

OFFERING MEMORANDUM

17100 HIGHWAY 105 W
MONTGOMERY, TX 77316

1.68 acre, +/- 0.4 acre, 1.3 acre tracts available ideal for boat/trailer storage, or mobile home or boat sales. Located at the entrance to Lake Conroe Village Blvd.

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PROPERTY SUMMARY

17100 Highway 105 W Montgomery, TX 77316

LEASE RATE: \$1,000.00 - 3,000.00

per month (Gross)

PROPERTY TYPE: Land

AVAILABLE SF: 0.4 - 1.68 Acres

LOT SIZE: 3.45 Acres

Former model/office for Lake Conroe Village, Concrete slab for mobile office with utilities on site, Great traffic count & visibility on Highway 105 W.

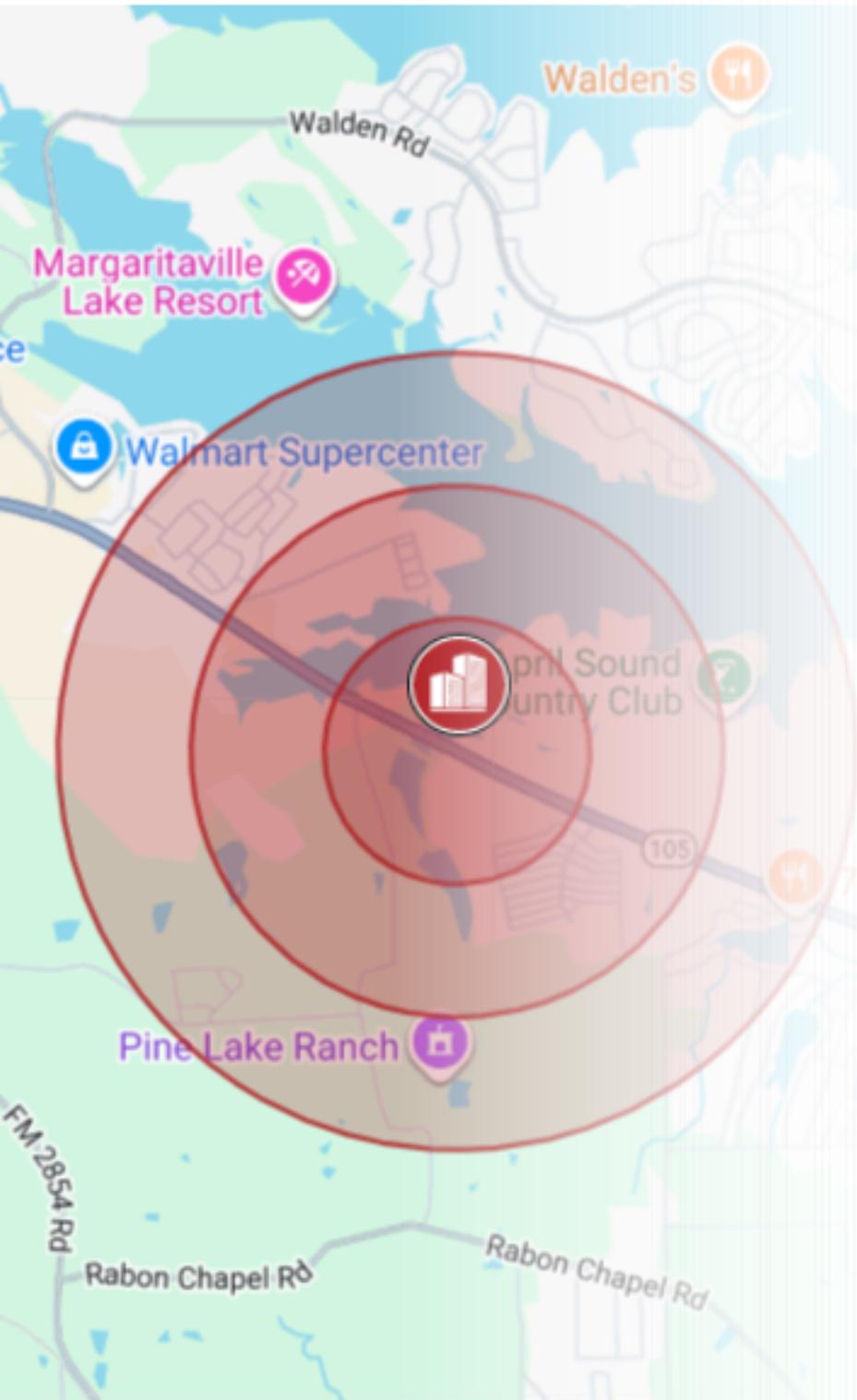


PROPERTY HIGHLIGHTS

Lake Conroe Land Lease - 3 prime parcels available in a high-traffic location. Endless possibilities!

- 1.68 acre, +/- 0.4 acre, 1.3 acre tracts available ideal for boat/trailer storage, or mobile home or boat sales
- Located at the entrance to Lake Conroe Village Blvd
- Former model/office for Lake Conroe Village
- Concrete slab for mobile office with utilities on site
- Great traffic count & visibility on Highway 105 W
- Cleared and ready to use
- 1.3 acre tract has substantial asphalt parking and is currently set up to accomodate 10 food trucks, with separate electric poles and water/sewer connections
- 0.4 acre tract located on the corner for maximum visibility, has asphalt parking upfront, and connections for water, electric, sewer
- Hwy 105 frontage
- Less than 1 mile from Lake Conroe



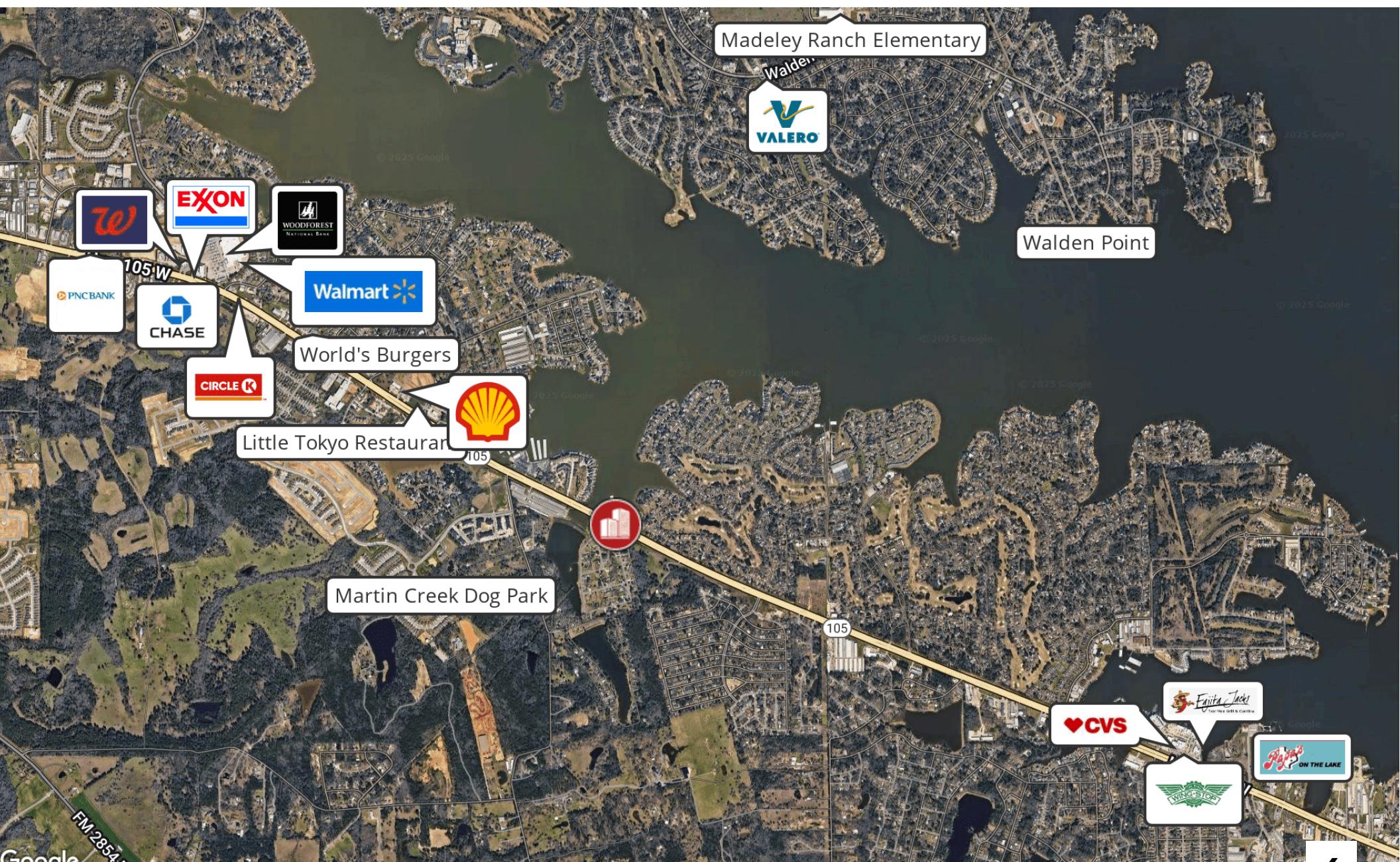


AREA OVERVIEW

This site boasts frontage along the bustling SH 105, positioning it less than a mile from the picturesque Lake Conroe. Its proximity to a major roadway ensures high visibility and easy accessibility, making it a prime location for a variety of ventures. The area is a hub of activity, surrounded by an abundance of major retailers, restaurants, and other amenities, catering to a diverse range of needs and interests.

	0.3 Miles	0.5 Miles	1 Miles
Total households	421	1,538	3,447
Total population	896	3,251	7,229
Persons per household	2.1	2.1	2.1
Average household income	\$91,431	\$95,635	\$96,883
Average house value	\$246,099	\$257,014	\$251,245
Average age	40	40.3	41.6
Average age male	39.5	39.7	41.3
Average age female	41.4	41.3	41.4

RETAILER MAP





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