

# HERITAGE PLACE

OFFICE SPACE  
FOR LEASE



PROMED REALTY  
MANAGEMENT | BROKERAGE

2110-21123 Eva St. Montgomery TX 77356

OFFICE SPACE FOR LEASE

# PROFESSIONAL BUILDING

21105-21123 EVA ST. | MONTGOMERY, TEXAS 77356



## BUILDING SPECS

- Type: Office/Retail
- Rental Rate: \$19.50
- Lease Term: Negotiable
- TI: Negotiable
- Total Space: 22,000 SF

## AVAILIBILITIES

- Ste 100: 2,000-5,361 SF
- Ste 210: 1,076 SF

## FEATURES

- Beautiful historic architecturally designed property
- Prime location in the center of historic Montgomery, tx
- High visibility from busy tx-105 (Eva st.)
- Variety of businesses currently leasing space including medical & professional



Beautiful premier office property located in the center of Historic Downtown Montgomery, Texas. The property consists of a variety of Businesses including Restaurants, Financial and Medical. Property is well known in the Montgomery Community and has excellent visibility from busy Tx-105. Additional Parking was recently added which now allows for around 5 parking spaces per 1,000 SF of office space. Montgomery is a quaint community, one of the oldest city's in Texas, and the birthplace of the Texas Flag!

The information provided herein was obtained from sources believed reliable; however, ProMed Realty makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to error, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

OFFICE 936.441.4102 | FAX 936.756.5667 | WWW.PROMEDREALTY.COM  
100 MEDICAL CENTER BLVD. CONROE, TEXAS 77304



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# TX-105



## ZIP CODE 77356

Population: 36,555

Number of Households: 11,205

Avg. Income per Household: \$116,762

Income per Capita: \$50,406

Owner vs Renter Occupied Housing Units: 4.79 :1

## POPULATION GROWTH

"The city of Conroe population has grown from 56,207 in 2010 to 87,656 in 2018, according to the U.S. Census Bureau. The Lake Conroe area also added 29,100 residents with at least a bachelor's degree to its workforce between 2010-17, according to the study by Community Development Strategies."

Community Impact, January 2020

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# TX-105



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# INFORMATION ABOUT BROKERAGE SERVICES

## 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.

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