



3.54 ACRE WATERFRONT PROPERTY ON PENINSULA ON LAKE CONROE

5 Strawberry Ln

Montgomery, TX 77356



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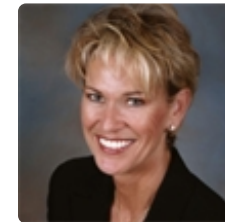
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PROPERTY SUMMARY

Offering Price	Negotiable
Building 1 SF	3,504 SF
Building 2 SF	1,810 SF
Building 3 SF	1,688 SF
Lot Size (acres)	3.54
Water Frontage	1,300+ LF
Parcel ID	0003-00-01305
Zoning Type	Residential
County	Montgomery
Coordinates	30.380782,-95.626476

INVESTMENT SUMMARY

3, 4, 5 Strawberry Lane, Montgomery, TX

Seize an extraordinary investment opportunity on the coveted shores of Lake Conroe, situated in the thriving heart of Montgomery County, Texas. This remarkable 3.54 +/- acre waterfront property—featuring 2.51 +/- acres deeded and a 1.03 +/- acre waterfront perpetual easement (with an option to purchase)—boasts a prime position at the tip of a picturesque peninsula, offering a stunning 1,300+ linear feet of panoramic water frontage.

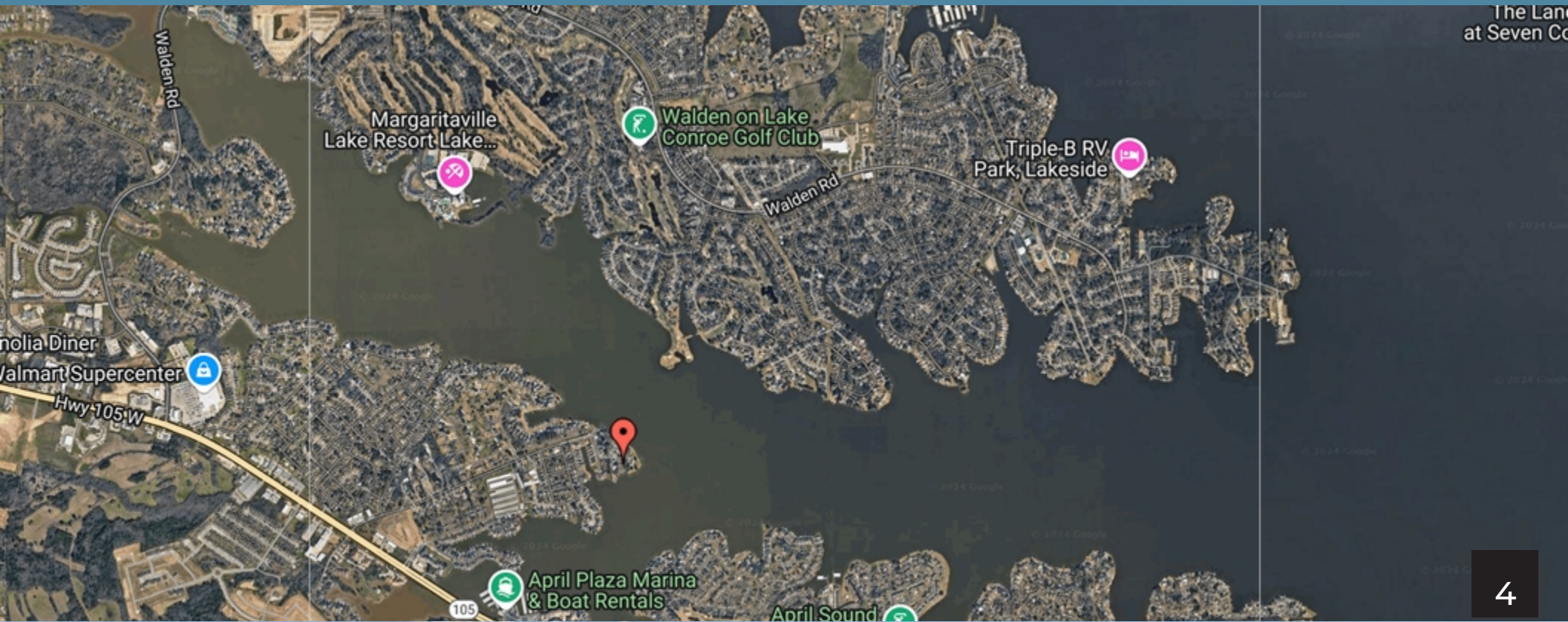
Perfectly positioned between the City of Conroe and the City of Montgomery, and with easy access to Interstate 45 via Hwy. 105, this property is in one of the lake's most sought-after locations: approximately 1-hour from Houston and 30-minutes from The Woodlands.

Currently, the property includes three homes with footprints of 3,504 SF, 1,810 SF, and 1,688 SF, all offering exceptional potential for renovation or redevelopment. This tract provides the unique flexibility to create a destination that capitalizes on breathtaking lake views and serene natural surroundings.



INVESTMENT HIGHLIGHTS

- Total 3.54 +/- acres: 2.51/- acres deeded with 1.03+/- acre waterfront perpetual easement (with an option to purchase)
- Located at the tip of a picturesque peninsula with over 1,300 LF of panoramic water frontage
- Three homes with footprints of 3,504 SF, 1,810 SF, and 1,688 SF- Ideal for renovation or redevelopment, providing flexibility for future use
- Optimally positioned on Lake Conroe between Conroe and Montgomery and only 30 minutes from the Woodlands and an hour from Houston.



The Land
at Seven Co



LOCATION HIGHLIGHTS

- **Prime Location:**

Situated on Lake Conroe in Montgomery County, Texas, between the City of Conroe and the City of Montgomery, with easy access to Interstate 45 via Hwy. 105.- both major thoroughfares in a quickly growing county

- **Development Potential:**

Opportunity to create a unique destination with breathtaking lake views and tranquil surroundings that are perfect for high-end residential development

- **Infrastructure:**

Serviced by a water district for sewer and water with a private well available for irrigation purposes

- **Exceptional Investment Opportunity:**

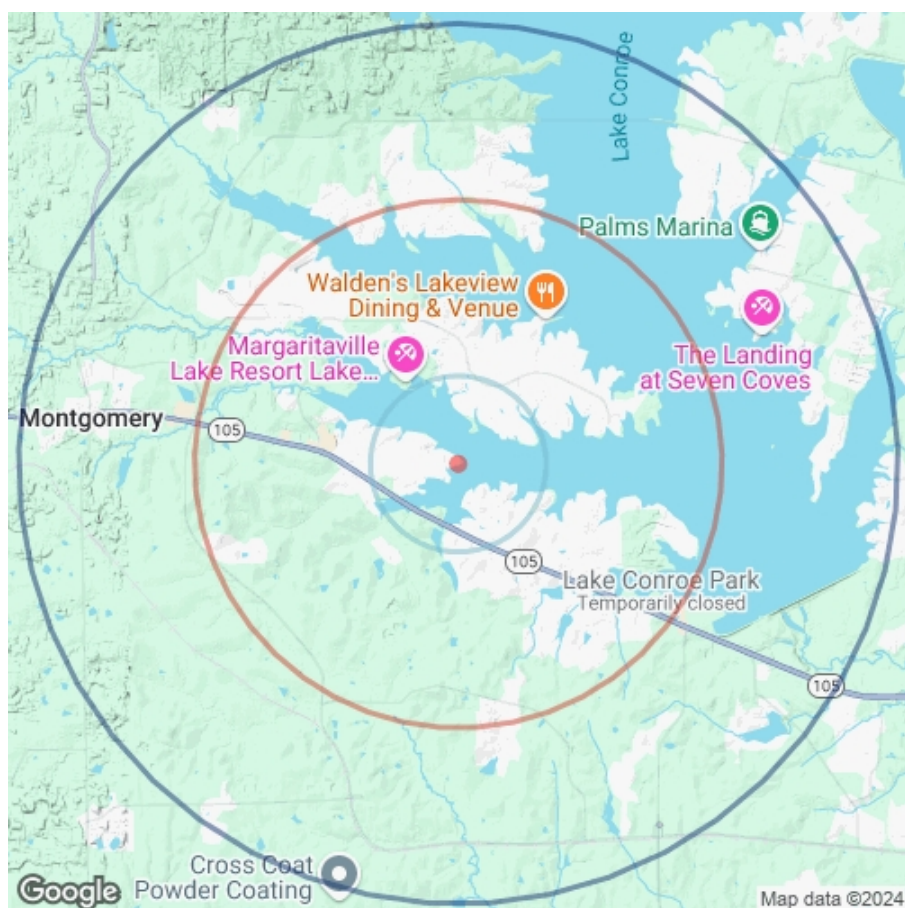
A rare chance to unlock untapped potential in one of Lake Conroe's most desirable locations, perfect for visionary developers looking for ROI upside.





DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,699	11,989	19,771
2010 Population	4,593	21,397	33,259
2024 Population	5,703	30,354	47,669
2029 Population	6,462	37,118	55,147
2024-2029 Growth Rate	2.53 %	4.11 %	2.96 %
2024 Daytime Population	4,571	25,400	43,202



2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	272	1,141	1,506
\$15000-24999	90	260	358
\$25000-34999	57	395	566
\$35000-49999	147	754	1,237
\$50000-74999	379	2,100	3,118
\$75000-99999	258	1,447	2,193
\$100000-149999	520	2,246	3,805
\$150000-199999	370	1,777	2,469
\$200000 or greater	348	2,449	4,351
Median HH Income	\$ 101,065	\$ 102,836	\$ 107,657
Average HH Income	\$ 124,087	\$ 141,192	\$ 149,399

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	1,174	5,083	8,159
2010 Total Households	1,940	8,749	13,493
2024 Total Households	2,441	12,570	19,602
2029 Total Households	2,757	15,375	22,825
2024 Average Household Size	2.34	2.41	2.43
2024 Owner Occupied Housing	1,990	10,221	16,118
2029 Owner Occupied Housing	2,300	12,768	19,060
2024 Renter Occupied Housing	451	2,349	3,484
2029 Renter Occupied Housing	457	2,607	3,765
2024 Vacant Housing	555	2,358	3,254
2024 Total Housing	2,996	14,928	22,856

105
TEXAS

PINE LAKE COVE

BLUE HERON BAY

SUNRISE RANCH

LA VIE VILLAS

CAPE CONROE

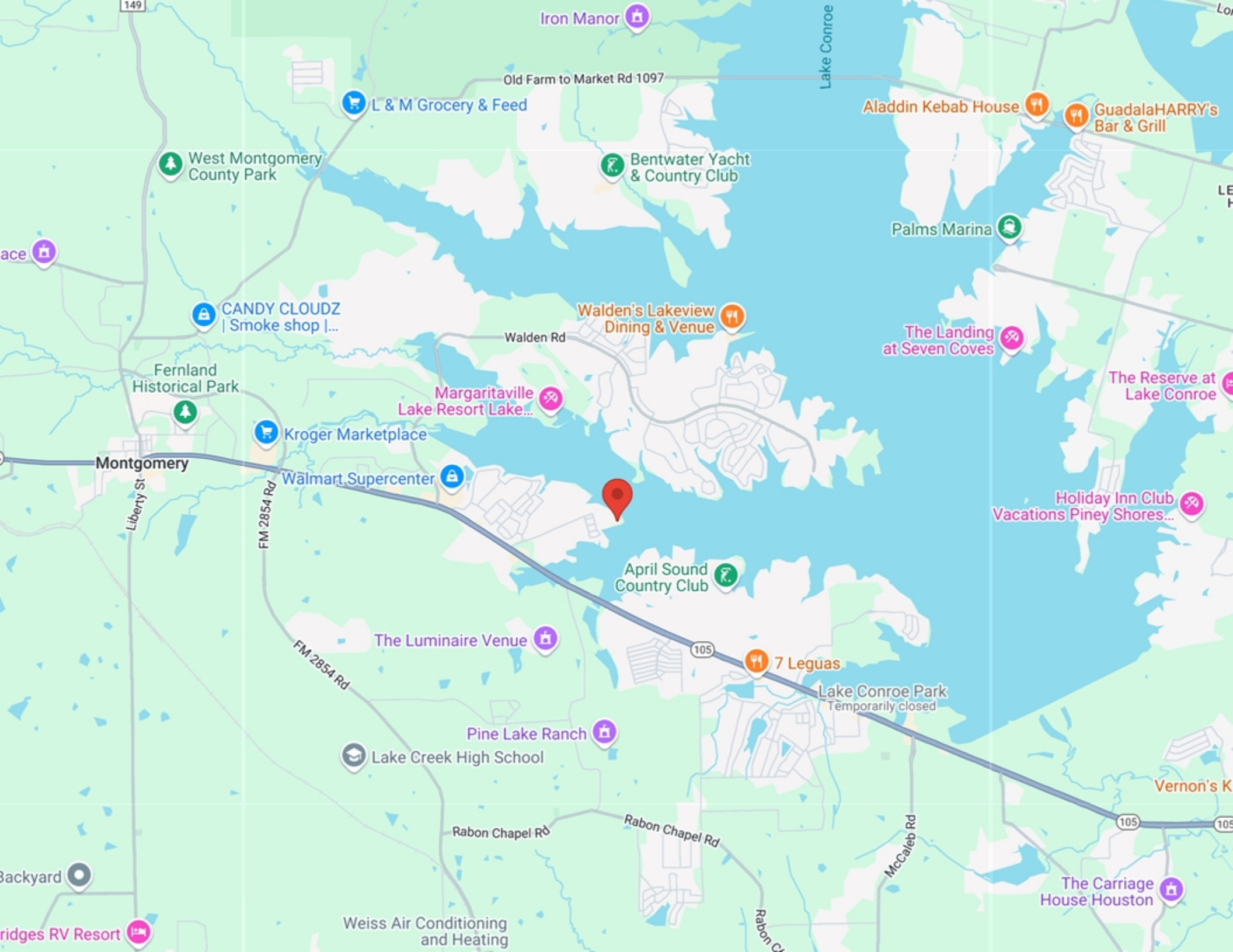
SOUTH SHORE
ESTATES

THE CLIFFS

HARBOR POINT

RIVERSTONE POINTE





Iron Manor

Old Farm to Market Rd 1097

L & M Grocery & Feed

West Montgomery County Park

Bentwater Yacht & Country Club

Aladdin Kebab House

GuadalaHARRY's Bar & Grill

Palms Marina

CANDY CLOUDZ | Smoke shop |...

Walden's Lakeview Dining & Venue

Fernland Historical Park

Walden Rd

Margaritaville Lake Resort Lake...

The Landing at Seven Coves

The Reserve at Lake Conroe

Montgomery

Kroger Marketplace

Walmart Supercenter

Holiday Inn Club Vacations Piney Shores...

April Sound Country Club

The Luminaire Venue

105

7 Leguas

Lake Conroe Park
Temporarily closed

FM 2854 Rd

Pine Lake Ranch

Lake Creek High School

Vernon's K

Rabon Chapel Rd

Rabon Chapel Rd

McCaleb Rd

105

105

The Carriage House Houston

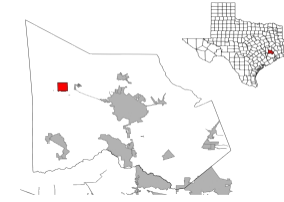
Backyard

ridges RV Resort

Weiss Air Conditioning and Heating

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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PROPERTIES ADVISOR FOR MORE DETAILS.**