



**50,579 SF OF VILLAS ON 2.32 ACRES IN MONTGOMERY!
37 UNITS UNDER RENOVATION WITH PANORAMIC LAKE CONROE VIEWS!
FOR SALE –FOR PRICING CALL ROBERT AT 936-672-2087
17578 HIGHWAY 105 W
MONTGOMERY, TX 77356**



50,579 SF of Townhomes on 2.32 Acres fronting Highway 105 W!

There are 6 Buildings in total! Gated entrance, fully fenced around the entire property, large swimming pool with clubhouse, tons of parking, all overlooking Lake Conroe! These units feature 4 different floorplans, ranging from 2-3 stories with 2 Bedrooms/2 Baths to 3 Bedrooms/2 Baths.

Building 1 has 5 Units (101-105) totaling 6,312 SF, has been renovated, staged & is ready for immediate move-in!

Building 2 has 5 Units (106-110) totaling 6,312 SF & will be renovated.

Building 3: 6 Units (111-116) totaling 8,912 SF & will be renovated.

Building 4: 7 Units (117-123) totaling 9,887 SF, most of the units are ready for move-in & 2 Units (119 & 120) would be perfect for Airbnb, as they offer spectacular views of Lake Conroe on the 3rd Floor!

Building 5: 7 Units (124-130) totaling 10,160 SF, some of the units will be renovated & 2 units are occupied.

Building 6: 7 Units (131-137) totaling 8,996 SF, most units are occupied.

Strong value-add opportunity!

For more information or to schedule an appointment, **Call Robert Graham at (936) 672-2087!**

Arrowstar Realty
Robert Graham
(936) 672-2087
Robert@rgteamtx.com

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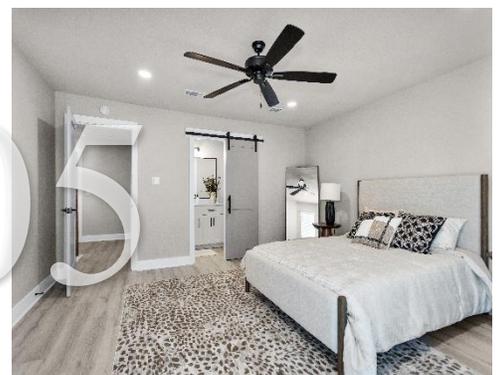
ADDITIONAL PHOTOS



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The Robert Graham TEAM



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The Villa's Lake Units Information as of September 10, 2025

Unit	Floor Plan	Square Footage	Occupancy	Status of Units
101	A	1,342	Vacant	Updated and ready for move-in
102	B	1,195	Vacant	Updated and ready for move-in
103	B	1,195	Vacant	Updated and ready for move-in
104	B	1,290	Vacant	Updated and ready for move-in
105	B	1,290	Vacant	Updated and ready for move-in
106	B	1,290	Vacant	80% gutted, No Flooring throughout, Kitchen tore out
107	A	1,342	Vacant	Used as Storage, Still in old condition/has not been gutted
108	B	1,290	Vacant	40% Gutted
109	B	1,195	Vacant	40% Gutted
110	B	1,195	Vacant	30% Gutted, Kitchen in with granite
111	B	1,195	Vacant	100% Gutted
112	B	1,290	Vacant	90% Gutted
113	C	1,709	Vacant	100% Gutted
114	A	1,342	Vacant	100% Gutted, High Ceiling
115	C	1,709	Vacant	100% Gutted
116	D	1,667	Vacant	100% Gutted
117	B	1,290	Vacant	70% Gutted, Kitchen gone, Walls & some flooring OK
118	A	1,342	Vacant	Almost ready, livable and looks great
119	C	1,709	Vacant	10% left to do, steam clean carpet & clean up / Best Lake views!
120	C	1,709	Vacant	10% left to do, steam clean carpet & clean up / Best Lake views!
121	A	1,342	Vacant	75% Gutted, No Kitchen/Granite
122	B	1,290	Vacant	30% Gutted, No carpet/flooring
123	B	1,195	Vacant	60% Gutted
124	D	1,667	Vacant	Looks in good shape, furniture inside
125	B	1,290	Occupied	
126	C	1,709	Vacant	30% Gutted
127	B	1,195	Vacant	40% Gutted
128	A	1,342	Vacant	50% Gutted
129	B	1,290	Occupied	
130	D	1,667	Vacant	70% Gutted, Kitchen gone
131	B	1,195	Occupied	
132	B	1,290	Occupied	
133	A	1,342	Occupied	
134	A	1,342	Occupied	
135	B	1,290	Vacant	65% Gutted, Kitchen has granite, No carpet/flooring
136	B	1,195	Occupied	
137	A	1,342	Occupied	

Floor Plan
A 2 Story 2/2 Primary 1st Floor
B 2 Story 2/2.5
C 3 Story 3/2
D 2 Story 3/2



Total Units: 37

- Building 1: 6,312 SF
- Building 2: 6,312 SF
- Building 3: 8,912 SF
- Building 4: 9,887 SF
- Building 5: 10,160 SF
- Building 6: 8,996 SF

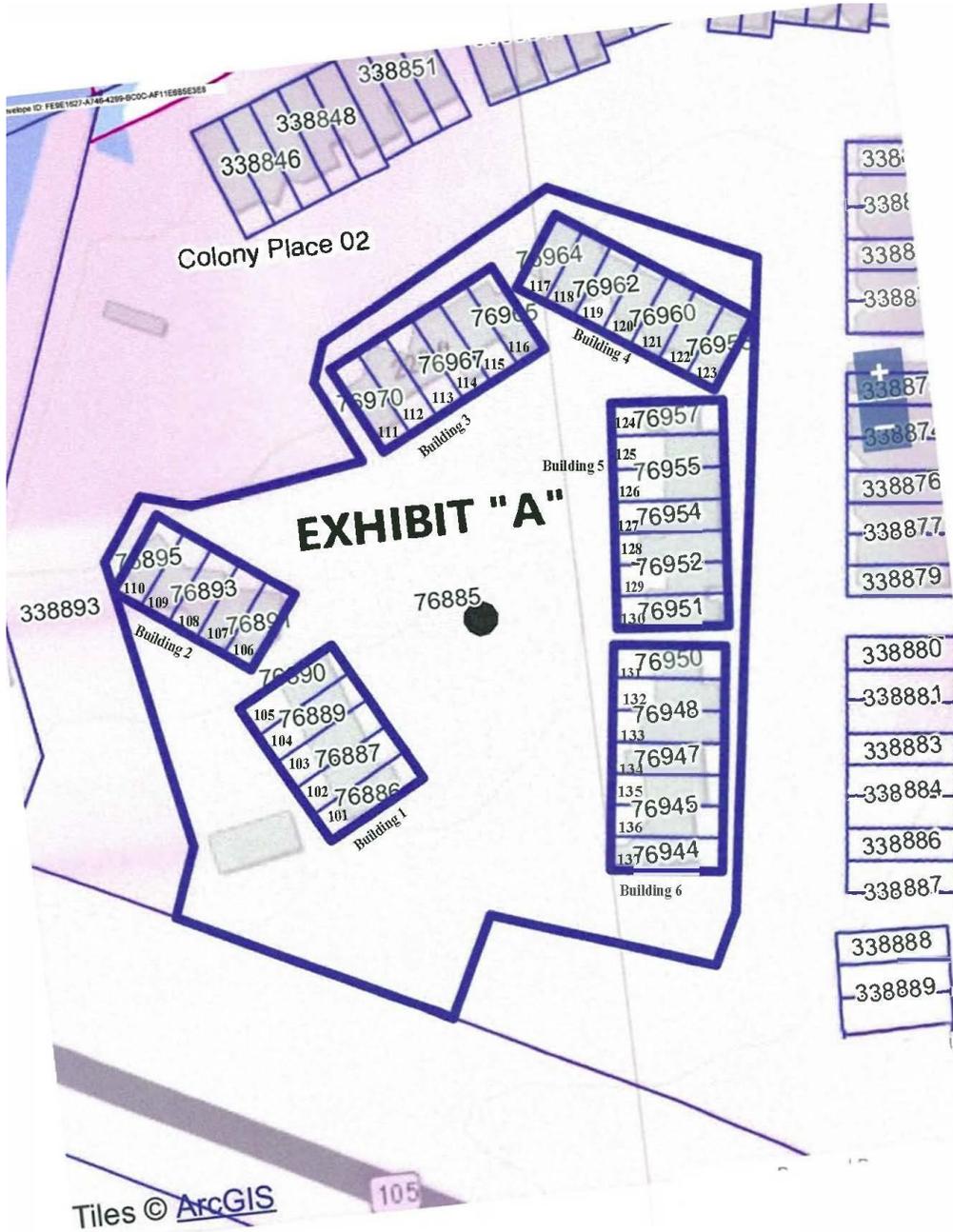
Total SF: 50,579+/- SF

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EXHIBIT "A"





Robert Graham
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Thank you for submitting an offer on our listing!
Below, you will find important information in order to complete your offer!
We look forward to doing business with you!

CONTRACT / TITLE INFORMATION

Preferred Title Company & Contact Information:

Christie Herrin – McKnight Title Phone: (936) 267-4122
3710 W Davis Street, Conroe, TX 77304 Email: christieherrin@mcknighttitle.com

Seller's Name:

VILLAS ON THE LAKE "ALL SEASONS RESORTS INC"

Earnest Money:

A minimum of 1% of the sales price is recommended.

Option Fee & Option Period:

An option fee of \$250.00 is preferred for a 10-day option period.

Prequalification Letter or Proof of Funds:

Please make sure to submit your client's prequalification letter or proof of funds along with the Contract Offer. If your client does not have their letter of prequalification or proof of funds, we will require their lender's contact information as verifiable proof that they are qualified to purchase the home/property.

Exclusions:

If there is an Exclusion List, please make sure your client signs it. Also, please make sure that all exclusions are to be listed on Page 1 of the Contract Offer.

Non-Realty Items:

If your client is asking for any Non-Realty items to stay with the home, please make sure to include a Non-Realty Items Addendum with your Contract Offer. Even if the items are not listed in MLS as staying, we will need that form from you.

LISTING AGENT & CONTACT INFORMATION

Listing Agent: Robert Graham
Arrowstar Realty
License Number: 466722
14500 Hasara Lane, Willis, TX 77378

Cell: (936) 672-2087
Email: robert@rgteamtx.com
Licensed Supervisor: Kevin Hasara
Broker License: 492136

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17578 TX-105



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Demographic Report



17578 TX-105

Population

Distance	Male	Female	Total
1- Mile	1,914	1,935	3,850
3- Mile	11,051	11,180	22,231
5- Mile	17,327	17,511	34,838



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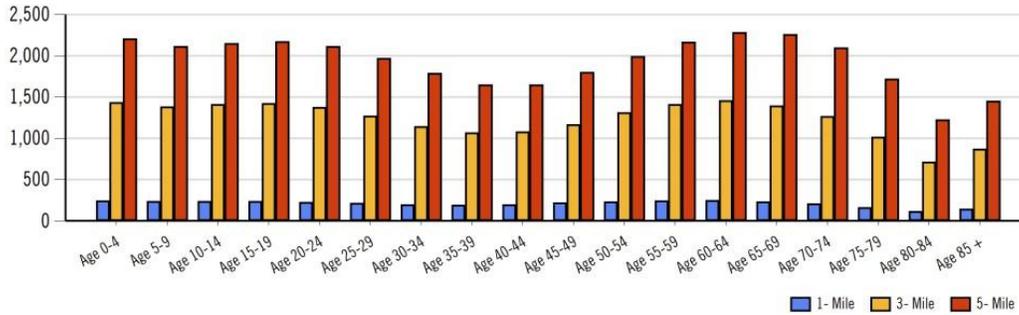


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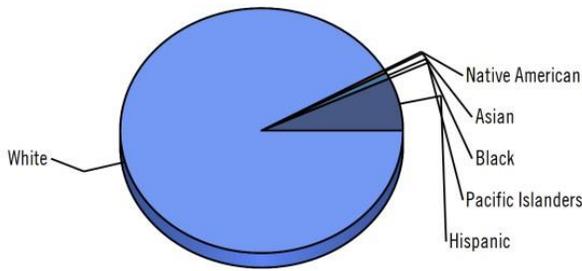
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Population by Distance and Age (2020)



Ethnicity within 5 miles

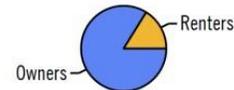


■ White
 ■ Native American
 ■ Asian
 ■ Black
 ■ Pacific Islanders
 ■ Hispanic

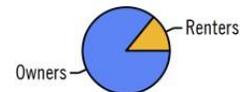
Home Ownership 1 Mile



Home Ownership 3 Mile



Home Ownership 5 Mile



Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	1,764	73	1.12 %
3-Mile	9,535	337	2.84 %
5-Mile	14,970	476	1.73 %



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17578 TX-105



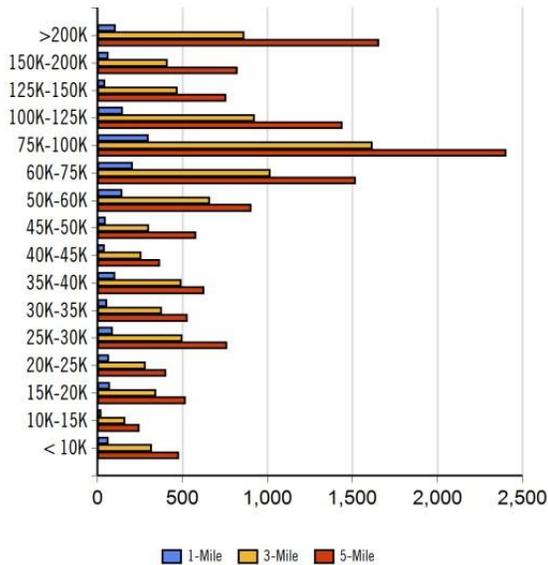
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Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	0	27	152	148	79	188	102	46	193	451	93	104	152
3-Mile	30	397	772	818	537	869	516	174	937	2,255	758	422	800
5-Mile	46	689	1,325	1,280	734	1,295	880	283	1,542	3,465	1,070	595	1,173

Household Income



Radius	Median Household Income
1-Mile	\$68,557.50
3-Mile	\$82,898.57
5-Mile	\$82,626.47

Radius	Average Household Income
1-Mile	\$76,090.00
3-Mile	\$92,239.29
5-Mile	\$90,496.06

Radius	Aggregate Household Income
1-Mile	\$124,880,675.16
3-Mile	\$812,934,726.93
5-Mile	\$1,331,580,236.42

Education

	1-Mile	3-mile	5-mile
Pop > 25	2,645	15,196	24,075
High School Grad	679	3,771	5,946
Some College	796	4,361	6,851
Associates	120	777	1,284
Bachelors	619	3,764	5,864
Masters	154	1,006	1,559
Prof. Degree	46	295	445
Doctorate	12	64	114

Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	31 %	104 %	68 %
Teen's	27 %	78 %	52 %
Expensive Homes	0 %	0 %	6 %
Mobile Homes	17 %	53 %	56 %
New Homes	95 %	276 %	184 %
New Households	35 %	102 %	67 %
Military Households	0 %	16 %	14 %
Households with 4+ Cars	29 %	68 %	50 %
Public Transportation Users	2 %	10 %	7 %
Young Wealthy Households	0 %	46 %	63 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



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Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	79,724,994		480,147,632		774,016,780	
Average annual household	49,901		54,589		54,960	
Food	6,454	12.93 %	7,009	12.84 %	7,053	12.83 %
Food at home	4,205		4,461		4,477	
Cereals and bakery products	600		636		638	
Cereals and cereal products	215		227		227	
Bakery products	385		409		410	
Meats poultry fish and eggs	831		880		884	
Beef	192		205		206	
Pork	149		155		156	
Poultry	156		165		167	
Fish and seafood	134		145		146	
Eggs	68		71		71	
Dairy products	427		460		462	
Fruits and vegetables	857		909		913	
Fresh fruits	125		133		134	
Processed vegetables	163		170		170	
Sugar and other sweets	154		163		163	
Fats and oils	134		142		142	
Miscellaneous foods	790		837		838	
Nonalcoholic beverages	355		372		372	
Food away from home	2,248		2,547		2,576	
Alcoholic beverages	356		406		410	
Housing	17,918	35.91 %	19,203	35.18 %	19,314	35.14 %
Shelter	10,824		11,641		11,724	
Owned dwellings	6,589		7,250		7,304	
Mortgage interest and charges	3,302		3,682		3,711	
Property taxes	2,230		2,467		2,484	
Maintenance repairs	1,056		1,101		1,108	
Rented dwellings	3,342		3,318		3,326	
Other lodging	893		1,071		1,093	
Utilities fuels	4,208		4,355		4,361	
Natural gas	395		418		418	
Electricity	1,669		1,707		1,709	
Fuel oil	170		178		178	
Telephone services	1,310		1,355		1,357	
Water and other public services	663		695		697	
Household operations	1,219	2.44 %	1,358	2.49 %	1,366	2.49 %
Personal services	346		403		404	
Other household expenses	873		954		962	
Housekeeping supplies	601		657		662	
Laundry and cleaning supplies	163		173		173	
Other household products	351		387		390	
Postage and stationery	86		96		98	
Household furnishings	1,065		1,192		1,200	
Household textiles	78		89		90	
Furniture	238		288		292	
Floor coverings	28		33		34	
Major appliances	147		140		139	
Small appliances	90		100		102	
Miscellaneous	483		540		542	
Apparel and services	1,279	2.56 %	1,454	2.66 %	1,463	2.66 %
Men and boys	260		303		302	
Men 16 and over	219		255		253	
Boys 2 to 15	40		48		48	
Women and girls	471		523		530	



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17578 TX-105



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Women 16 and over	398	450	458
Girls 2 to 15	73	73	71
Children under 2	88	93	94

Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	79,724,994		480,147,632		774,016,780	
Average annual household	49,901		54,589		54,960	
Transportation	6,846	13.72 %	7,382	13.52 %	7,410	13.48 %
Vehicle purchases	1,642		1,824		1,828	
Cars and trucks new	873		967		978	
Cars and trucks used	722		809		803	
Gasoline and motor oil	2,147		2,235		2,242	
Other vehicle expenses	2,578		2,748		2,753	
Vehicle finance charges	176		187		188	
Maintenance and repairs	893		972		979	
Vehicle insurance	1,183		1,226		1,219	
Vehicle rental leases	325		363		366	
Public transportation	479		573		587	
Health care	3,931	7.88 %	4,123	7.55 %	4,135	7.52 %
Health insurance	2,576		2,681		2,685	
Medical services	838		893		896	
Drugs	389		411		415	
Medical supplies	127		138		138	
Entertainment	2,949	5.91 %	3,209	5.88 %	3,223	5.86 %
Fees and admissions	566		674		686	
Television radios	1,044		1,077		1,076	
Pets toys	1,077		1,179		1,186	
Personal care products	644		713		718	
Reading	56		63		63	
Education	1,270		1,594		1,631	
Tobacco products	404		396		396	
Miscellaneous	805	1.61 %	883	1.62 %	898	1.63 %
Cash contributions	1,397		1,454		1,451	
Personal insurance	5,587		6,694		6,789	
Life and other personal insurance	169		187		188	
Pensions and Social Security	5,417		6,507		6,600	

Distance	Year	Estimated Households			Housing Occupied By			Housing Occupancy		
		2020	2018	Change	1 Person	Family	Owner	Renter	Vacant	
1-Mile	2020	5,693	4,584	26.28 %	1,323	4,096	4,832	861	1,526	
3-Mile	2020	11,065	8,872	25.06 %	2,400	8,170	9,356	1,709	3,734	
5-Mile	2020	23,561	18,824	25.09 %	4,629	17,938	20,277	3,284	6,436	
1-Mile	2023	5,968	4,584	32.74 %	1,383	4,297	5,097	871	1,711	
3-Mile	2023	11,501	8,872	30.42 %	2,493	8,493	9,827	1,674	4,273	
5-Mile	2023	24,564	18,824	31.07 %	4,835	18,689	21,284	3,280	7,475	



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Information About Brokerage Services

Texas law requires all real estate licensees 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.

Arrowstar Realty	9005193		
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Robert Graham	466722	robert@rgteamtx.com	(936)672-2087
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 Date

Arrowstar Realty
Robert Graham
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