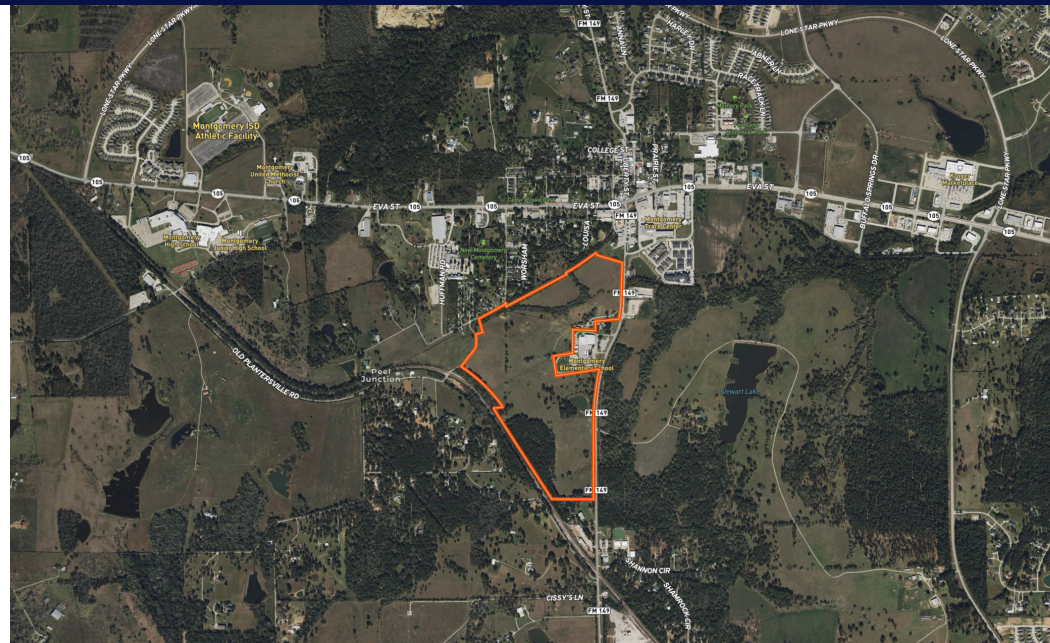




RIVERSTONE
COMMERCIAL REAL ESTATE

MONTGOMERY JUNCTION

TBD SH-149 MONTGOMERY, TX 77316



PROPERTY DESCRIPTION

Long-time family ranch located in Historic Montgomery, TX, birthplace of the Texas flag, with gently rolling topography and in the middle of town, ready for a new story. This is an opportunity to own one of the largest tracts available within the city limits and is prime for a mixed-use concept to tie into the history of the property, as well as the city. The city of Montgomery sits in the northwest region of Montgomery County, one of the fastest growing counties in Texas and the US, right in the path of development. Just a few miles from highly-popular Lake Conroe and located on one of the main access roads to Houston and NW Harris county. It is surrounded by multiple existing residential neighborhoods with others currently in planning and construction phase, such as Redbird Meadows to the west, Chapel Bend to the north, and Homeplace Lands property to the east, currently being developed around the newly-constructed MISD Creekside Elementary. It sits less than 40 mins from the Woodlands, Exxon Headquarters and George Bush Intercontinental Airport, and would be ideal for residential and lodging development, as well as an entertainment and shopping destination for locals and visitors alike coming to the Historic Downtown District. Zoned to the award-winning and highly-rated Montgomery Independent School District. City utilities are available and have capacity for a new development, according to the city. Contact us to take a drive around this unique opportunity.

PROPERTY HIGHLIGHTS

- Located in Montgomery County, TX – 11th Largest County in Texas, with a 4.5% Growth Rate (2023)
- Montgomery County is #3 in the Country in Population Growth from 2022–23
- Mixed-Use Opportunity – Residential, Retail, Lodging
- Located a few miles from Lake Conroe
- Montgomery ISD – Top Rated District in the Area and State
- Located on FM-149 with Direct Access to the Aggie Expressway (SH-249) and Northwest Houston
- Quick Access to the Woodlands, Exxon Headquarters and Bush Intercontinental Airport
- Utilities Provided by the City of Montgomery
- Zoned by City for Residential, Commercial and Industrial

OFFERING SUMMARY

Sale Price:	\$3.10/SF
Lot Size:	148.264 Acres



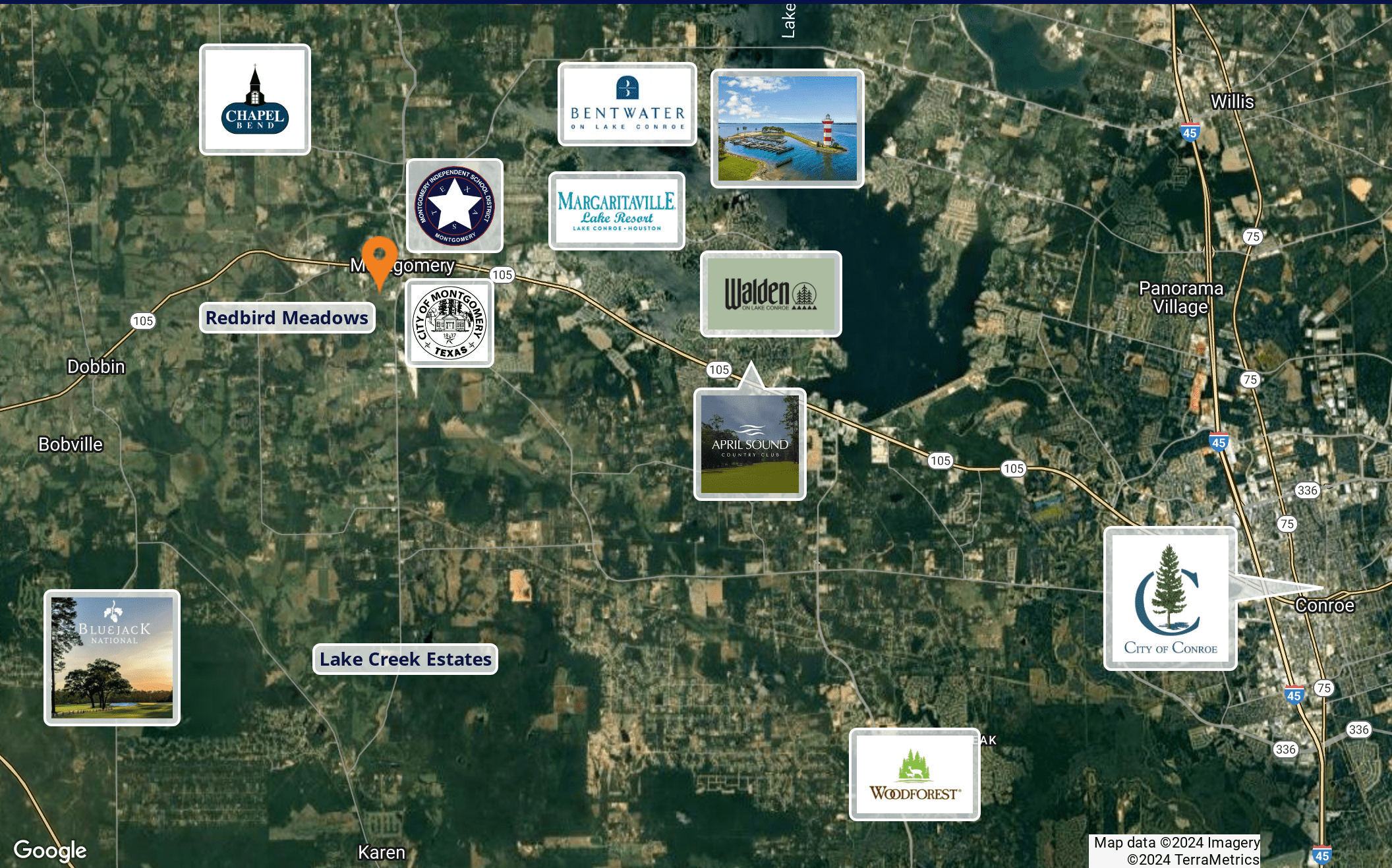
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Site Demographic Summary



RIVERSTONE
COMMERCIAL REAL ESTATE

Ring of 5 miles

KEY FACTS

45.0

Median Age



8,701

Households

\$87,785

Median Disposable
Income



22,053

2023 Total Population

EDUCATION

4%

No High
School
Diploma



20%

High School
Graduate



34%

Some
College



43%

College
Graduate

INCOME



\$139,477

Average Household
Income



\$54,867

Per Capita Income



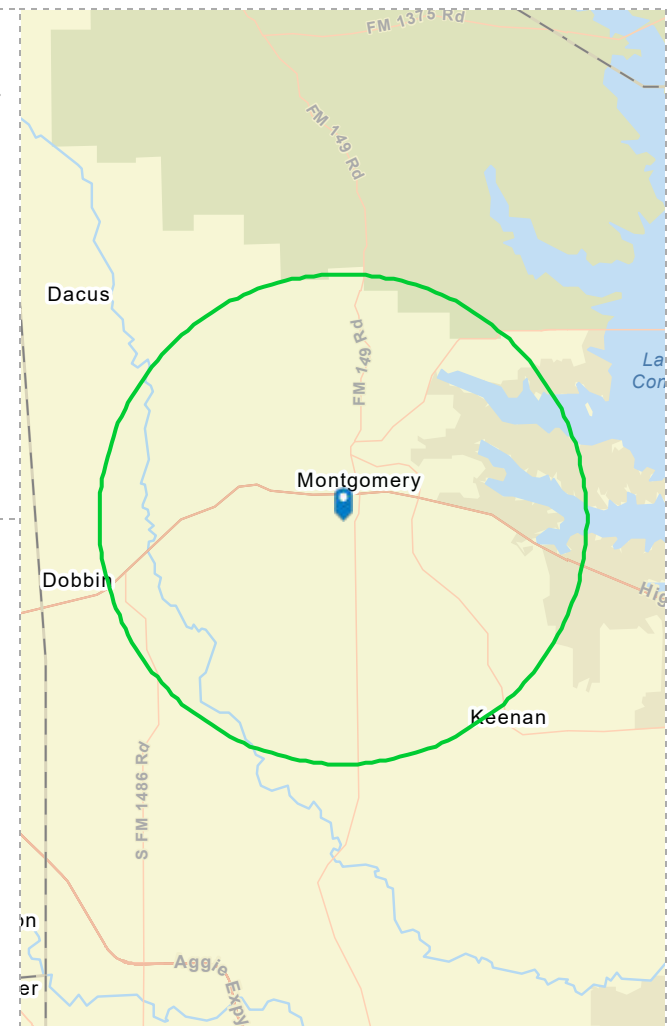
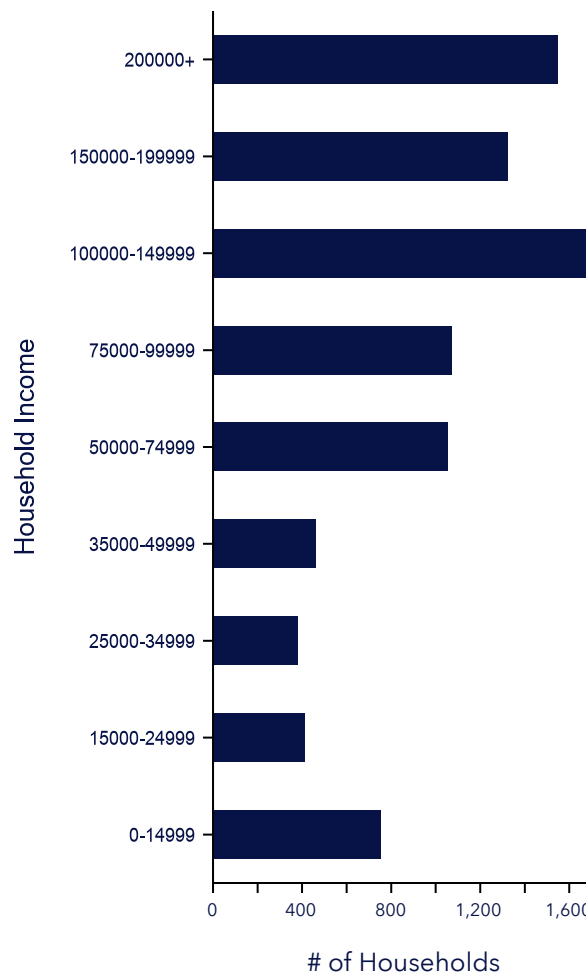
\$1,792,024

Average Net Worth



\$467,920

Average Home Value



EMPLOYMENT



White Collar

72%



Blue Collar

18%



Services

10%

Unemployment
Rate

2.3%

Site Demographic Summary



RIVERSTONE
COMMERCIAL REAL ESTATE

Ring of 10 miles

KEY FACTS

45.9

Median Age



30,722

Households

\$84,798

Median Disposable
Income



78,905

2023 Total Population

EDUCATION

4%

No High
School
Diploma



24%

High School
Graduate



29%

Some
College



43%

College
Graduate

INCOME



\$141,913

Average Household
Income



\$54,986

Per Capita Income



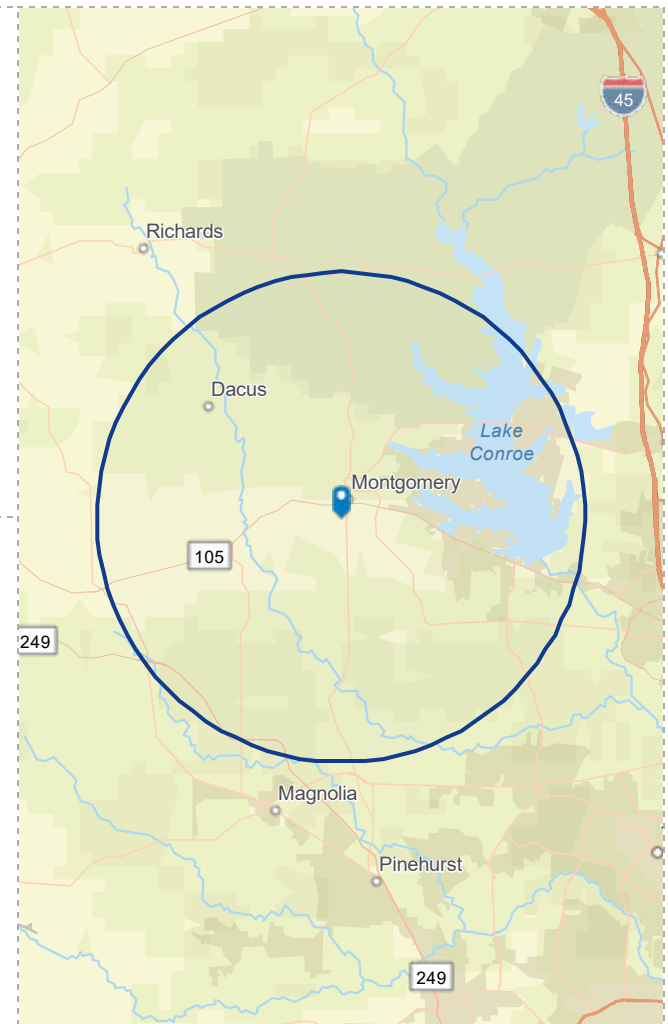
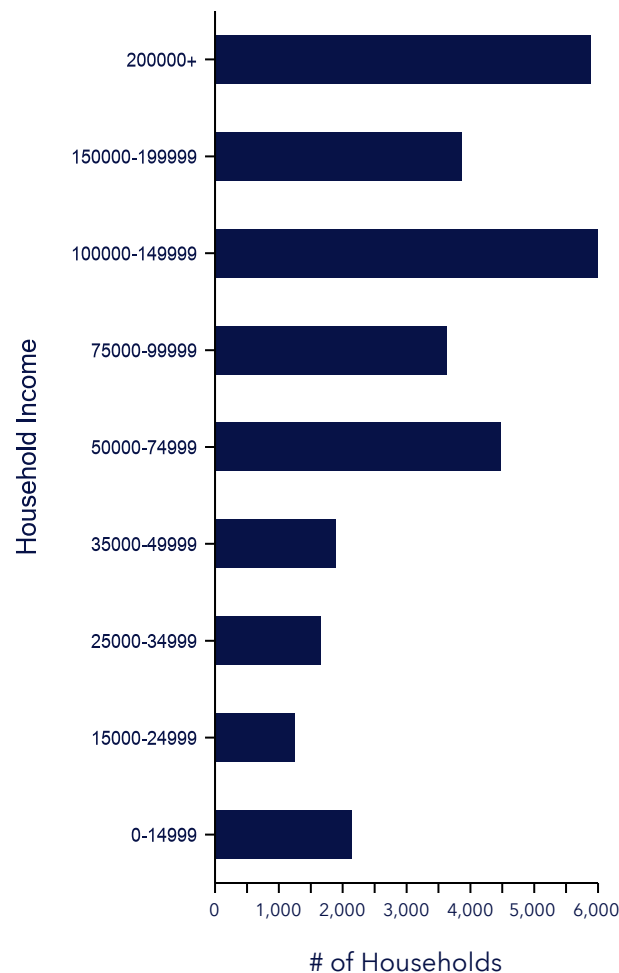
\$2,028,470

Average Net Worth



\$441,802

Average Home Value



EMPLOYMENT



71%

White Collar



18%

Blue Collar



10%

Services

3.0%
Unemployment
Rate

INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders 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.

Riverstone Companies, LLC

Licensed Broker / Broker Firm Name
or Primary Assumed Business Name

James Jones

Designated Broker of Firm

Licensed Supervisor of Sales Agent/
Associate

Trey Kirby

Sales Agent/Associate's Name

9008522

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License No.

License No.

723365

License No.

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Phone

Phone

(832) 524-5676

Phone

Buyer/Tenant/Seller/Landlord Initials

Date