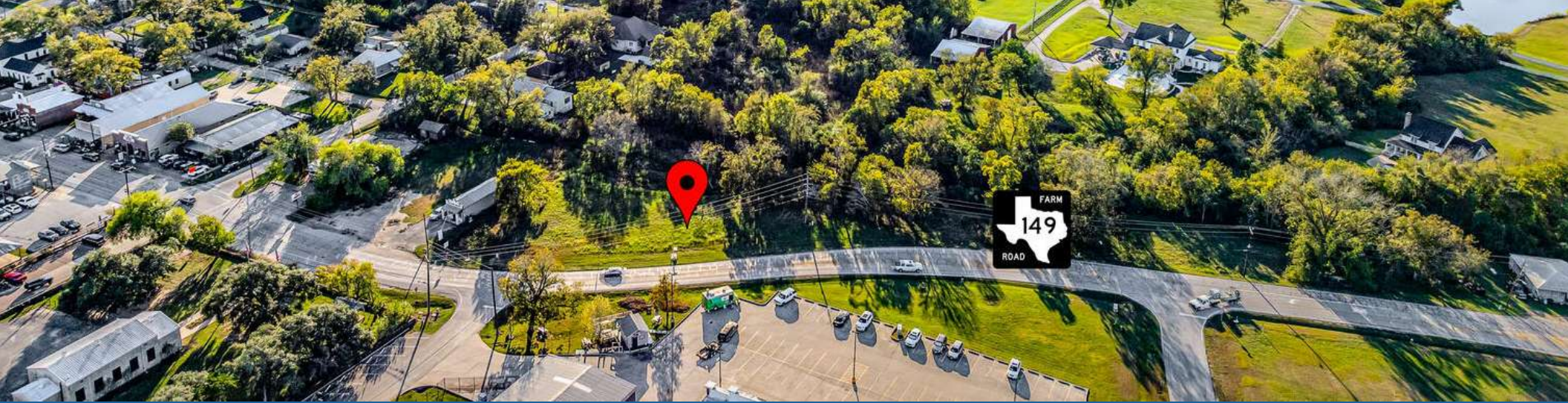




**±1.4 ACRES**

**1.48 +/- COMMERCIAL ACRES ON FM 149**

MONTGOMERY, TX 77356



1.48 +/- COMMERCIAL ACRES  
ON FM 149

MONTGOMERY, TX 77356

**EXCLUSIVELY PRESENTED BY:**



**ROCKEY L. BUTLER**

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**Berkshire Hathaway  
HomeServices Premier  
Properties**

12175 FM 1097 W.  
Willis, TX 77318

Office: 9366722859  
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# PROPERTY SUMMARY

Offering Price	\$644,900.00
Lot Size (acres)	1.48
Parcel ID	0008-01-05740
Zoning Type	Commercial
County	Montgomery
Frontage	380.00 Ft
Coordinates	30.391899,-95.697304

# INVESTMENT SUMMARY

Introducing: 14465 Liberty St. (FM 149)

This 1.48 +/- acre property is located at the corner of Liberty St (FM 149) and Clepper Dr in Montgomery, TX; directly across the street from the future City of Montgomery city hall and police department.

Featuring approximately 380 linear feet of frontage, it sits directly across from Jim's Hardware and is surrounded by established businesses, restaurants, and grocery stores, offering exceptional visibility and accessibility.

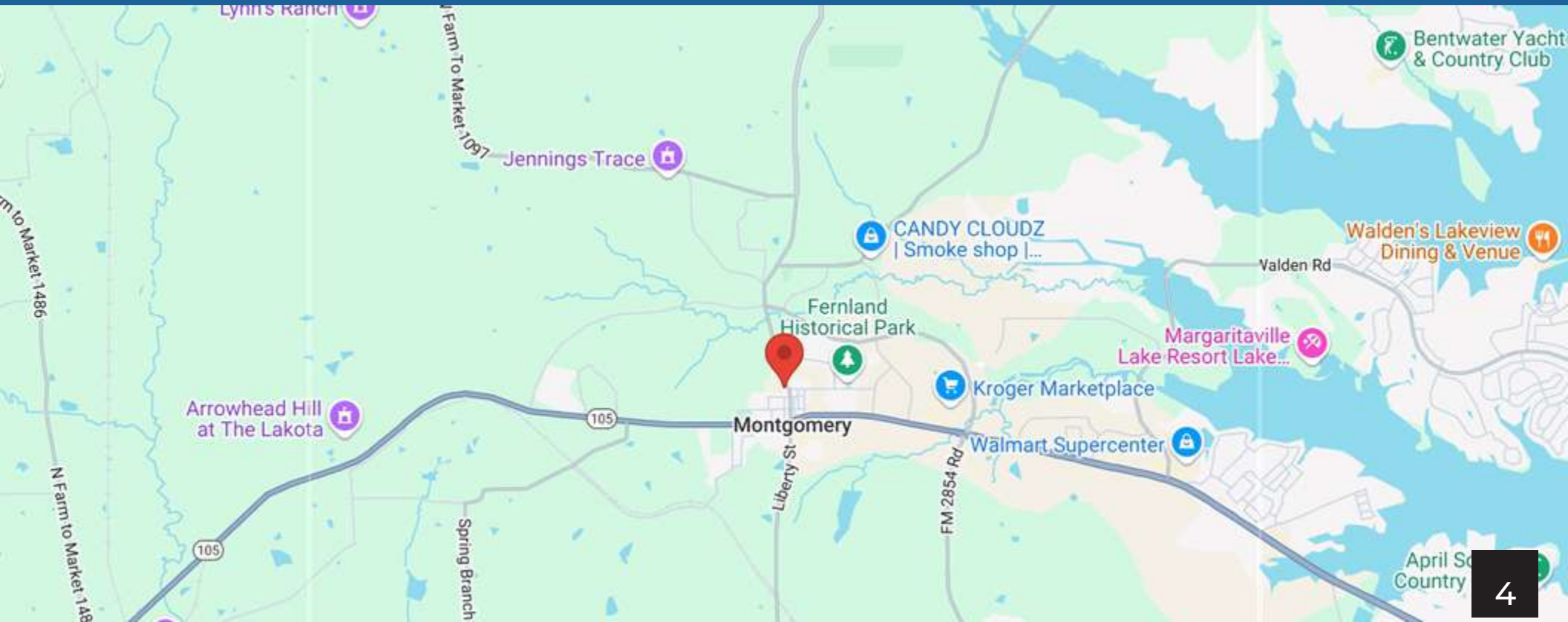
## Texas is Built for Business

For the second consecutive year, Texas has been recognized as having the best business climate in the country! As the world's 8th largest economy, Texas stands out as the top destination for businesses to thrive and create well-paying jobs for the state's dedicated workforce.



# INVESTMENT HIGHLIGHTS

- Situated near the intersection of TX Highway 105 and FM 149—a major intersection with over 16,900 vehicles per day (TxDOT 2023)—this property is ideally suited for commercial development near a high-traffic area in the heart of Montgomery.
- The City of Montgomery is located in Montgomery County, TX, one of the nation's fastest-growing regions, provides a thriving economic environment just north of Houston. The area benefits from major transportation routes, including TX Highway 105, I-45, and FM 149, which enhance connectivity and commercial appeal. With consistent population growth, a strong median household income, and a diverse economic base spanning industries like healthcare, retail, and real estate, the county supports robust demand for new developments. Business-friendly policies, infrastructure improvements, and a high quality of life further solidify Montgomery County as a prime location for long-term investment.



LAKE CONROE



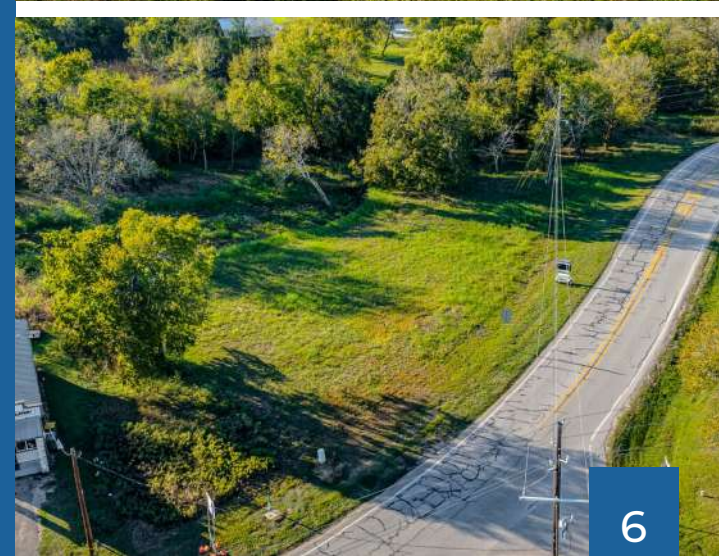
105  
TEXAS

MONTGOMERY, TEXAS



# LOCATION HIGHLIGHTS

- Prime Location: 1.48 +/- acres at the corner of Liberty St (FM 149) and Clepper Dr, offering excellent visibility and accessibility.
- Significant Frontage: Approx. 380 linear feet of frontage on Liberty St, directly across from Jim's Hardware and surrounded by established businesses, restaurants, and grocery stores.
- High Traffic Counts: Proximity to TX Highway 105 and FM 149 (Liberty St), with over 16,900 vehicles passing daily.
- Thriving Economic Environment: Located in Montgomery County, one of the fastest-growing regions in the U.S., with a strong median household income and a diverse economic base.
- Strategic Connectivity: Easy access to major transportation routes, including TX Highway 105, I-45, and FM 149.
- Growing Population: Consistent population growth in Montgomery County drives demand for retail, office, and mixed-use developments.
- Business-Friendly Policies: Development incentives and infrastructure improvements foster a supportive environment for commercial investment.
- Key Growth Area: Close to commercial hubs like The Woodlands, Conroe, and Montgomery, ensuring long-term investment potential.



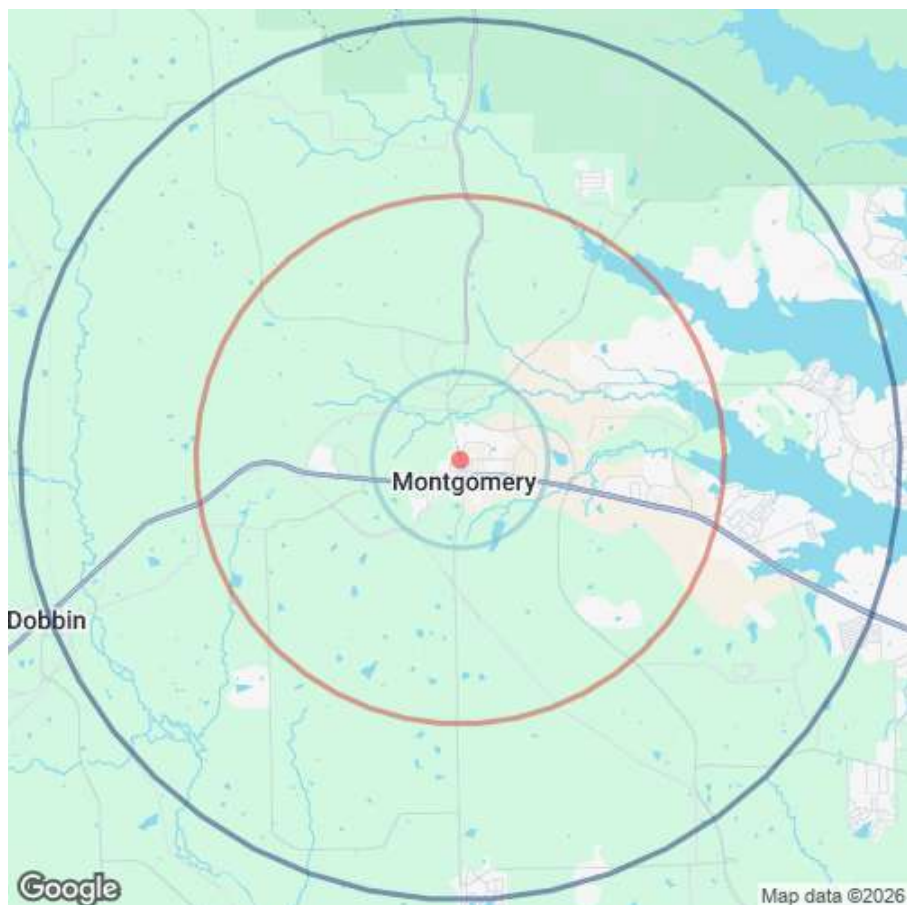
# LAKE CONROE

## Montgomery ISD Career and Technology Center



# DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	435	2,125	9,369
2010 Population	710	4,504	17,628
2025 Population	1,692	10,122	29,333
2030 Population	1,896	12,593	34,624
2025-2030 Growth Rate	2.3 %	4.47 %	3.37 %
2025 Daytime Population	3,013	11,911	26,712



2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	64	374	1,070
\$15000-24999	29	108	282
\$25000-34999	26	120	379
\$35000-49999	58	284	899
\$50000-74999	66	413	1,446
\$75000-99999	74	423	1,322
\$100000-149999	127	825	2,541
\$150000-199999	78	466	1,574
\$200000 or greater	182	975	2,412
Median HH Income	\$ 110,316	\$ 113,933	\$ 108,931
Average HH Income	\$ 147,287	\$ 148,909	\$ 140,599

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	168	812	3,766
2010 Total Households	270	1,663	6,932
2025 Total Households	703	3,988	11,925
2030 Total Households	804	5,036	14,253
2025 Average Household Size	2.41	2.54	2.46
2025 Owner Occupied Housing	476	2,902	9,490
2030 Owner Occupied Housing	548	3,662	11,391
2025 Renter Occupied Housing	227	1,086	2,435
2030 Renter Occupied Housing	257	1,375	2,862
2025 Vacant Housing	99	706	1,976
2025 Total Housing	802	4,694	13,901

# 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



# EXCLUSIVELY PRESENTED BY:



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# CONFIDENTIALITY STATEMENT

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By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to BERKSHIRE HATHAWAY HOMESERVICES PREMIER PROPERTIES. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. BERKSHIRE HATHAWAY HOMESERVICES PREMIER PROPERTIES has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, BERKSHIRE HATHAWAY HOMESERVICES PREMIER PROPERTIES has not verified, and will not verify, any of the information contained herein, nor has BERKSHIRE HATHAWAY HOMESERVICES PREMIER PROPERTIES conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.  
PLEASE CONTACT THE BERKSHIRE HATHAWAY HOMESERVICES PREMIER  
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