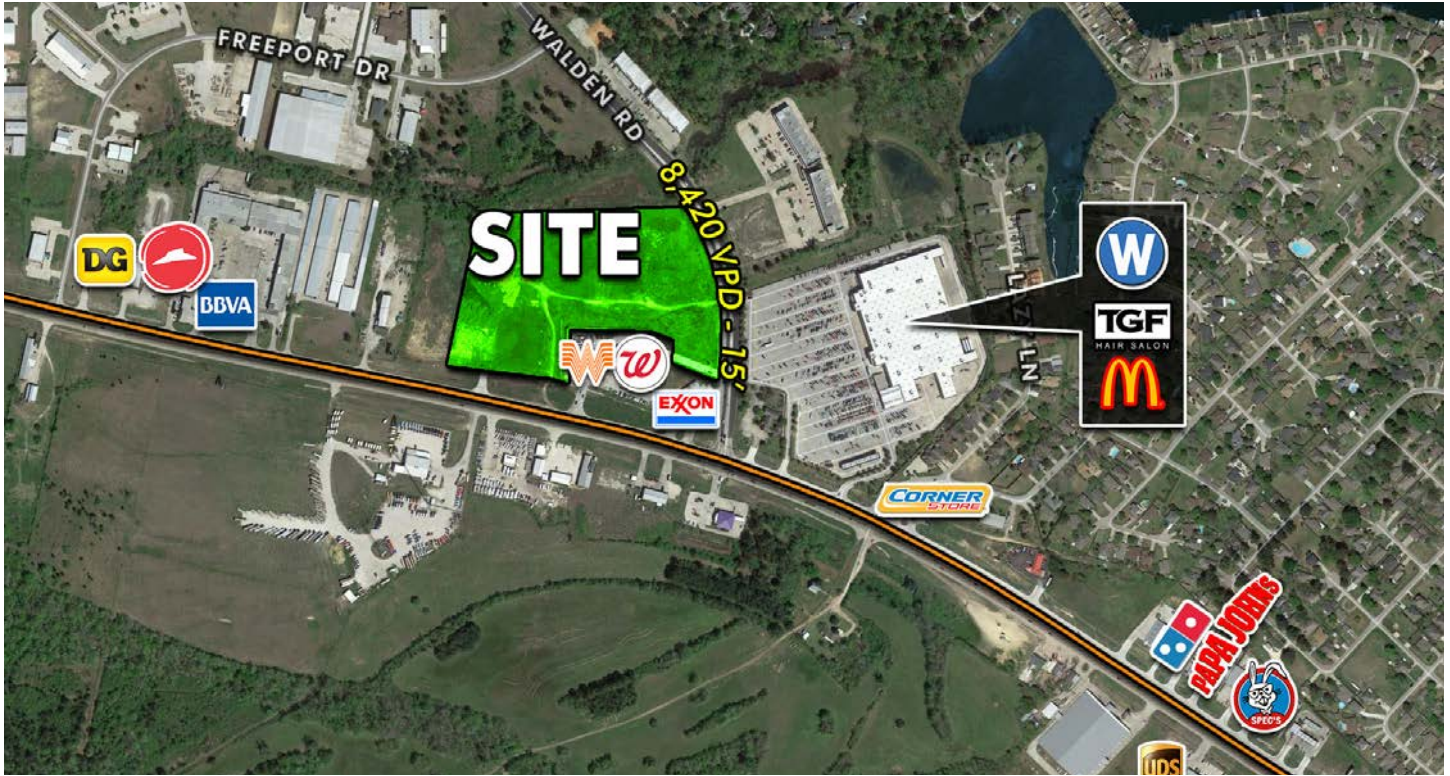


±18.8 ACRES OF LAND

LAND OPPORTUNITY

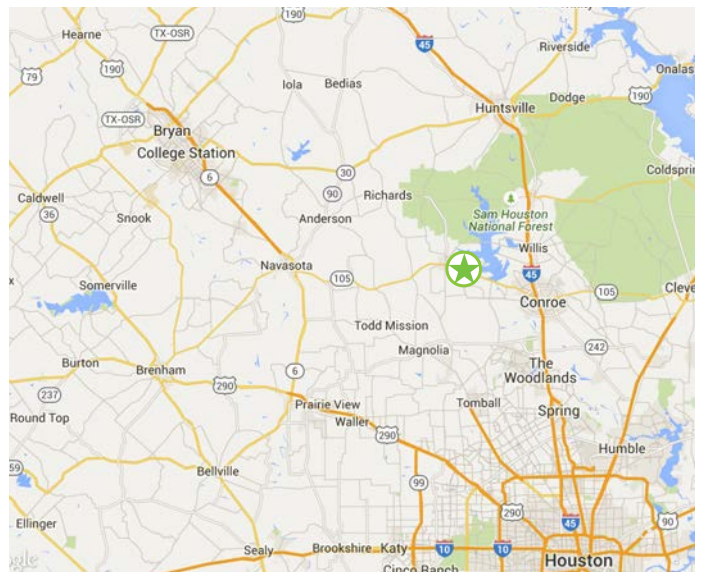
AVAILABLE FOR PURCHASE

HWY 105 & WALDEN ROAD, MONTGOMERY, TX



PROPERTY HIGHLIGHTS

- + Zoned Commercial, Restricted Reserve B
- + \$4,000,000 (\$4.88 PSF) center
- + Drainage & Utilities in Place (Water, Sewer) designated to Stanley Lake MUD
- + On Site Detention
- + Not Located in Flood Plain with 95.2% of Site Cleared and Not Located in Potential Wetlands Area



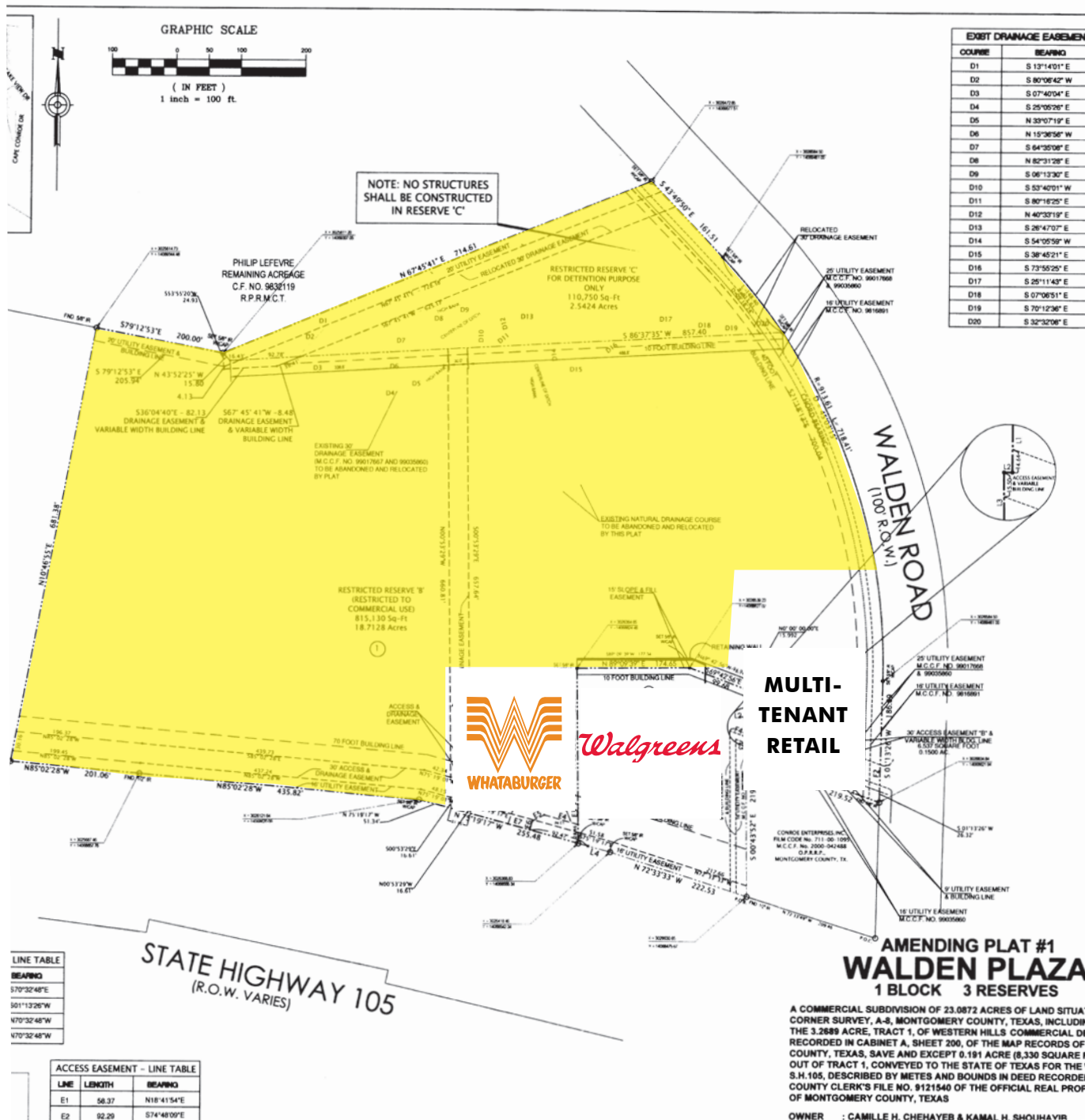
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± 18.8 ACRES OF LAND

LAND OPPORTUNITY AVAILABLE FOR PURCHASE

HWY 105 & WALDEN ROAD :: MONTGOMERY, TX

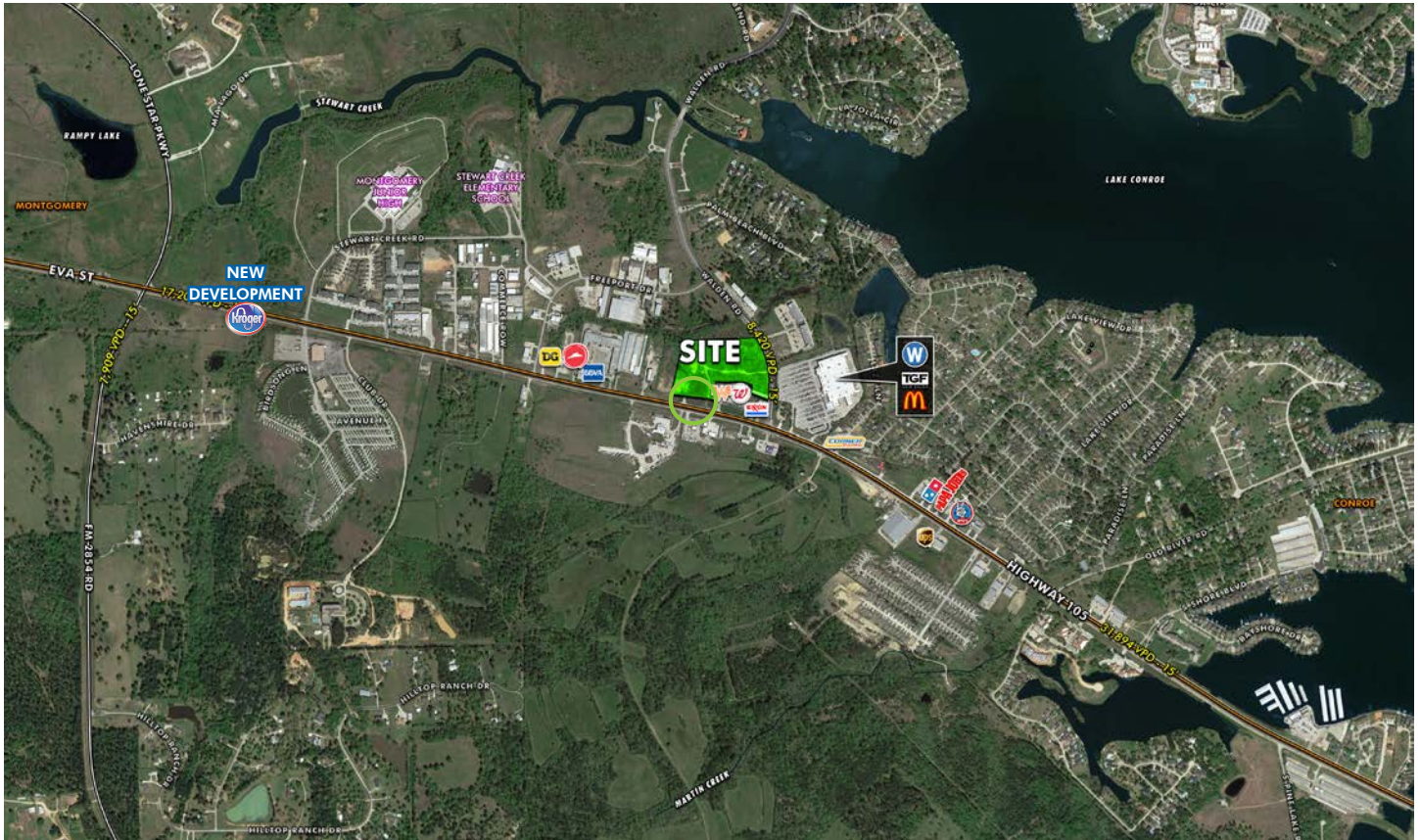


±18.8 ACRES OF LAND

LAND OPPORTUNITY

AVAILABLE FOR PURCHASE

HWY 105 & WALDEN ROAD :: MONTGOMERY, TX



DEMOGRAPHICS

2016 EST. DEMOS	1 MILE	3 MILES	5 MILES
Population	2,642	17,856	32,309
Average HH Income	\$108,030	\$115,557	\$118,332



TRAFFIC COUNTS

TRAFFIC COUNTS	CPD
Hwy 105 E of Walden Rd	31,900
Hwy 105 W of Walden Rd	18,200

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