

LAKE CONROE



**203-213 PRAIRIE STREET
MONTGOMERY, TEXAS**

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

213 Prairie St
montgomery, TX 77356



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ZONE - DUAL FRONTAGE OFF
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MONTGOMERY, TX 77356

EXCLUSIVELY PRESENTED BY:



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**Berkshire Hathaway
HomeServices Premier
Properties**

12175 FM 1097 W.
Willis, TX 77318

Office: 9366722859
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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



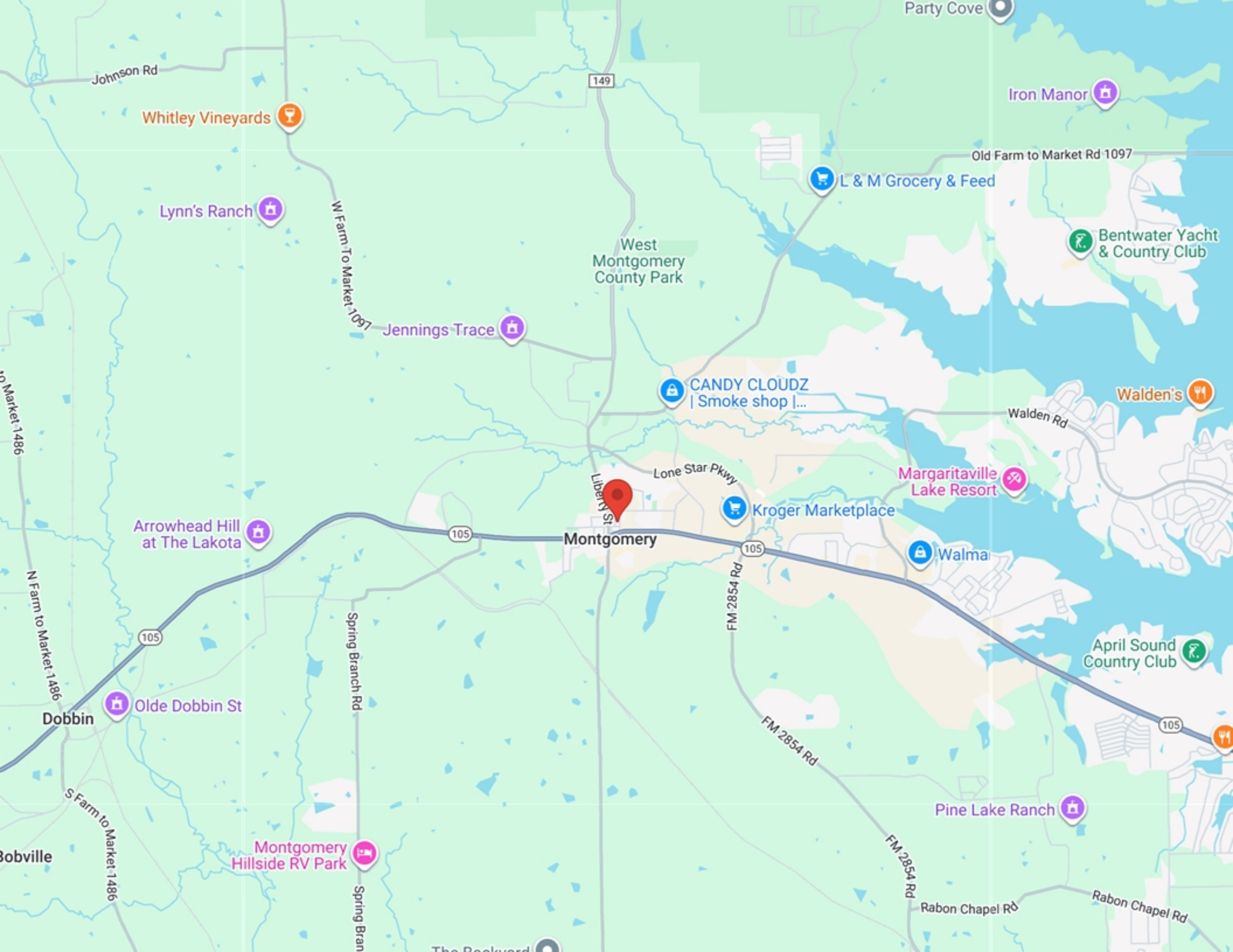
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	61	366	1,096
\$15000-24999	26	99	302
\$25000-34999	21	122	402
\$35000-49999	52	264	1,003
\$50000-74999	56	402	1,508
\$75000-99999	65	424	1,393
\$100000-149999	118	776	2,675
\$150000-199999	71	452	1,630
\$200000 or greater	180	959	2,577
Median 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



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

COUNTY	MONTGOMERY
INCORPORATED	2/25/1848

AREA

CITY	5.1 SQ MI
LAND	5 SQ MI
WATER	0.1 SQ MI
ELEVATION	295 FT

POPULATION



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