

## LAKE CONROE



**0.68 +/- AC COMMERCIAL ZONE - DUAL FRONTAGE OFF TX-105**  
213 Prairie St  
montgomery, TX 77356



0.68 +/- AC COMMERCIAL  
ZONE - DUAL FRONTAGE OFF  
TX-105

213 PRAIRIE ST  
MONTGOMERY, TX 77356

## EXCLUSIVELY PRESENTED BY:



### ROCKEY L. BUTLER

Senior Investment Advisor

Mobile: 9366722859

RockeyLButler@gmail.com

License #: 0789967

**Berkshire Hathaway  
HomeServices Premier  
Properties**



12175 FM 1097 W.  
Willis, TX 77318

Office: 9366722859  
ButlerRealEstateGroup.net

# PROPERTY SUMMARY

Offering Price	Negotiable
Lot Size (acres)	0.68
Building SqFt	4,800 SqFt
Frontage	330.00 Ft
Cross Street AADT	19,000+ VPD
Year Built	1994
Parcel ID	7280-02-00500
Zoning Type	INDUSTRIAL
County	Montgomery
Coordinates	30.390314, -95.695315



# INVESTMENT SUMMARY

213 Prairie St. offers an outstanding opportunity in the heart of Montgomery, TX. Situated on 0.68 +/- acres, the property features a 4,800 +/- building with office & warehouse space and major frontage on both Prairie St. and Maiden Ln., making it well-suited for office, industrial, retail, restaurant, or mixed-use operations. Real Estate in this central area is rare and difficult to attain.

The site benefits from a prime location just off Highway 105, which sees over 19,000 vehicles per day, and is adjacent to FM 149 (N. Liberty St.), providing excellent visibility and access. All utilities are present, and the existing improvements are ready to support a wide range of business needs.

Montgomery itself is experiencing rapid growth, with a population increase of more than 62% from 2017 to 2022, fueled by strong schools, desirable amenities, and a favorable real estate market. New commercial development, including the current addition of H-E-B, continues to drive momentum in the area.



# INVESTMENT HIGHLIGHTS

- **High visibility & access:** Excellent frontage on both Prairie St. and Maiden Ln., plus proximity to Highway 105 (over 19,000 vehicles/day) and FM 149, offering prime visibility and traffic ingress.
- **Ready for versatile use:** A roughly 4,800 sq ft building with combined office and warehouse functions, ideal for office, industrial, retail, restaurant, or mixed-use.
- **Utilities in place:** All essential infrastructure is already available to support a wide range of business operations.
- **Scarce opportunity in a booming market:** Commercial real estate in central Montgomery is both rare and highly sought-after.
- **Growth engine in motion:** Montgomery is rapidly expanding (population up ~62.4 % between 2017–2022), plus continued residential and commercial development (e.g. new H-E-B, rising home values) all strengthen investment fundamentals.





# LOCATION HIGHLIGHTS

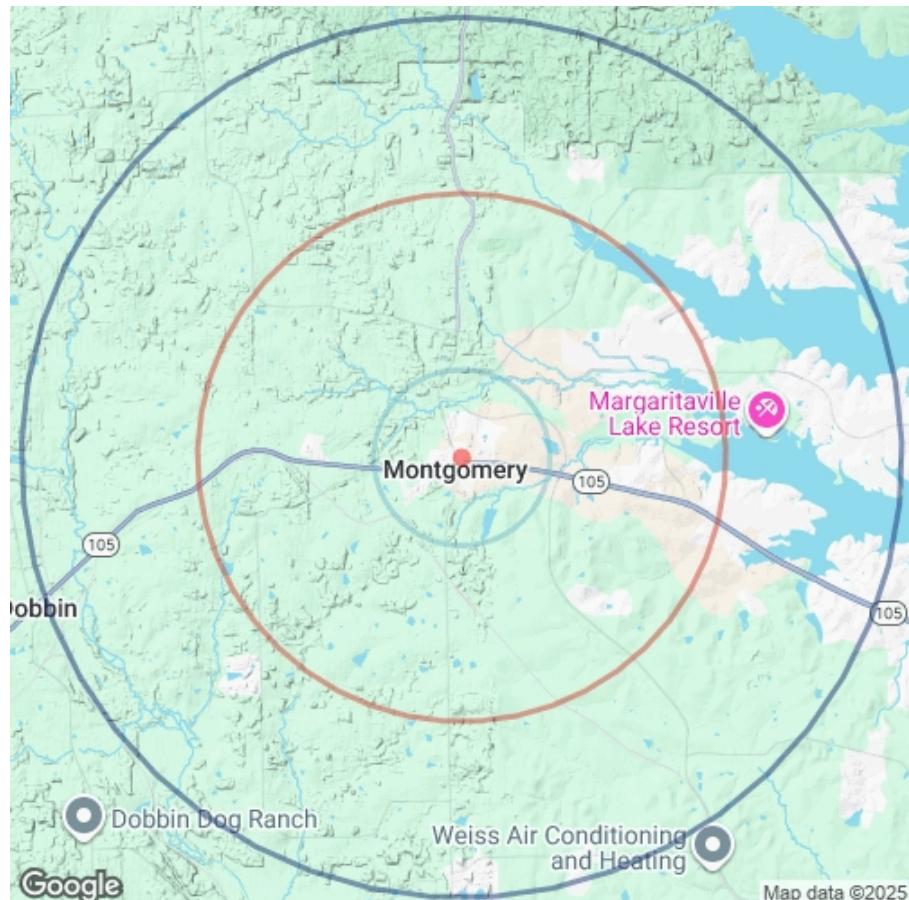
- **Prime central location:** Situated in the heart of Montgomery's historic downtown district, surrounded by restaurants, retail, and local businesses.
- **Excellent access & frontage:** Prominent visibility with frontage on both Prairie St. and Maiden Ln., just off Highway 105 and adjacent to FM 149 (N. Liberty St.).
- **High traffic exposure:** Highway 105 carries over 19,000 vehicles per day, ensuring consistent visibility for business signage and operations.
- **Growing commercial momentum:** Nearby new developments, including the highly anticipated H-E-B grocery, continue to draw regional traffic and strengthen the trade area.
- **Residential expansion nearby:** New master-planned communities and residential neighborhoods within minutes are fueling demand for local services and businesses.
- **Recreation & lifestyle hub:** Located just minutes from Lake Conroe and numerous parks, attracting year-round visitors who support retail, restaurant, and service-based businesses.





# DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	359	1,874	9,865
2010 Population	627	4,249	18,529
2025 Population	1,580	9,769	30,827
2030 Population	1,776	12,246	36,321
2025-2030 Growth Rate	2.37 %	4.62 %	3.33 %
2025 Daytime Population	3,261	11,654	27,847



2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	61	366	1,096
\$15000-24999	26	99	302
\$25000-34999	21	122	402
\$35000-49999	52	264	1,003
\$50000-74999	56	402	1,508
\$75000-99999	65	424	1,393
\$100000-149999	118	776	2,675
\$150000-199999	71	452	1,630
\$200000 or greater	180	959	2,577
Median HH Income	\$ 115,189	\$ 114,667	\$ 108,784
Average HH Income	\$ 152,220	\$ 150,609	\$ 140,584

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	138	731	3,986
2010 Total Households	234	1,577	7,313
2025 Total Households	650	3,862	12,587
2030 Total Households	746	4,912	15,020
2025 Average Household Size	2.43	2.53	2.45
2025 Owner Occupied Housing	439	2,783	10,000
2030 Owner Occupied Housing	504	3,542	11,993
2025 Renter Occupied Housing	211	1,079	2,587
2030 Renter Occupied Housing	242	1,370	3,027
2025 Vacant Housing	91	696	2,004
2025 Total Housing	741	4,558	14,591

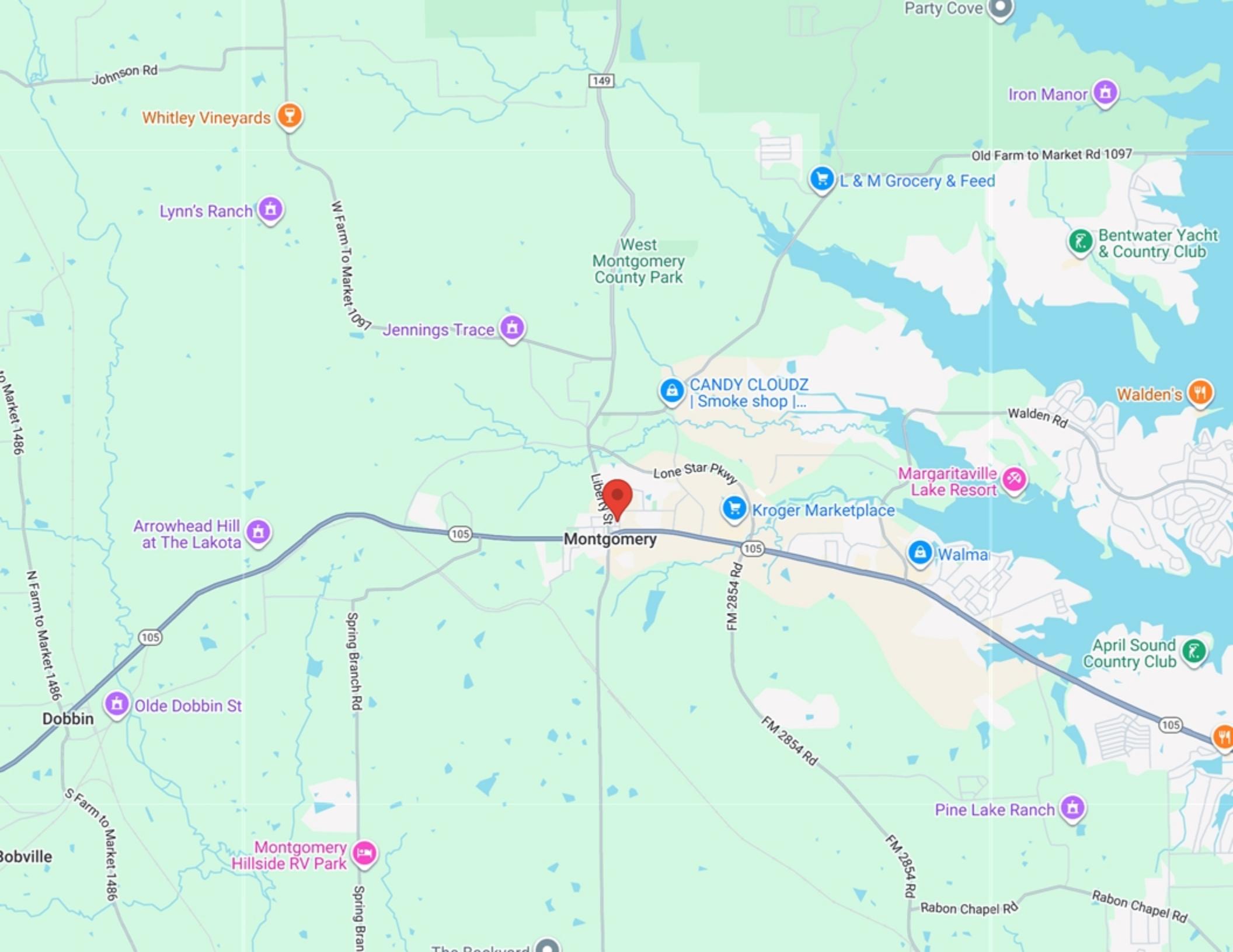


105  
TEXAS



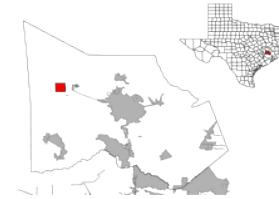
MONTGOMERY, TEXAS





# ABOUT MONTGOMERY

Montgomery is a city located in Montgomery County, Texas, United States. As of the 2020 census, the city had a total population of 1,948.



## CITY OF MONTGOMERY

CITY OF MONTGOMERY		AREA		POPULATION
COUNTY	MONTGOMERY	CITY	5.1 SQ MI	
INCORPORATED	2/25/1848	LAND	5 SQ MI	
		WATER	0.1 SQ MI	
		ELEVATION	295 FT	



# EXCLUSIVELY PRESENTED BY:



## ROCKEY L. BUTLER

Senior Investment Advisor  
Mobile: 9366722859  
RockeyLButler@gmail.com  
License #: 0789967



## Berkshire Hathaway HomeServices Premier Properties

12175 FM 1097 W.  
Willis, TX 77318  
Office: 9366722859  
ButlerRealEstateGroup.net

# CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from BERKSHIRE HATHAWAY HOMESERVICES PREMIER PROPERTIES and it should not be made available to any other person or entity without the written consent of BERKSHIRE HATHAWAY HOMESERVICES PREMIER PROPERTIES.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to BERKSHIRE HATHAWAY HOMESERVICES PREMIER PROPERTIES. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. BERKSHIRE HATHAWAY HOMESERVICES PREMIER PROPERTIES 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, BERKSHIRE HATHAWAY HOMESERVICES PREMIER PROPERTIES has not verified, and will not verify, any of the information contained herein, nor has BERKSHIRE HATHAWAY HOMESERVICES PREMIER PROPERTIES 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.

**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.  
PLEASE CONTACT THE BERKSHIRE HATHAWAY HOMESERVICES PREMIER PROPERTIES ADVISOR FOR MORE DETAILS.**