

# OFFICE BUILDING FOR SALE

HISTORIC BUILDING IN DOWNTOWN MONTGOMERY TEXAS  
21012 EVA STREET, MONTGOMERY, TEXAS



## FOR SALE

### KW COMMERCIAL | THE WOODLANDS

2201 Lake Woodlands Dr  
The Woodlands, TX 77380



Each Office Independently Owned and Operated

### PRESENTED BY:

#### TERESA SARTIN

Realtor

O: (281) 825-7745

C: (281) 825-7745

[teresa@sartinteam.com](mailto:teresa@sartinteam.com)

0467749, Texas

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# EXECUTIVE SUMMARY

21012 EVA STREET



## OFFERING SUMMARY

<b>PRICE:</b>	Negotiable
<b>BUILDING SF:</b>	2,412
<b>OCCUPANCY:</b>	Vacant
<b>FLOORS:</b>	1
<b>LOT SIZE:</b>	23,087
<b>YEAR BUILT:</b>	1965
<b>RENOVATED:</b>	2019
<b>BUILDING CLASS:</b>	A
<b>PARKING:</b>	14 spaces

## PROPERTY OVERVIEW

Exceptional Opportunity to Acquire a Historic Office Building in Montgomery, Texas. Situated in the heart of Montgomery's vibrant historic district, this meticulously restored 19th-century office building represents a rare blend of timeless elegance and modern functionality. Originally constructed in the late 1800s, the property has been thoughtfully transformed into an architectural masterpiece, seamlessly merging historic charm with contemporary design. The building's exquisitely restored façade highlights intricate detailing that honors its storied past, while the spacious interiors feature soaring ceilings and abundant natural light, creating an inviting and sophisticated environment. Renovated to the highest standards, the interior boasts state-of-the-art amenities and modern technology, providing businesses with unparalleled comfort, efficiency, and style. With versatile floor plans to accommodate a variety of office configurations, this property offers an exceptional opportunity for discerning investors or businesses seeking a prestigious address in a prime location. Whether envisioned as a corporate headquarters, creative workspace, or professional office suite, this historic gem stands ready to inspire innovation and success for generations to come. This is more than a building—it's a testament to Montgomery's heritage and a prime investment opportunity in one of Texas's most storied locales.

**KW COMMERCIAL | THE WOODLANDS**  
2201 Lake Woodlands Dr  
The Woodlands, TX 77380



Each Office Independently Owned and Operated

**TERESA SARTIN**

Realtor  
O: (281) 825-7745  
C: (281) 825-7745  
teresa@sartinteam.com  
0467749, Texas



## Historic Building in Downtown Historica Montgomery Texas

Montgomery, Texas, is a charming city rich in history and small-town appeal, located in the heart of Montgomery County, approximately 50 miles northwest of Houston. Often referred to as the "Birthplace of the Texas Lone Star Flag," Montgomery is steeped in Texas heritage, making it a significant cultural and historical hub. Founded in 1837, the city is one of the oldest in Texas and retains much of its historic character, with beautifully preserved buildings, quaint streets, and a welcoming, small-town atmosphere. Montgomery's historic district is a highlight, featuring 19th-century architecture, unique local shops, cozy cafes, and antique stores that invite residents and visitors to stroll through the past. Beyond its historic charm, Montgomery has grown into a vibrant and desirable community. It offers a balanced blend of rural tranquility and modern convenience, surrounded by scenic countryside, rolling hills, and nearby lakes. The city is located near Lake Conroe, a popular destination for boating, fishing, and water recreation, drawing outdoor enthusiasts year-round. Montgomery's appeal extends to its strong sense of community, highly rated schools, and family-friendly environment. The city hosts a variety of events and festivals throughout the year, celebrating its rich history, culture, and local spirit. As part of the Greater Houston area, Montgomery offers residents proximity to urban amenities while maintaining its small-town charm, making it an attractive location for those seeking a peaceful yet connected lifestyle. Whether for its historical significance, natural beauty, or community-focused living, Montgomery, Texas, is a place where past and present harmoniously coexist.

# PROPERTY PHOTOS

21012 EVA STREET



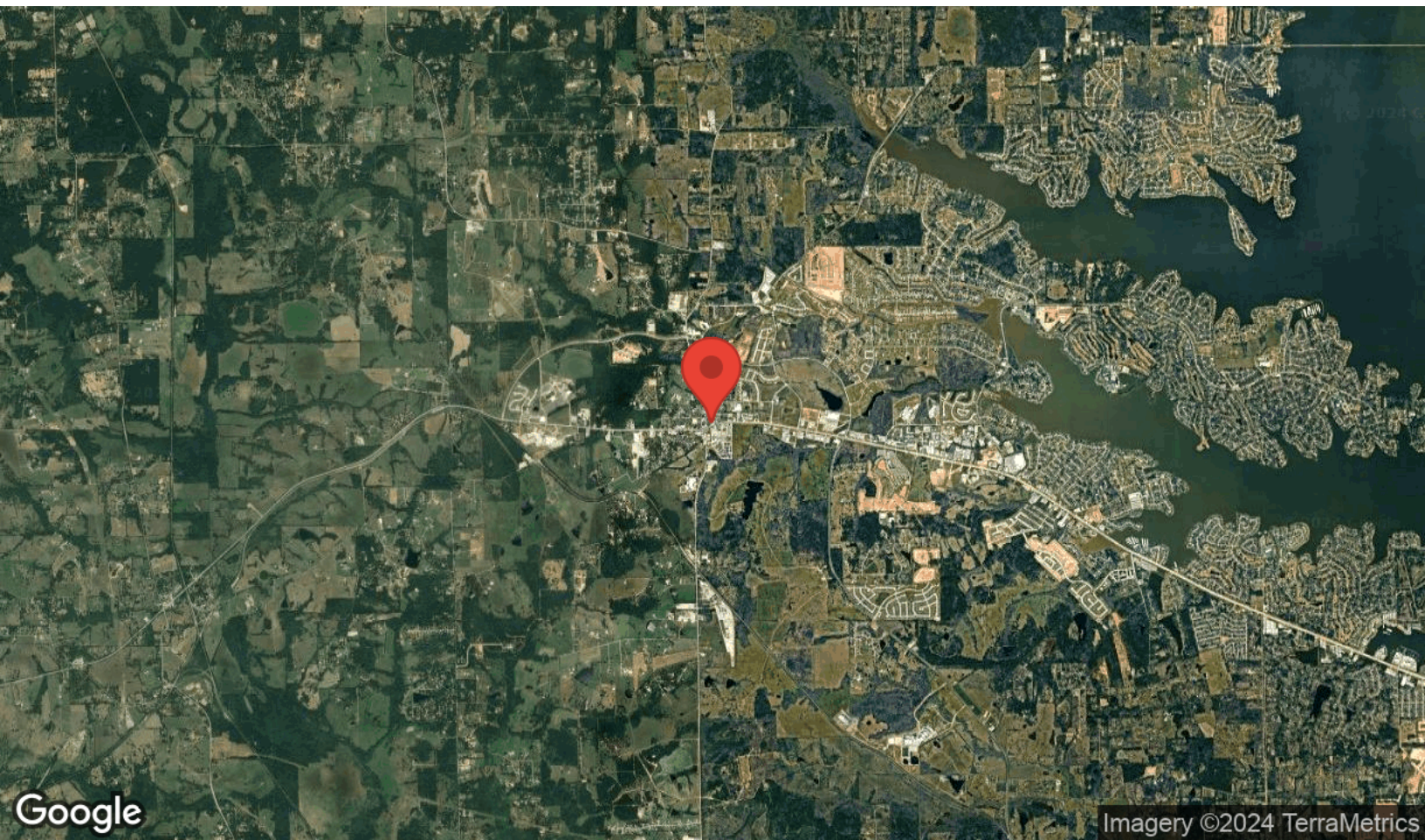
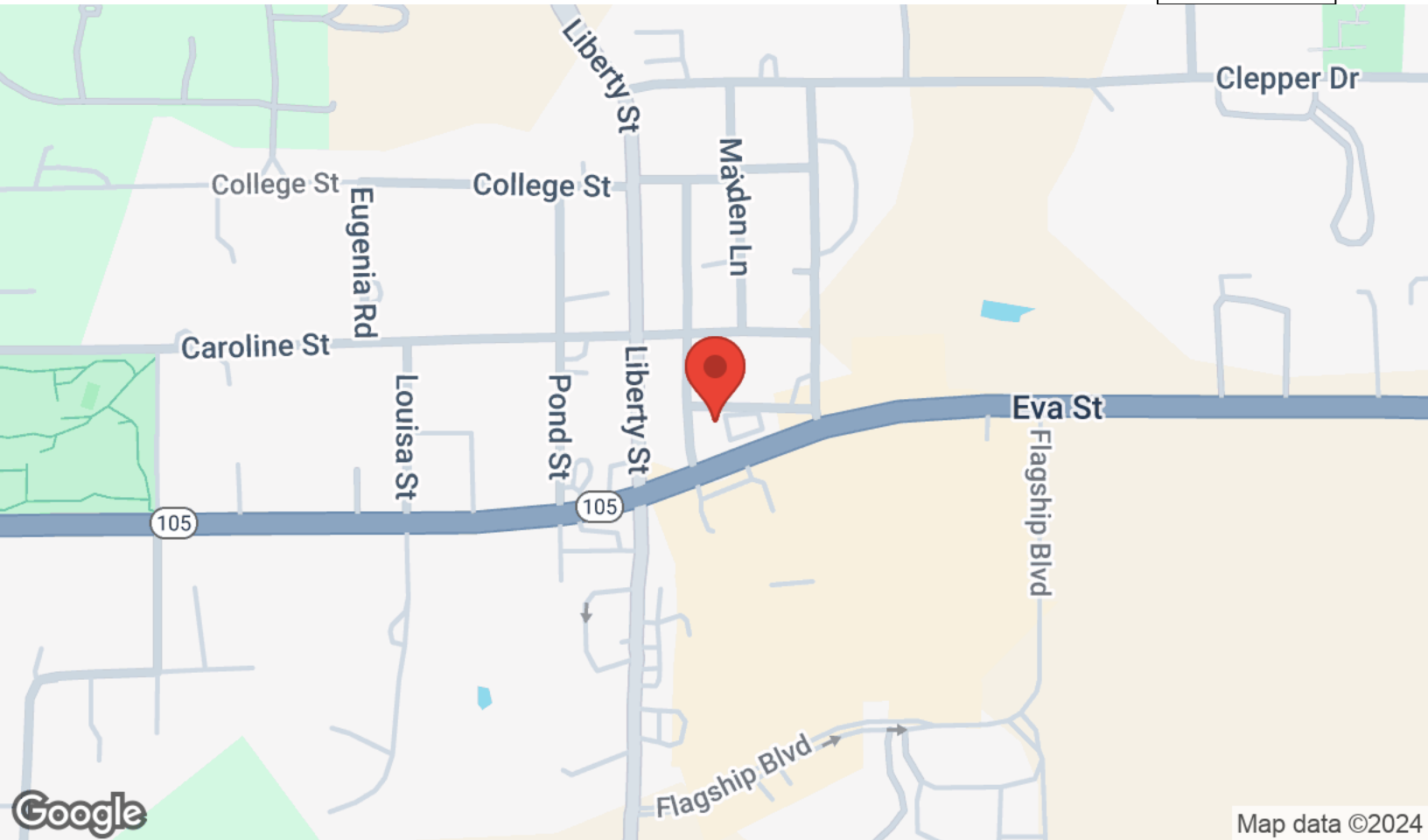
# PROPERTY PHOTOS

21012 EVA STREET



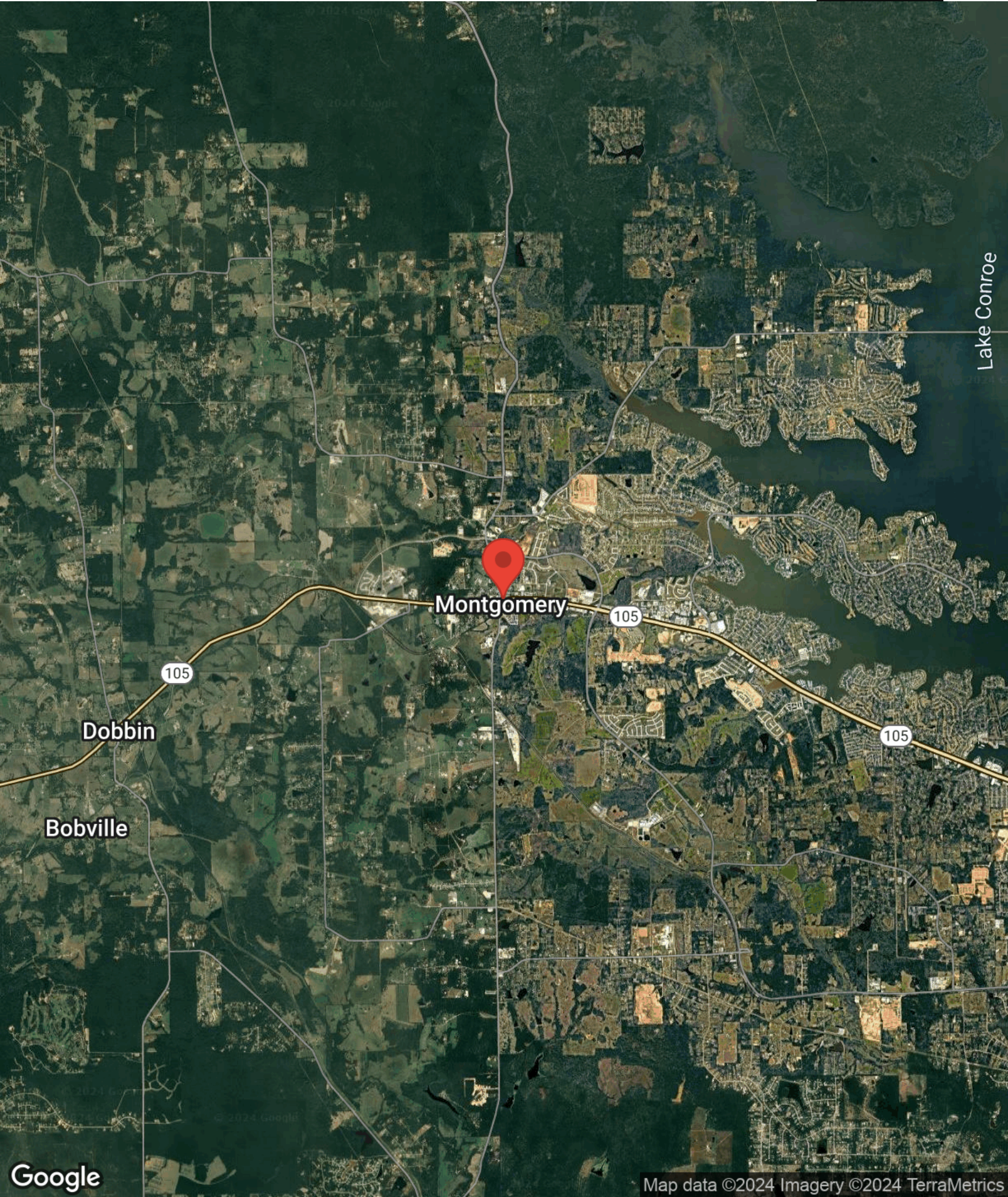
# LOCATION MAPS

21012 EVA STREET



# REGIONAL MAP

21012 EVA STREET



Lake Conroe

Montgomery

105

105

105

Dobbin

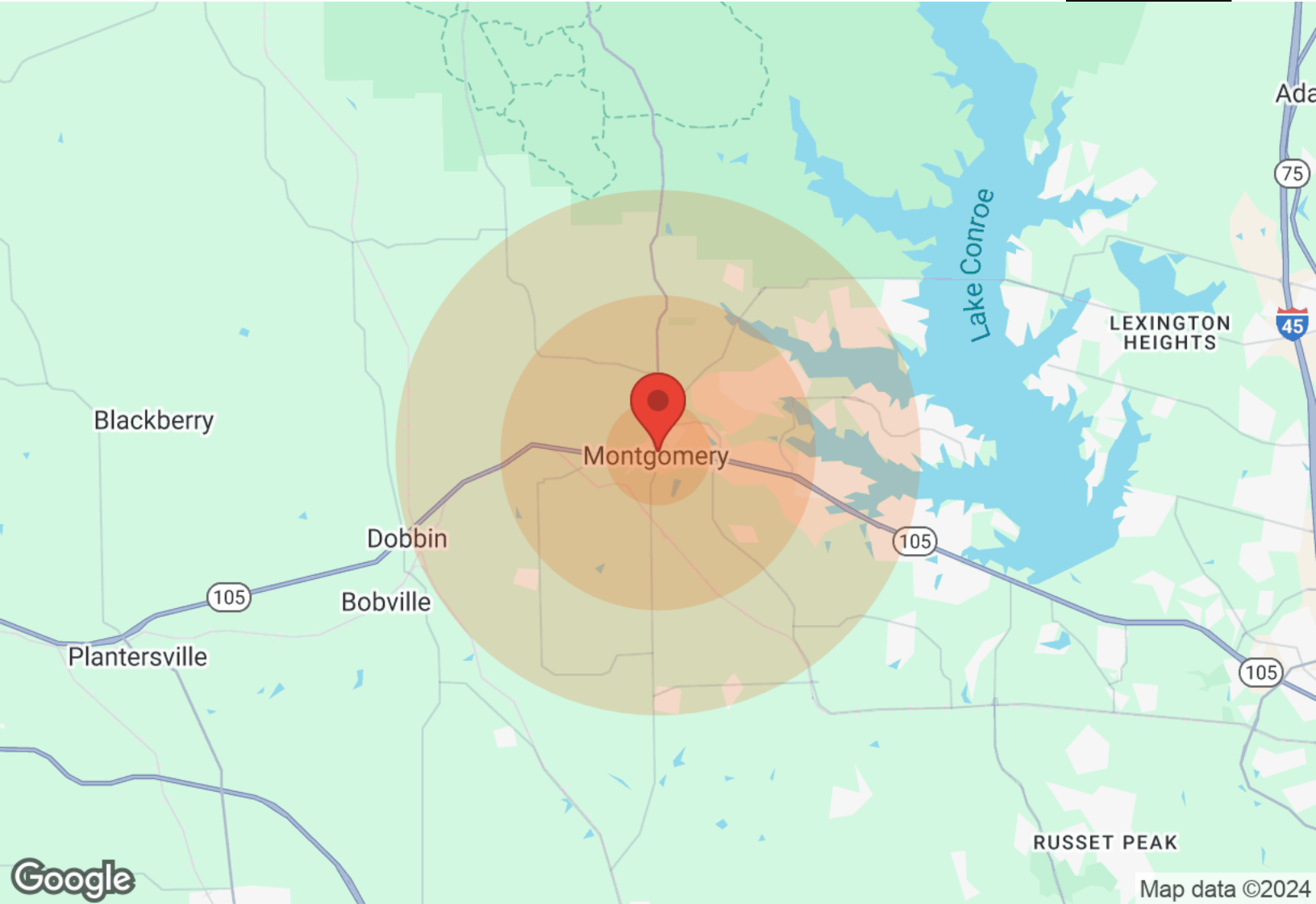
Bobville

Google

Map data ©2024 Imagery ©2024 TerraMetrics

# DEMOGRAPHICS

21012 EVA STREET



Population	1 Mile	3 Miles	5 Miles
Male	N/A	2,882	11,605
Female	N/A	2,703	11,661
Total Population	N/A	5,585	23,266

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	1,121	4,204
Ages 15-24	N/A	773	2,953
Ages 25-54	N/A	1,654	7,233
Ages 55-64	N/A	744	3,218
Ages 65+	N/A	1,293	5,658

Race	1 Mile	3 Miles	5 Miles
White	N/A	5,348	22,005
Black	N/A	95	577
Am In/AK Nat	N/A	N/A	7
Hawaiian	N/A	N/A	N/A
Hispanic	N/A	293	1,375
Multi-Racial	N/A	190	1,068

Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$95,609	\$80,625
< \$15,000	N/A	83	456
\$15,000-\$24,999	N/A	107	519
\$25,000-\$34,999	N/A	180	763
\$35,000-\$49,999	N/A	147	942
\$50,000-\$74,999	N/A	270	1,632
\$75,000-\$99,999	N/A	465	1,397
\$100,000-\$149,999	N/A	321	1,507
\$150,000-\$199,999	N/A	104	621
> \$200,000	N/A	462	1,308

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	2,877	10,749
Occupied	N/A	2,122	8,867
Owner Occupied	N/A	1,672	7,445
Renter Occupied	N/A	450	1,422
Vacant	N/A	755	1,882

**KW COMMERCIAL | THE WOODLANDS**  
 2201 Lake Woodlands Dr  
 The Woodlands, TX 77380

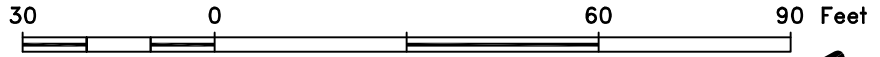


Each Office Independently Owned and Operated

**TERESA SARTIN**

Realtor  
 O: (281) 825-7745  
 C: (281) 825-7745  
 teresa@sartinteam.com  
 0467749, Texas





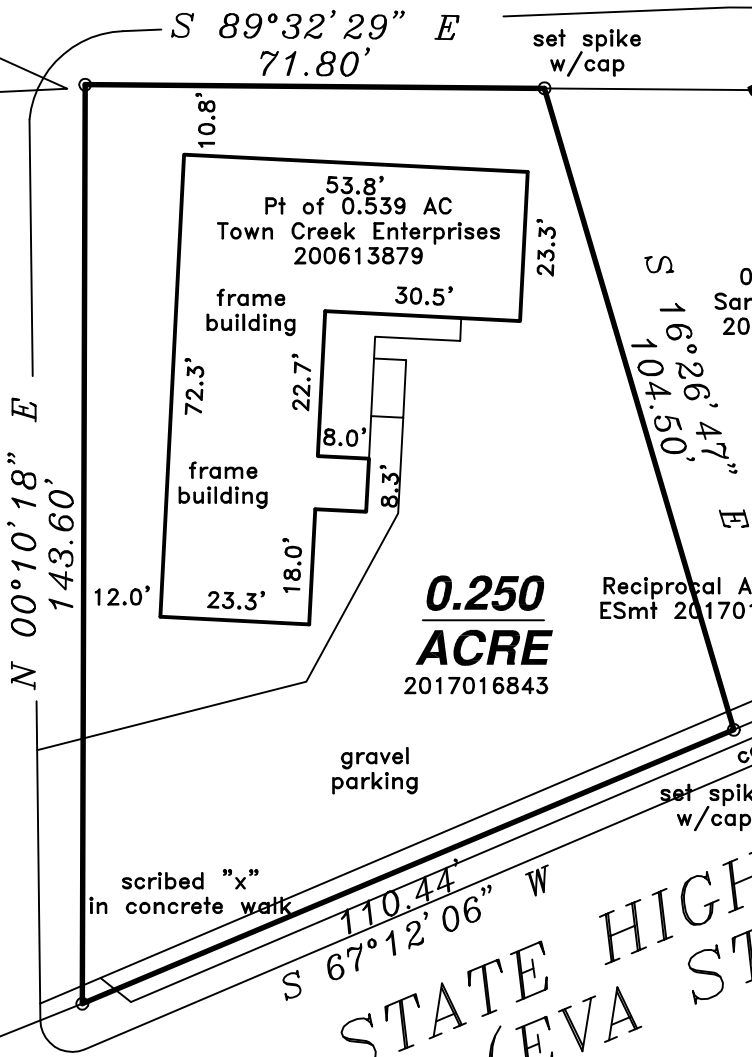
SCALE: 1"=30'

JOHN A. BUTLER STREET

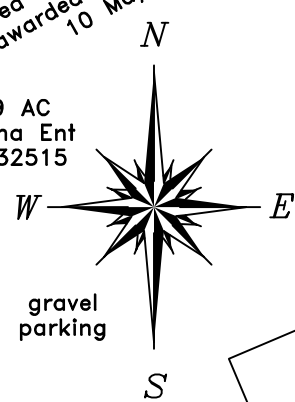
**JOHN CORNER A-8**  
 John (28) & Prussia (19) arrived in Tx (Mex) Dec 1829 & awarded 1 sitio (4404 AC) 10 May 1831

POINT OF BEGINNING  
 1/2" IR at NWC  
 0.539 AC

MCCOWN STREET  
 Margaret Cameron  
 CF 8358314



0.289 AC  
 Samdana Ent  
 2017032515



Reciprocal Access  
 ESmt 2017016844

**0.250  
 ACRE**  
 2017016843

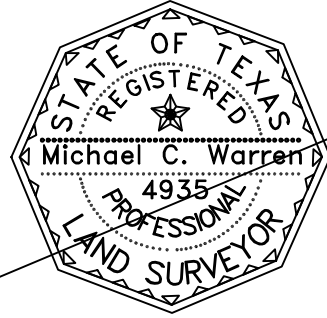
STATE HIGHWAY 105  
 (EVA STREET)

CANNON REALTY & ASSOCIATES  
 21012 EVA STREET  
 MONTGOMERY, TEXAS 77356

BEING a 0.250 acre tract of land situated in the John Corner Survey, Abstract No. 8, City of Montgomery, Montgomery County, Texas, and being the westerly portion of a 0.539 acre parent tract described in deed to Town Creek Enterprises, LLC recorded under County Clerk's File No. 2006103879 of the Official Public Records of Montgomery County, Texas, said 0.250 acre tract being more particularly described by attached Metes and Bounds.

Great American Title  
 G.F. No.68788GAT86

QUADRANT SOLUTIONS SURVEYORS  
 & BEARIN' TREE SEMINARS (TBPLS ACCREDITED)  
 PO 1343 WILLIS 77378  
 936 856 8989  
 PROJECT NO. 128217A



I hereby certify that this survey was made on the ground under my supervision and that this drawing correctly represents the facts found 27 February 2017  
 Updated 06 February 2019

*[Signature]*  
 Michael C. Warren  
 Registered Professional Land Surveyor No. 4935

# DISCLAIMER

21012 EVA STREET



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

## KW COMMERCIAL | THE WOODLANDS

2201 Lake Woodlands Dr  
The Woodlands, TX 77380



Each Office Independently Owned and Operated

## PRESENTED BY:

### TERESA SARTIN

Realtor

O: (281) 825-7745

C: (281) 825-7745

teresa@sartinteam.com

0467749, Texas

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.