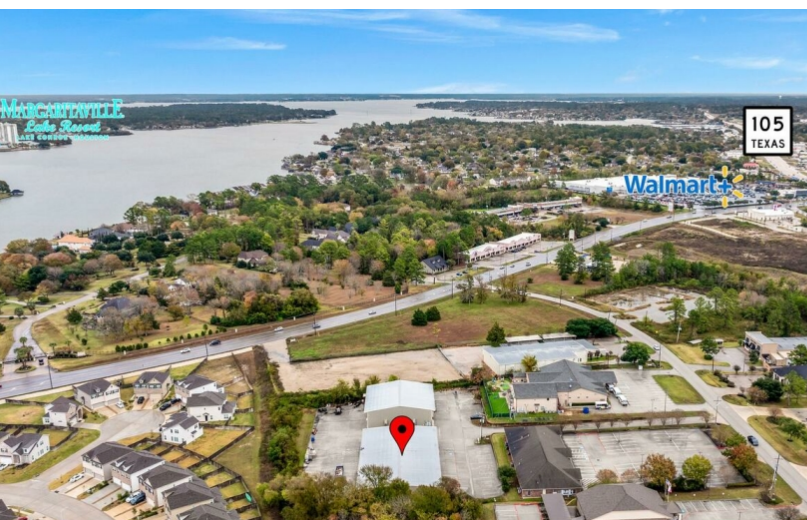


FOR LEASE

Office Suites with Warehouse Space

18918 FREEPORT DR # 18920 MONTGOMERY, TX 77356



INVESTMENT SUMMARY

Prime commercial leasing opportunity on Freeport Drive, just off Highway 105, adjacent to Walden Rd in Montgomery, TX. This versatile property offers five suites with office and warehouse spaces, private baths, and overhead doors with 14 ft header height.

Montgomery, TX, is one of the fastest-growing areas in the region, offering a unique blend of small-town charm and economic opportunity. Situated just off Highway 105, this location benefits from easy accessibility for customers and employees alike.

PROPERTY SUMMARY

Building SqFt	12,000 SqFt
Year Built	2012
Year Renovated	2019
Lot Size (acres)	2.05
Parcel ID	4565-00-00200
Zoning Type	INDUSTRIAL
County	Montgomery
Coordinates	30.3882613, -95.69633549999999

PROPERTY HIGHLIGHTS

- Location Advantages:**
 - Situated on Freeport Drive, just off TX Hwy 105, boasting 21,800 vehicles per day (TXDOT traffic data).
 - Thriving commercial area surrounded by restaurants, medical offices, and big-box retailers.
- Lease Options:**
 - Minimum lease of 2,400 SF
 - 4,800 SF available by leasing connected Suites 300 and 400.
 - Up to 9,600 SF of contiguous space available (connecting Suites 300, 400, 500, and 600). Expandable to 12,000 SF by connecting Suite 200 to the other suites for the entire building.
 - Suite 200 includes two overhead doors (front and back of the building) for increased accessibility.
 - All suites feature private offices, rooms, private baths, and warehouse spaces with 14-ft overhead door header height.



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Willis, TX 77318
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ButlerRealEstateGroup.net



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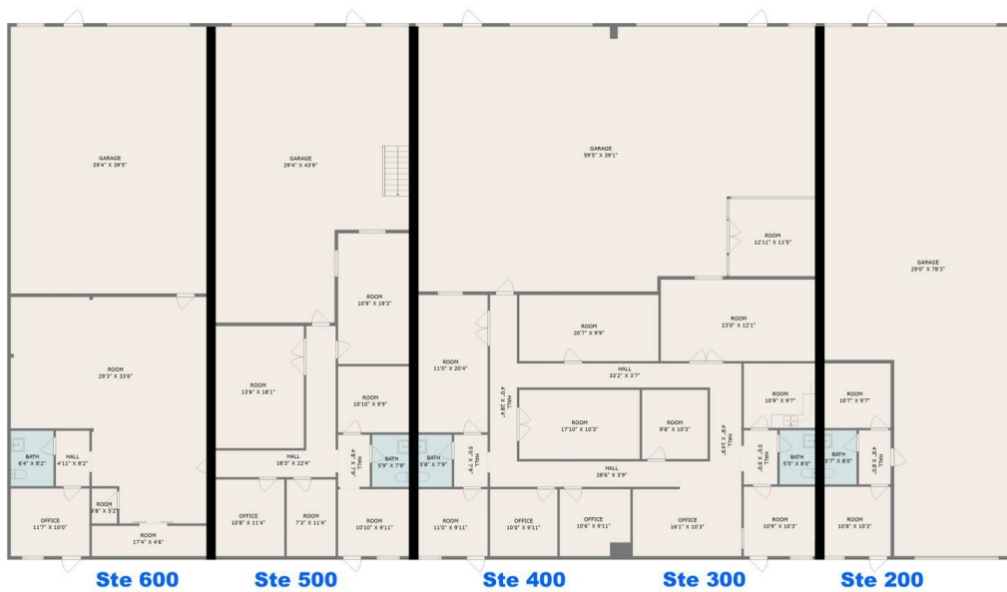
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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE(SF)	TERM
#Suite 200	Office, Warehouse, Retail	\$ 15.00 SF/Yr	NNN	2,400 SF	2 - 5 Yrs
#Suite 300/400	Office, Warehouse, Retail	\$ 15.00 SF/Yr	NNN	4,800 SF	2 - 5 Yrs
#Suite 500	Office, Warehouse, Retail	\$ 15.00 SF/Yr	NNN	2,400 SF	2 - 5 Yrs
#Suite 600	Office, Warehouse, Retail	\$ 15.00 SF/Yr	NNN	2,400 SF	2 - 5 Yrs



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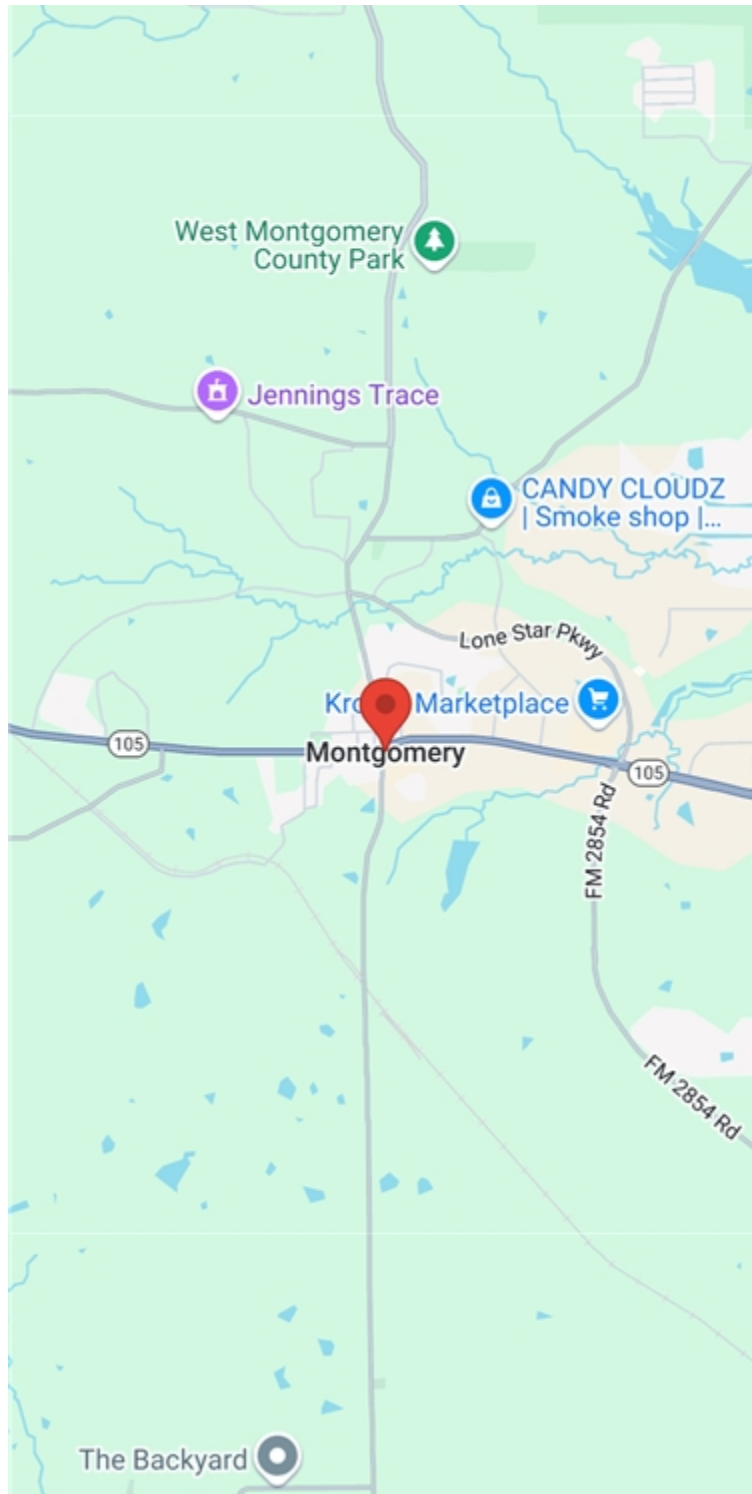
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	382	1,738	9,704
2010 Population	650	3,874	18,050
2024 Population	1,486	8,517	28,658
2029 Population	1,548	12,004	34,789
2024-2029 Growth Rate	0.82 %	7.1 %	3.95 %
2024 Daytime Population	2,635	10,515	26,034

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	46	283	1,072
\$15000-24999	12	45	266
\$25000-34999	22	87	339
\$35000-49999	46	188	719
\$50000-74999	50	392	1,485
\$75000-99999	63	391	1,310
\$100000-149999	108	561	2,059
\$150000-199999	69	455	1,785
\$200000 or greater	173	899	2,455
Median HH Income	\$ 120,891	\$ 118,988	\$ 109,889
Average HH Income	\$ 160,636	\$ 157,069	\$ 146,699

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	143	672	3,899
2010 Total Households	241	1,436	7,095
2024 Total Households	588	3,300	11,490
2029 Total Households	627	4,679	14,010
2024 Average Household Size	2.53	2.58	2.49
2024 Owner Occupied Housing	401	2,407	9,162
2029 Owner Occupied Housing	415	3,530	11,350
2024 Renter Occupied Housing	187	893	2,328
2029 Renter Occupied Housing	212	1,149	2,660
2024 Vacant Housing	68	529	1,855
2024 Total Housing	656	3,829	13,345



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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

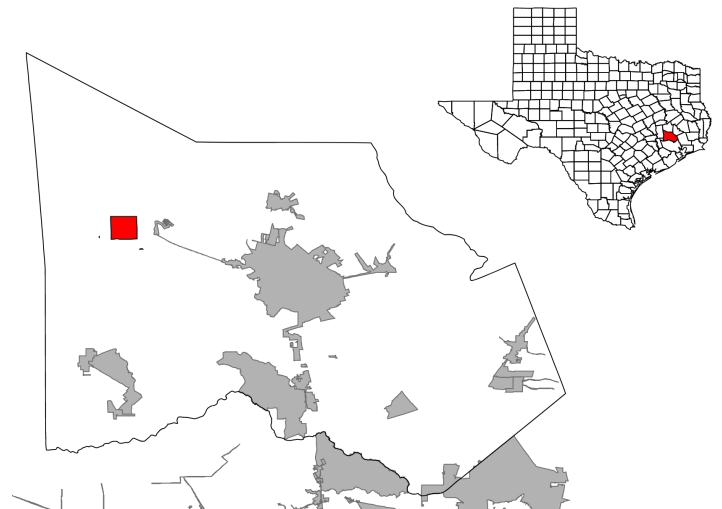
COUNTY	MONTGOMERY
INCORPORATED	2/25/1848

AREA

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

POPULATION

POPULATION	1,948
DENSITY	269.89 SQ MI



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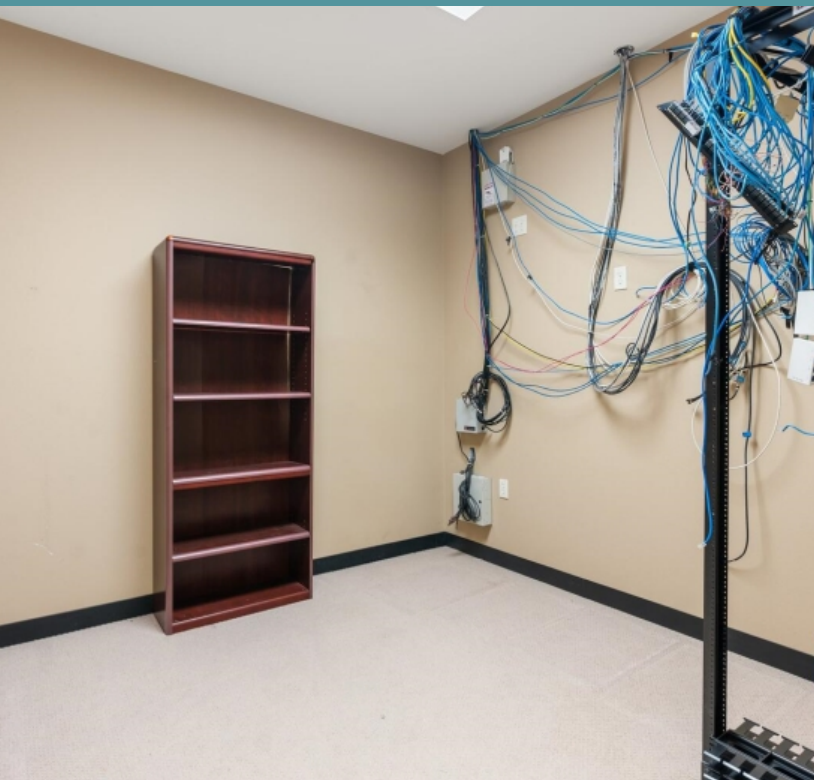
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**BERKSHIRE
HATHAWAY**
HOMESERVICES

PREMIER
PROPERTIES

COMMERCIAL DIVISION

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