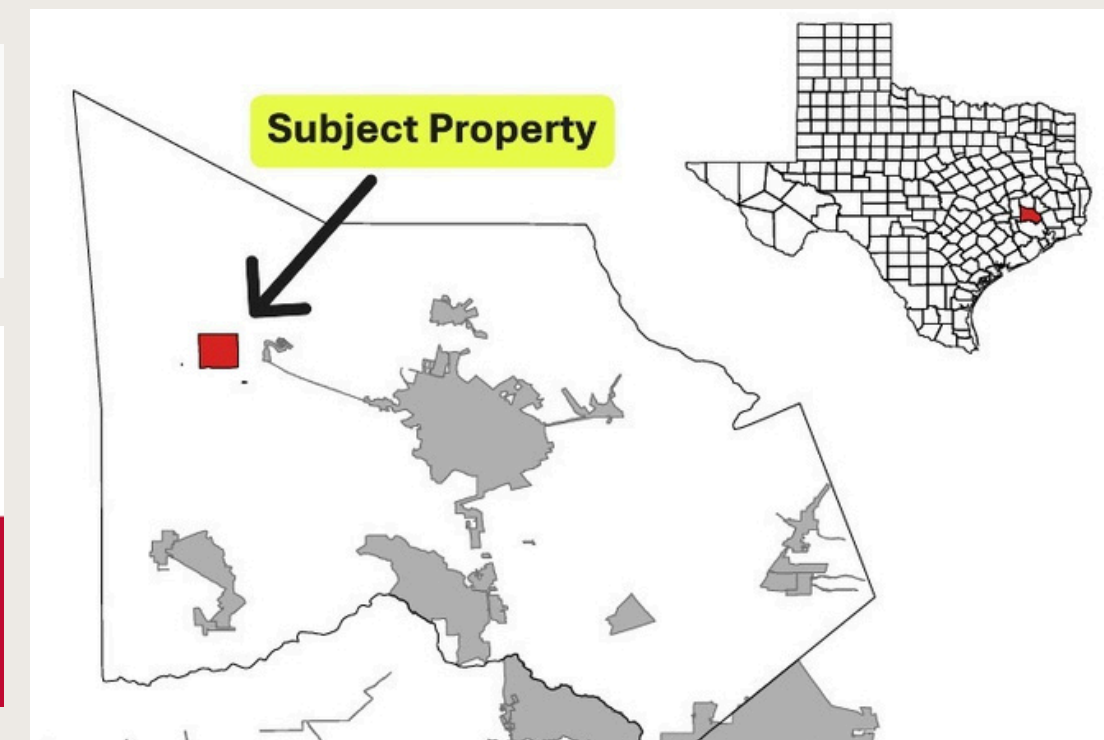
Montgomery, Texas is a small but fast-growing city located just northwest of Houston and minutes from Lake Conroe. Known as the birthplace of the Texas flag, Montgomery blends historic charm with modern growth. Its downtown area features preserved architecture, boutique shops and local eateries, while new master-planned communities like Briarley and commercial developments continue to bring in residents and businesses alike. The city is served by Montgomery ISD, a highly regarded school district, and is home to top amenities including grocery stores like Kroger and Brookshire Brothers—with H-E-B and Academy Sports + Outdoors on the way. Montgomery’s location along Hwy 105 provides easy access to Conroe, The Woodlands and the Aggie Expressway making it ideal for both commuters and investors seeking opportunity in one of Texas’s most promising small cities.

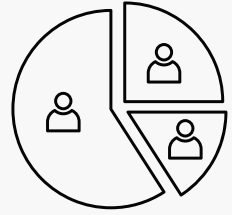
7TH FASTEST GROWING COUNTY IN THE UNITED STATES

	State	County	July 2023	July 2024	Percent growth
1	Georgia	Dawson County	31,720	33,748	6.4%
2	Texas	Kaufman County	186,715	197,829	6.0%
3	South Carolina	Jasper County	33,642	35,618	5.9%
4	Georgia	Jackson County	88,723	93,825	5.8%
5	Arizona	Pinal County	486,395	513,862	5.6%
6	Texas	Liberty County	109,172	115,042	5.4%
7	Texas	Montgomery County	715,345	749,613	4.8%
8	Florida	Osceola County	447,243	468,058	4.7%
9	Texas	Caldwell County	50,107	52,430	4.6%
10	Florida	Hendry County	44,111	46,130	4.6%

Source: U.S. Census
Credit: Chris Essig

**MONTGOMERY
COUNTY
TEXAS**





Demographics

774,954

Total Population

744

Population Density (mi²)

11

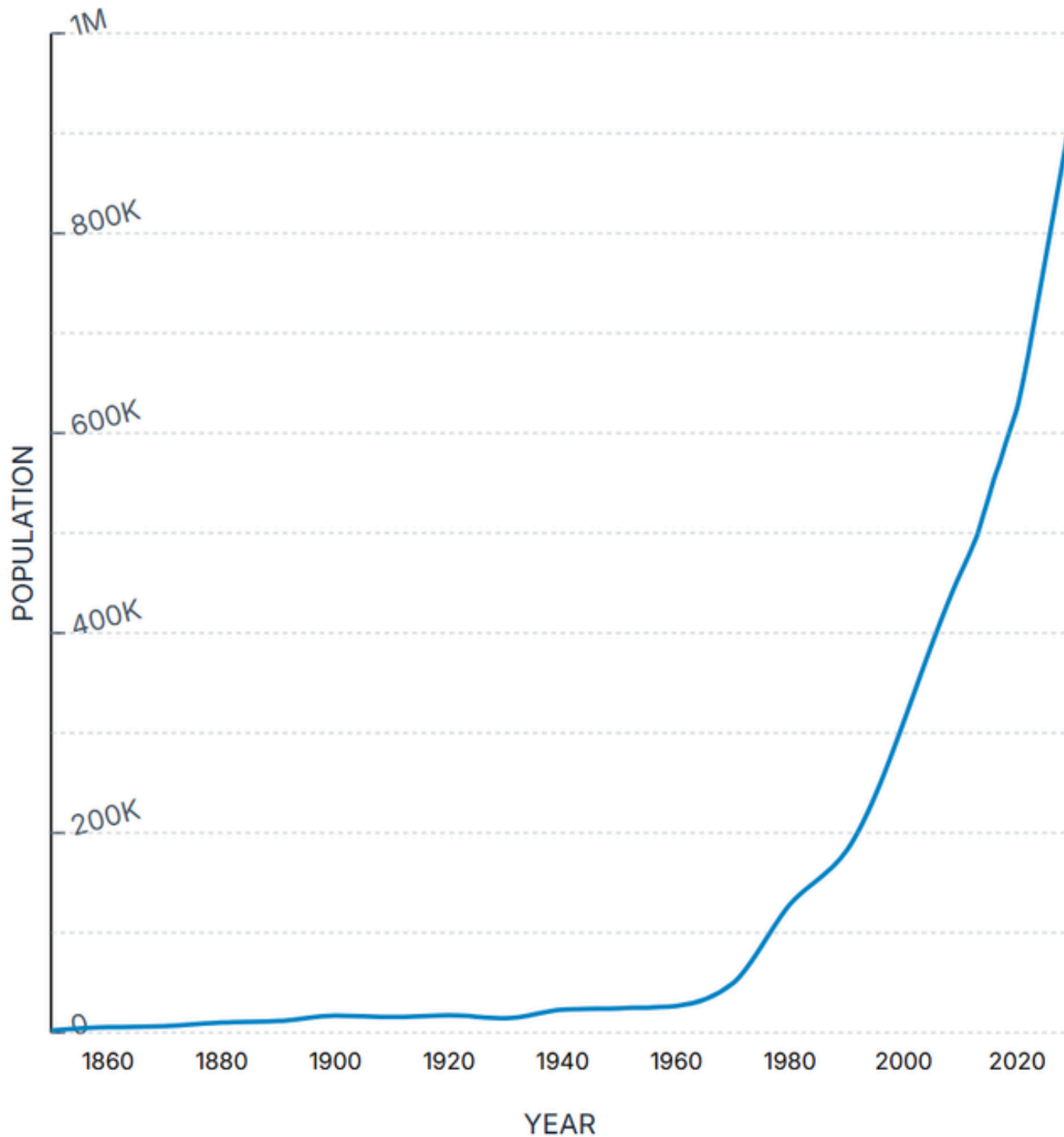
Population Rank (State)

31.8K 4.28%

Annual Population Growth

Montgomery County Population

Data after 2023 is projected based on recent change



NAME	MEDIAN ▼	MEAN
Married Families	\$131,657	\$168,246
Families	\$114,809	\$151,263
Households	\$97,266	\$133,981
Non Families	\$53,402	\$77,401

\$60,261

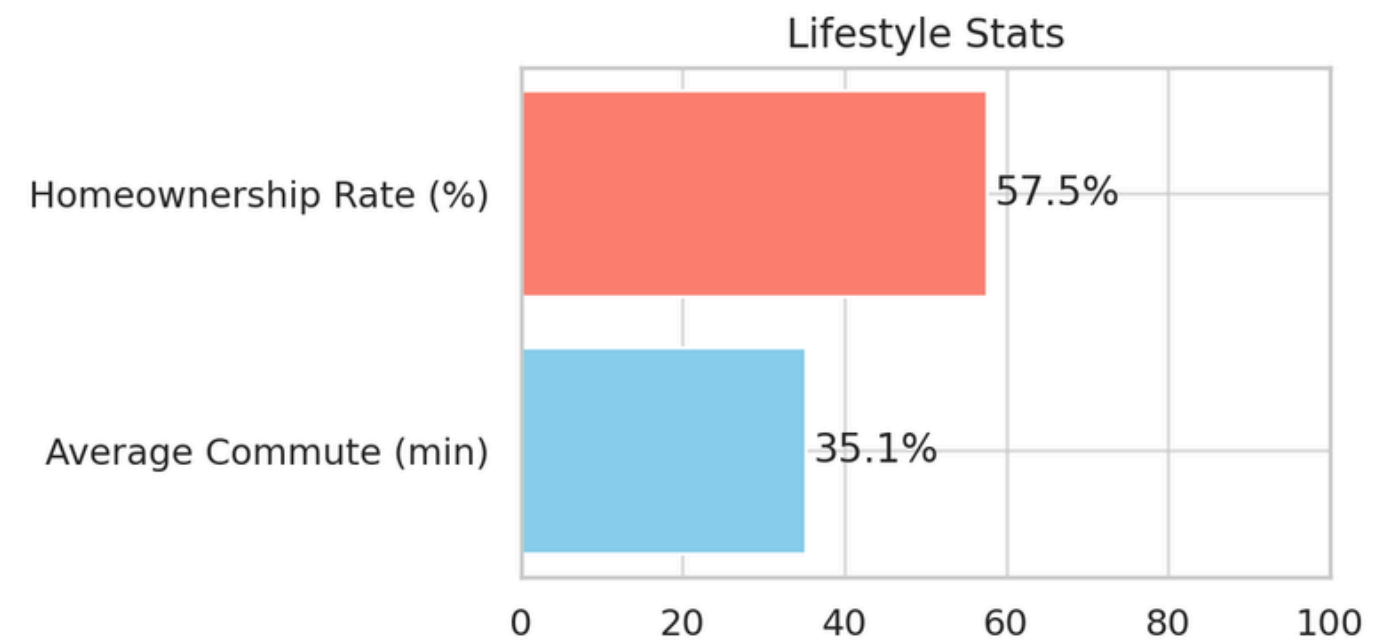
Average Income

\$97,266

Median Household Income

9.29%

Poverty Rate





Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11/2/2015

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.

Confidentiality Statement & IABS

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.

<u>TopGuns Land Company, Inc</u>	<u>0423517</u>	<u>krobertson@topguns.com</u>	<u>(936)582-1700</u>
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<u>Evan Ballew</u>	<u>0659086</u>	<u>evan@evanballewgroup.com</u>	<u>(936)581-9959</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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IABS 1-0 Date
Tewall Ball Texas

The information contained herein is not a substitute for a thorough due diligence investigation. TOP GUNS REALTY has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, TOP GUNS REALTY has not verified, and will not verify, any of the information contained herein, nor has TOP GUNS REALTY conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.