



Master Planned Retail Development Land Available For Sale, Ground Lease or Build to Suit

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



Josh Jacobs
jj@blueoxgroup.com | 713.230.8882

Claire Salazar
cs@blueoxgroup.com | 918.408.1840



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:

- ★ 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



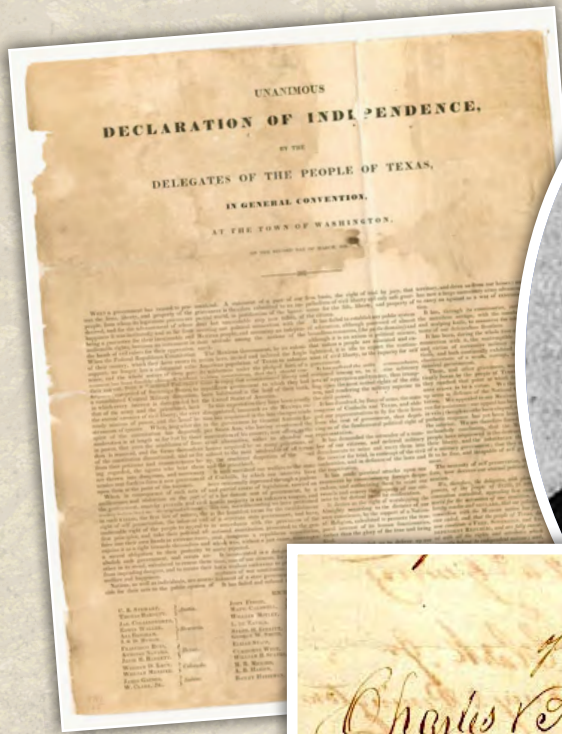
2025 Demographics:

	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



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.

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.



The Texas Flag, designed by Charles Bellinger Stewart

Phase I Conceptual Site Plan

PADS 1, 2 & 3
Available for Ground Lease

PADS 4, 5 & 6
\$22.00 - \$26.00 PSF

±26 AC

- Full 26 AC: \$12.00 PSF
- Without Pads: \$10.00 PSF



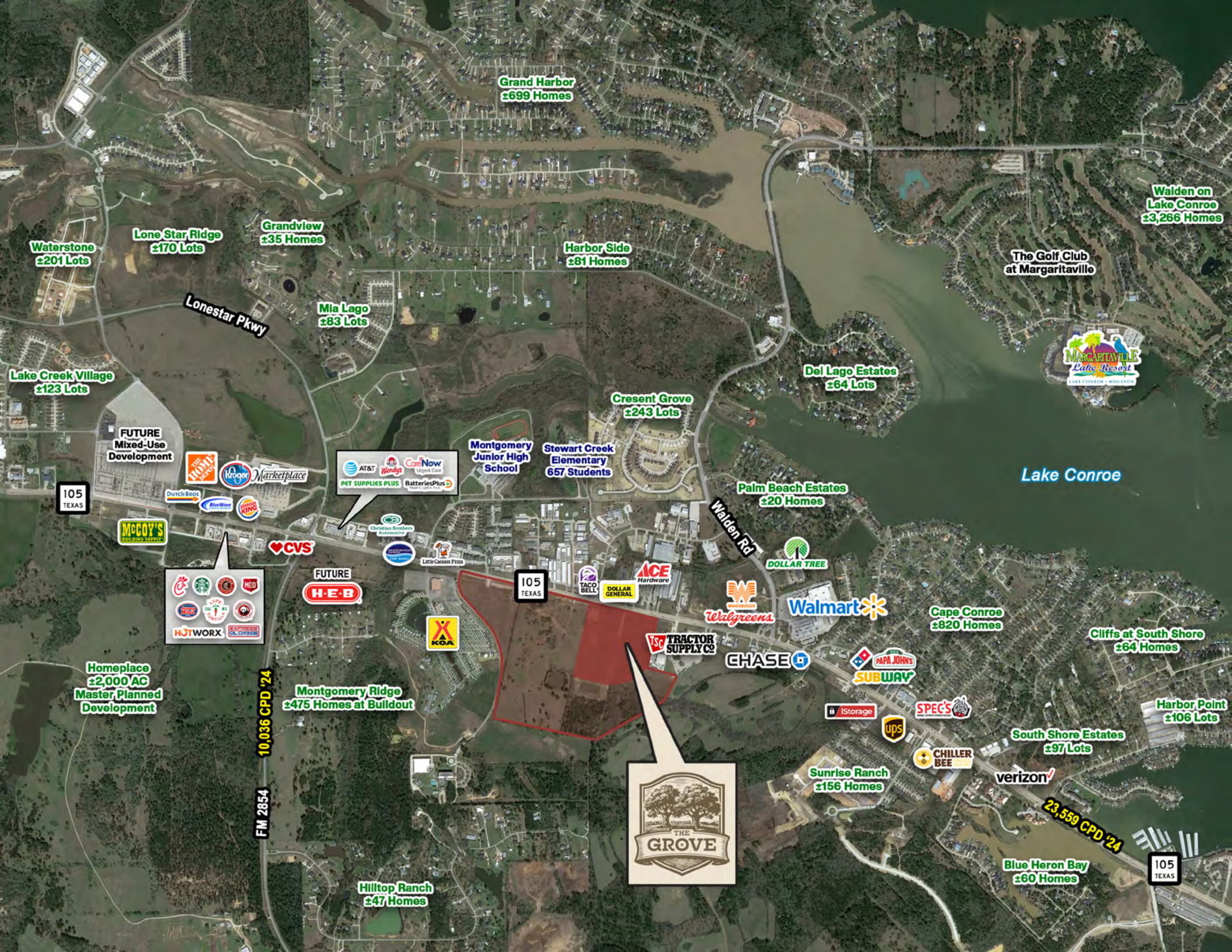


PHASE II

PHASE I

DETENTION





Grand Harbor
±699 Homes

Walden on
Lake Conroe
±3,266 Homes

Waterstone
±201 Lots

Lone Star Ridge
±170 Lots

Grandview
±35 Homes

Harbor Side
±81 Homes

The Golf Club
at Margaritaville

Mia Lago
±83 Lots

Lonestar Pkwy

Lake Creek Village
±123 Lots

Del Lago Estates
±64 Lots



Crescent Grove
±243 Lots

FUTURE
Mixed-Use
Development

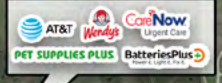
Montgomery
Junior High School

Stewart Creek
Elementary
657 Students

Palm Beach Estates
±20 Homes

Lake Conroe

105
TEXAS

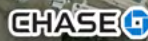


105
TEXAS



Cape Conroe
±820 Homes

Cliffs at South Shore
±64 Homes



Cape Conroe
±820 Homes

Cliffs at South Shore
±64 Homes

Harbor Point
±106 Lots

Homeplace
±2,000 AC
Master Planned
Development

Montgomery Ridge
±475 Homes at Buildout

Sunrise Ranch
±156 Homes

South Shore Estates
±97 Lots

FM 2854
10,036 CPD '24

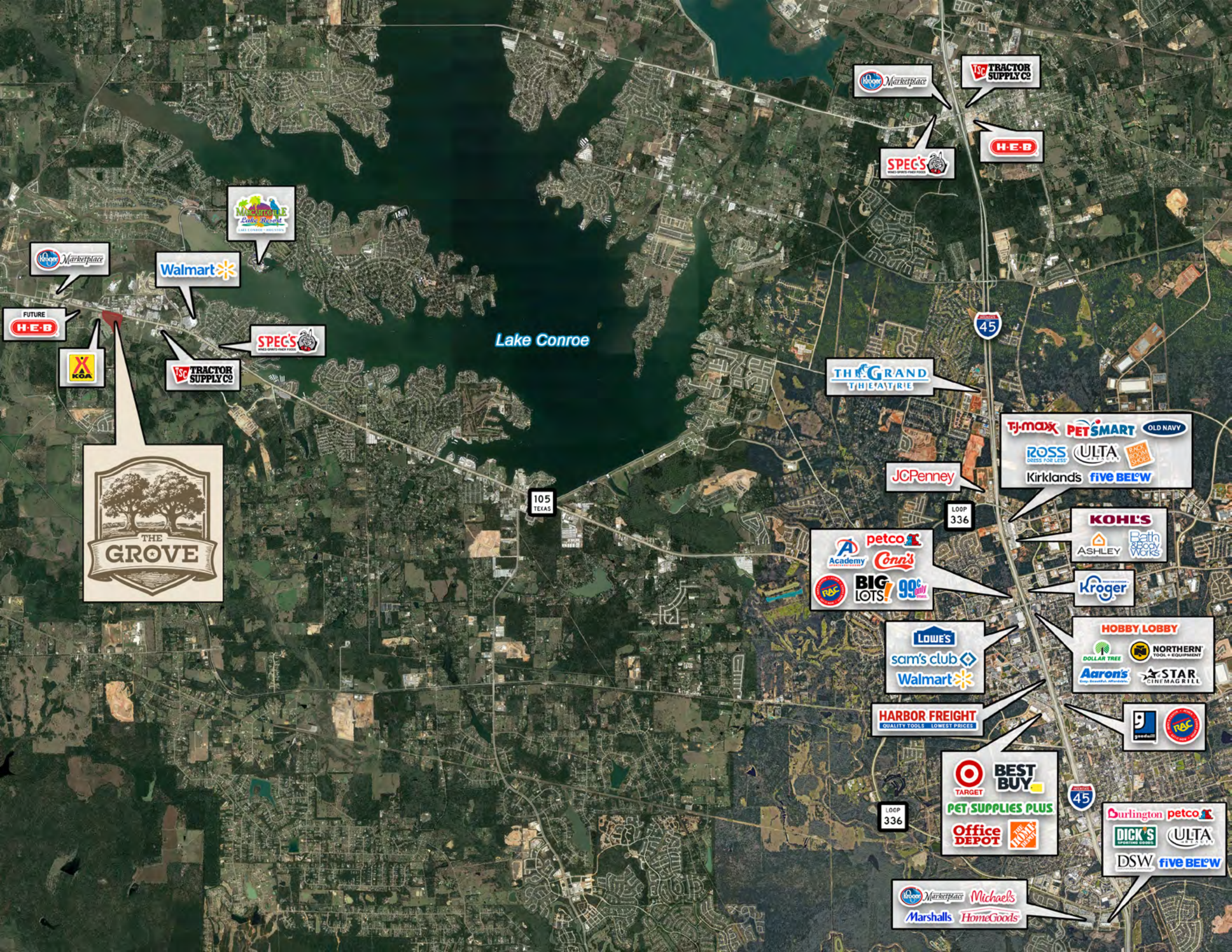
Hilltop Ranch
±47 Homes

Blue Heron Bay
±60 Homes

23,559 CPD '24



105
TEXAS



Lake Conroe

105 TEXAS

LOOP 336

LOOP 336

45

45



Survey

Approximately 3,200' of frontage along Hwy 105

STATE HIGHWAY 105
(CONTROLLED ACCESS HIGHWAY)
(R.O.W. VARIES)

EAST JUNCTION BOX
FL 24' RCP (B) = 284.85'
FL 36' RCP (B) = 284.85'
FL 48' RCP (B) = 284.85'

EAST JUNCTION BOX
FL 42' RCP (B) = 284.27'
FL 54' RCP (B) = 285.21'
FL 66' RCP (B) = 284.56'

150 0 150 300

SCALE 1" = 150'

BENCHMARK
LEICA RTK NETWORK STATION ID = 2524
WVD 98 0200 18

THE BEARING SHOWN ARE BASED ON NAD 83, TEXAS CENTRAL ZONE (GRID) PER SURVEY PREPARED BY SURVITECH ON SEPTEMBER 11, 2023.

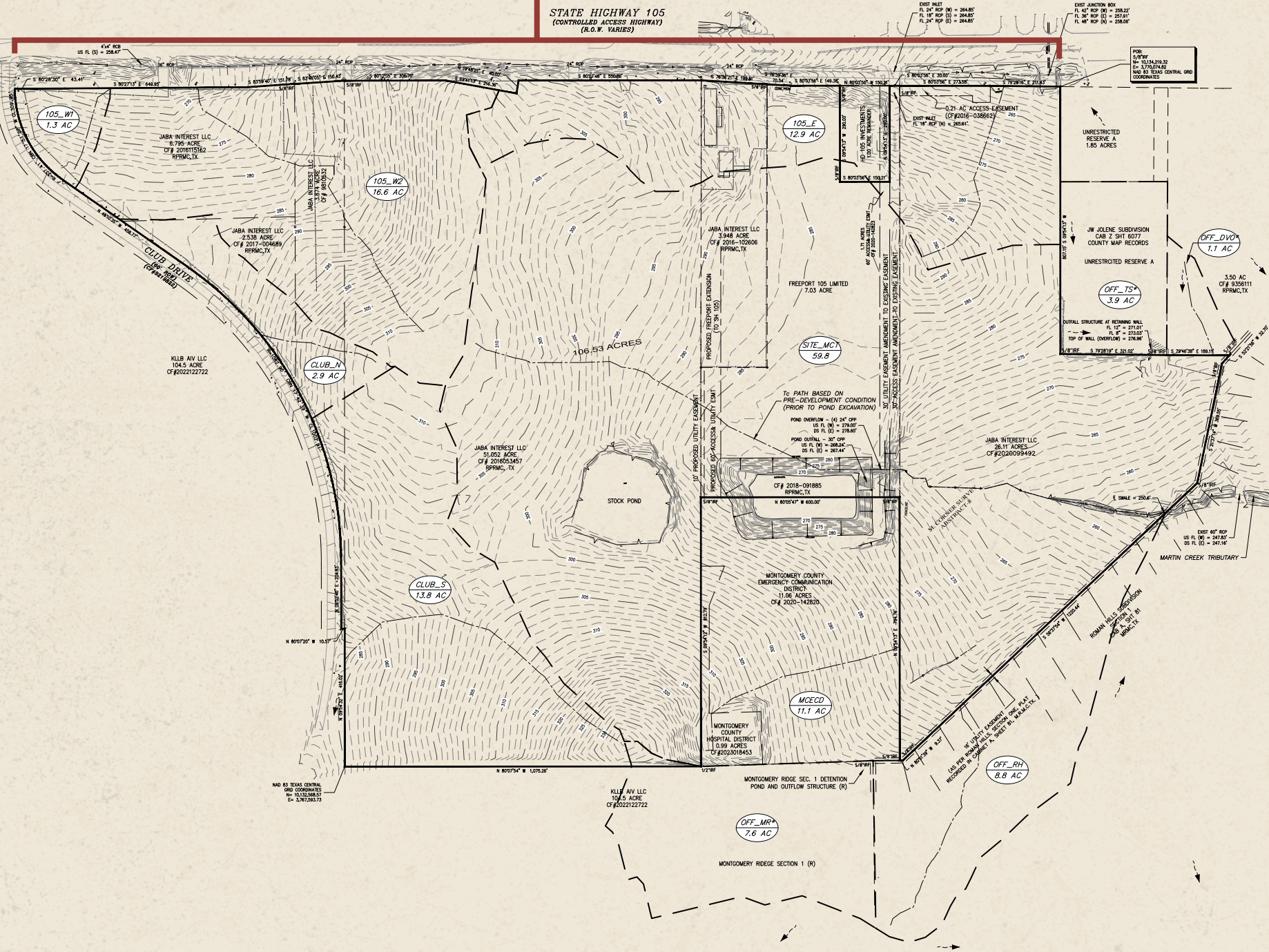
SURVEY DISCLAIMER
THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY. THE SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

ALL ADJOINER DEED INFORMATION MAY NOT REPRESENT CURRENT OWNER OR OWNERS.

FLOODPLAIN
THE TRACT IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR MONTGOMERY COUNTY, TEXAS, MAP NUMBER 45330C02000, EFFECTIVE AUGUST 18, 2014. THE SITE IS LOCATED IN ZONE "X" UNSHADED, AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

LEGEND

- A-1
1.00 AC DRAINAGE AREA ID
- DRAINAGE AREA IN ACRES
- EXISTING FLOW ARROWS
- PROPOSED FLOW ARROWS
- DRAINAGE AREA
- FLOW PATH



REFERENCE NOTES
MONTGOMERY RIDGE SECTION 1 DRAINAGE AREA IS BASED ON CONSTRUCTION OF WATER, SANITARY, DRAINAGE, DETENTION AND PAVING FACILITIES FOR MONTGOMERY RIDGE SEC. 1 PREPARED BY ELEVATION LAND SOLUTIONS DATED AUGUST 29, 2023. PER PLANS, THE EASTERN PORTION OF THE DEVELOPMENT DRAINS TO MARTIN CREEK TRIBUTARY WITH A DETENTION BASIN SERVICE AREA OF 6.2 ACRES AND A MAXIMUM SITE DISCHARGE OF 10.0 CFS FOR THE 1% AEP (100-YR) STORM EVENT.

TRACTOR SUPPLY COMPANY DRAINAGE AREA IS BASED ON SITE CONSTRUCTION PLANS FOR IWK MONTGOMERY 1, LTD./TRACTOR SUPPLY COMPANY PREPARED BY BEFCO ENGINEERING, INC. DATED OCTOBER 22, 2019. PER PLANS, THE SOUTHERN PORTION OF THE DEVELOPMENT DRAINS TO MARTIN CREEK TRIBUTARY WITH A DETENTION BASIN SERVICE AREA OF 3.15 ACRES AND A MAXIMUM SITE DISCHARGE OF 9.4 CFS FOR THE 1% AEP (100-YR) STORM EVENT.



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.

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	9009549	jj@blueoxgroup.com	713.804.7777
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Joshua Jacobs	448255	jj@blueoxgroup.com	713.230.8882
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Claire Salazar	764131	cs@blueoxgroup.com	713.574.6281
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

IABS 1-0



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



Josh Jacobs
jj@blueoxgroup.com | 713.230.8882

Claire Salazar
cs@blueoxgroup.com | 918.408.1840