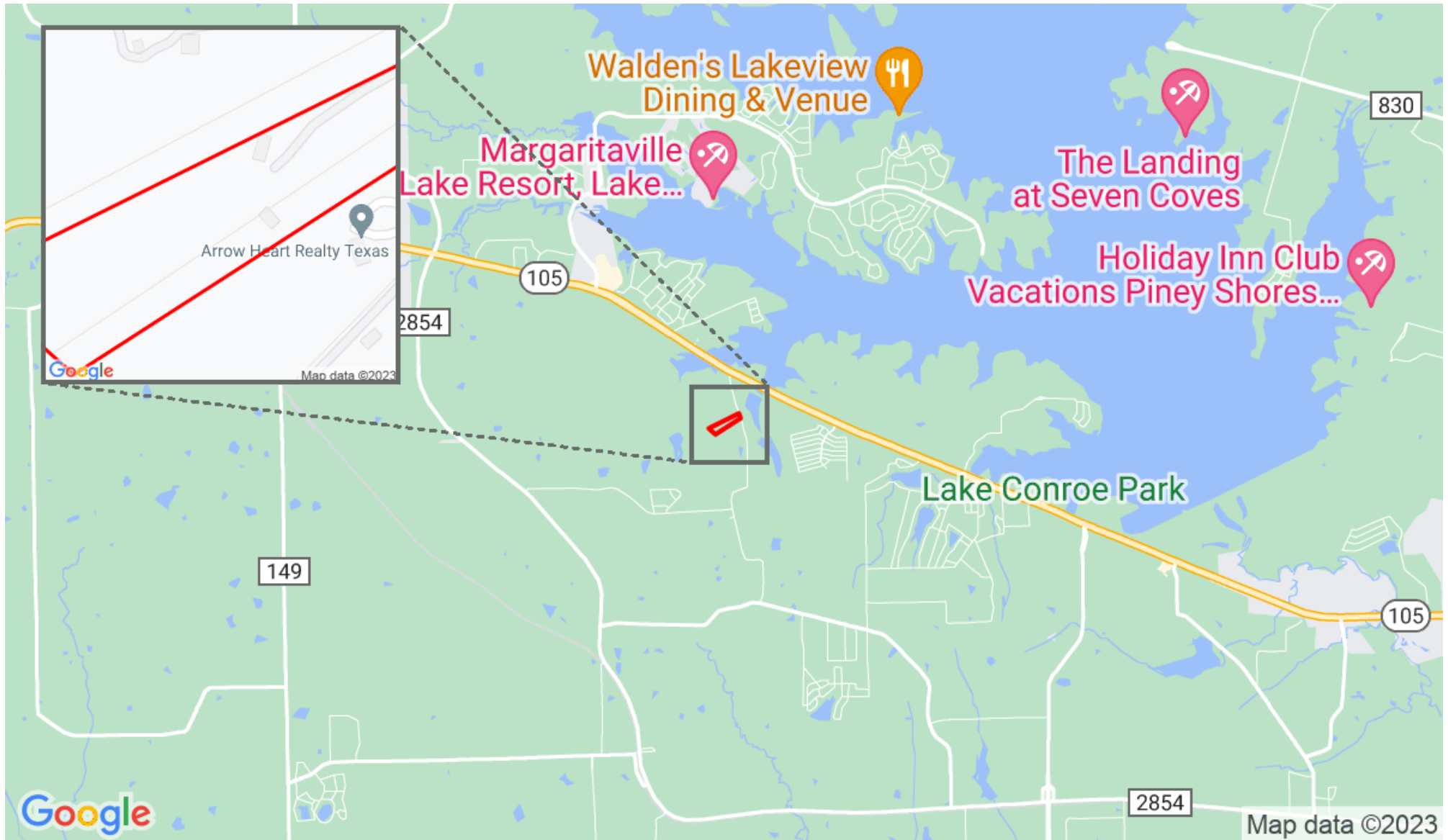


10 ac, 500 S Pine Lake Rd



Arrow Heart Realty Texas

550 South Pine Lake Road Montgomery, TX 77316 | 936-520-1420



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MOODY'S
ANALYTICS

Catylist



500 S Pine Lake Rd



Arrow Heart Realty Texas

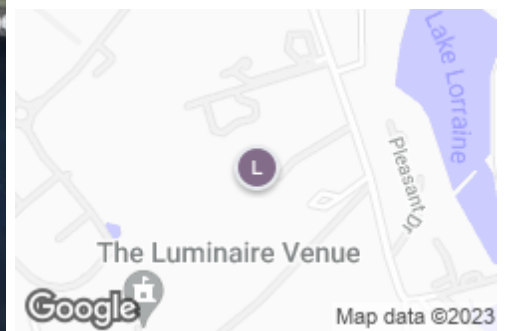
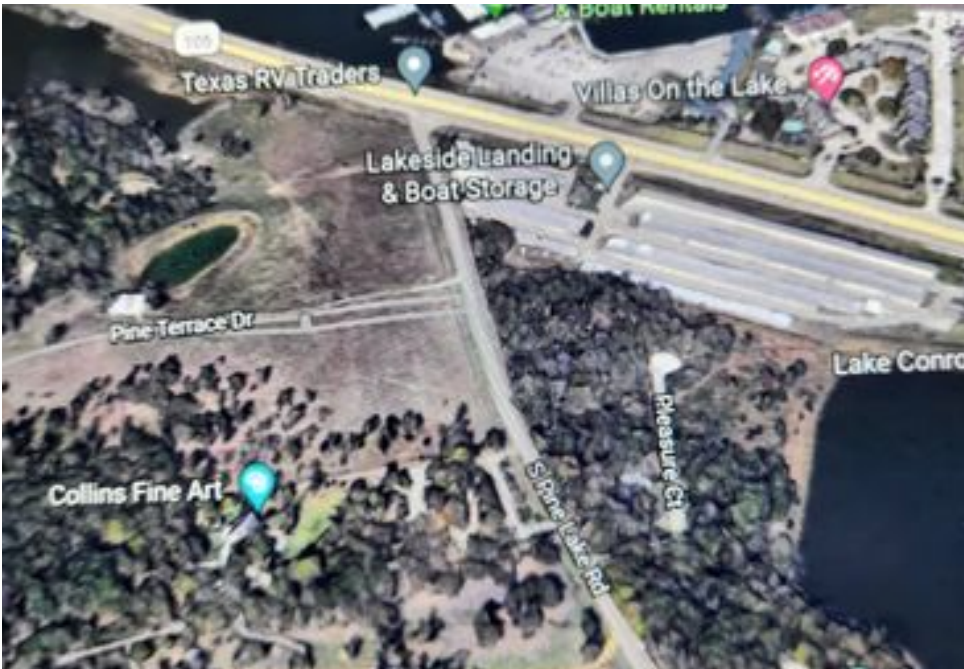
550 South Pine Lake Road Montgomery, TX 77316 | 936-520-1420

10 ac, 500 S Pine Lake Rd

Land

500 S Pine Lake Rd, Montgomery, TX, 77316

Prepared on January 24, 2023



Property Features

Sub Type	-
Zoning	none
Building Status	Existing
Building Size	840 SF
Land Size	10.02 Acres / 436,428 SF
Number of Floors	1
Year Built	2007
Parcels	R268807

Legal Owner	Dixon
Submarket	CG - Conroe
County	Montgomery
Electrical	-
Water	Yes, Private, Personal Well
Sanitary Sewer	Yes, Private, Aerobic Septic
Topography Desc.	rolling

Listings

1 Listing | --- | \$1,250,000

Type	Space Use	Suite	Available Space	Rate	Price Per Acre	Available
For Sale	Recreational Land	-	-	\$1,250,000	\$124,762.95	10/29/2022

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Land For Sale



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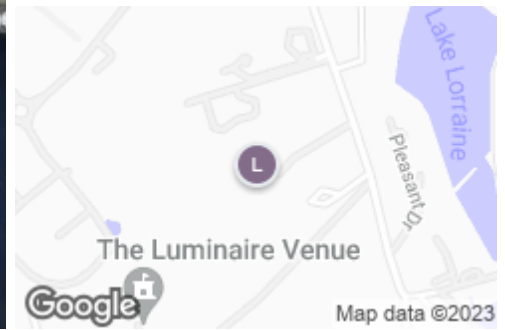
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\$2.86/ft Commercial Opportunity 10 ac. 50...

Land For Sale

500 S Pine Lake Rd, Montgomery, TX, 77316

Prepared on January 24, 2023



Listing Details | Land For Sale

Secondary Uses	Industrial, Multi-Family	Show Instructions	Call broker
Total Available Space	Unknown	Financing Avail.	Yes
Asking Price	\$1,250,000	Free & Clear	Yes
Listing Price Per SF	\$2.86	Available Date	10/29/2022
List Price Per Acre	\$124,763	Date Listed	10/29/2022
Cap Rate	-	Last Modified	1/23/2023
Terms	Cash, Conventional, O...	Listing ID	33116078
Total Expenses	\$2,133	Owner Occupied	Yes
Investment	Yes	Parking Spaces	-
Possession	Completion	Electrical	-
Signage	Free-Standing	Water	Yes, Private, Personal ...

Description

\$2.86/ft COMMERCIAL OPPORTUNITY. 10 acres fronts 500 S Pine Lake Rd. Approx 1500 ft to Hwy 105 corridor, Lake Conroe, April Plaza Marina, the best lake amenities and business district. Unrestricted land. No zoning. In city of Conroe. Adjacent to Utilities. MUD 138. New 900 home subdivision and 241 unit apt complex and future commercial construction next door is bringing Central Water and Sewer across the fence. Road upgrades soon coming to S Pine Lake Rd. Best uses are Development, Commercial, Industrial or High End Residence or a combination of the above.. THE LAND: High ground and slightly rolling. High point is 80 ft higher than Lk Conroe. No flooding. Has water well, aerobic septic and 3 phase elec. 2000 sq ft Barndominium is a Morgan bldg with 1 br 840 sq ft apartment and 3 stall garage is approx 1160 sq ft. Metal exterior. Window unit cool and heat and wood burning stove. Fenced 3 sides. Prime for commercial development. This is Lake Conroe's next business corridor. Gate is locked. Call for appt. 9365201420 BUY IT BEFORE THE DEVELOPER NEXT DOOR DOES.

Property Details

Zoning	none	Legal Owner	Dixon
Building Status	Existing	Submarket	CG - Conroe
Building Size	840 SF	County	Montgomery
Floors	1	Water	Yes, Private, Personal ...
Year Built	2007	Natural Gas	-
Parcels	R268807	Sanitary Sewer	Yes, Private, Aerobic Se...

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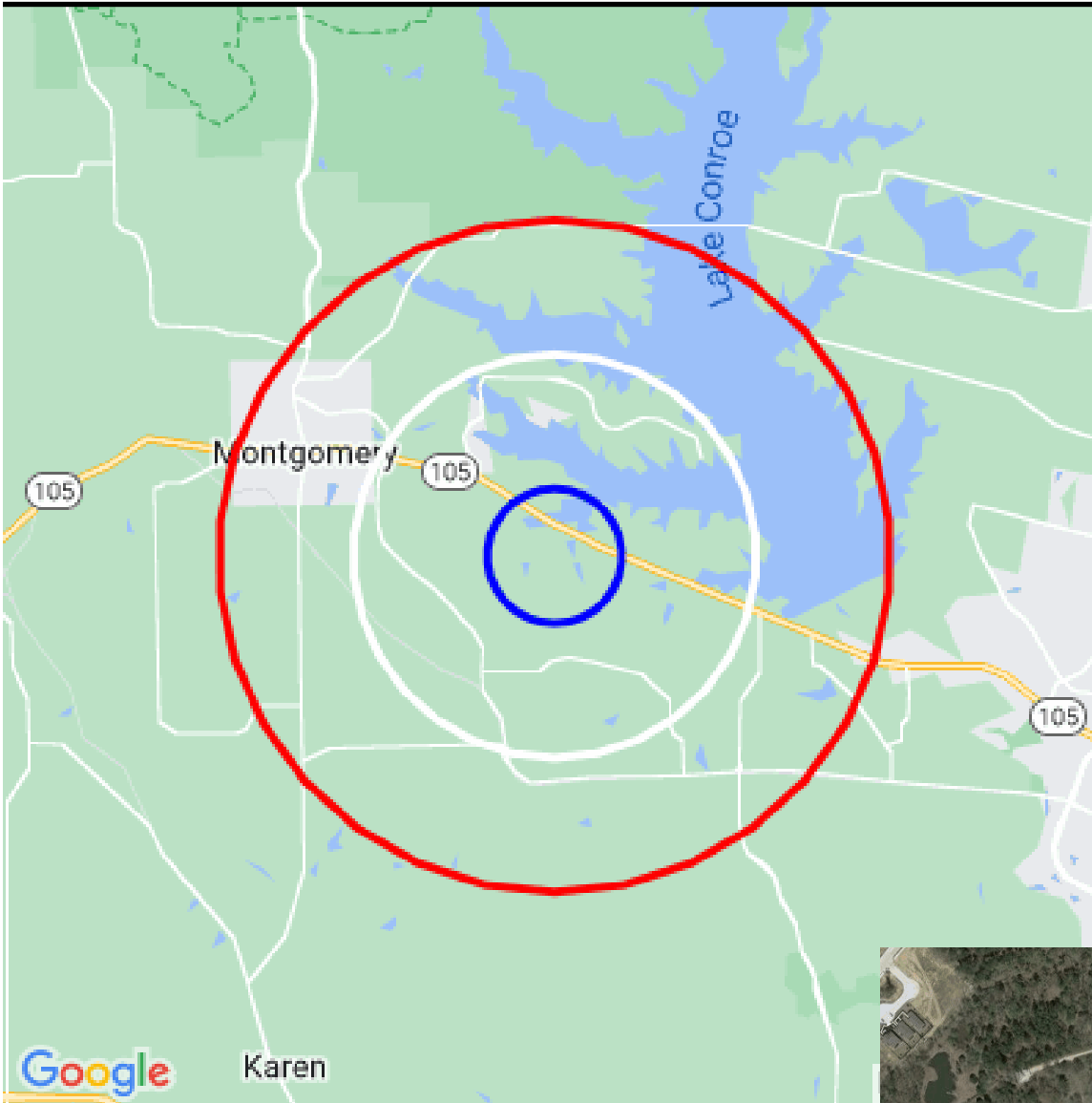
10 ac, 500 S Pine Lake Rd



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550 South Pine Lake Road Montgomery, TX 77316 | 936-520-1420

Demographic Report



10 ac, 500 S Pine Lake Rd

Population

Distance	Male	Female	Total
1- Mile	1,388	1,369	2,758
3- Mile	10,102	10,307	20,409
5- Mile	16,523	16,621	33,144



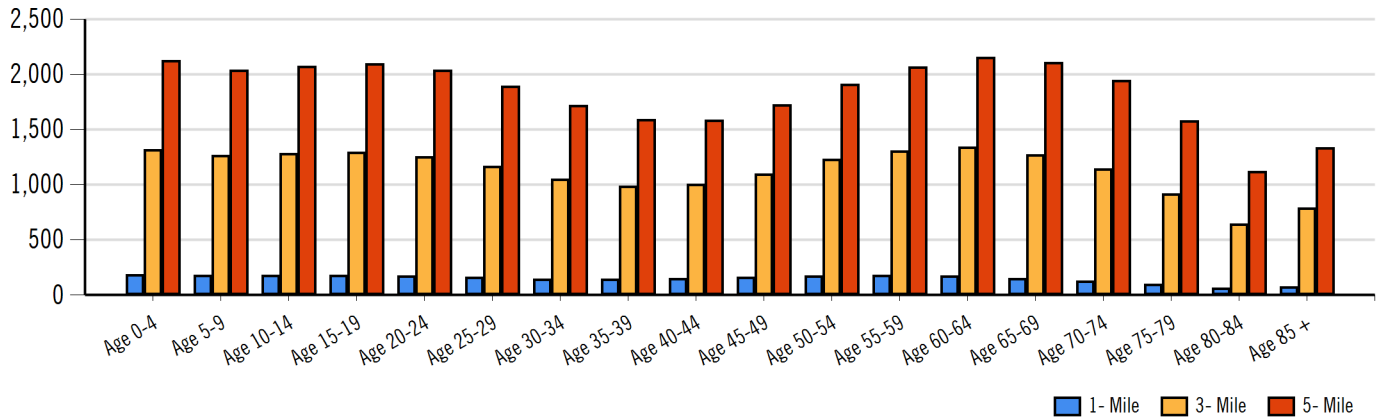
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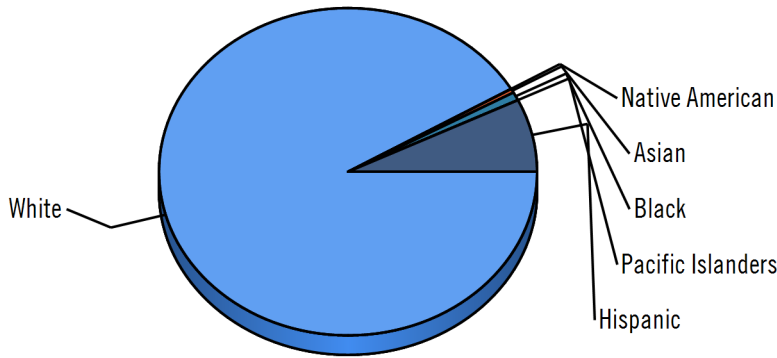
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Population by Distance and Age (2020)



Ethnicity within 5 miles



■ White
 ■ Native American
 ■ Asian
 ■ Black
 ■ Pacific Islanders
 ■ Hispanic

Home Ownership 1 Mile



Home Ownership 3 Mile



Home Ownership 5 Mile



Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	1,273	47	0.74 %
3-Mile	8,930	317	2.41 %
5-Mile	14,270	462	1.91 %

10 ac, 500 S Pine Lake Rd



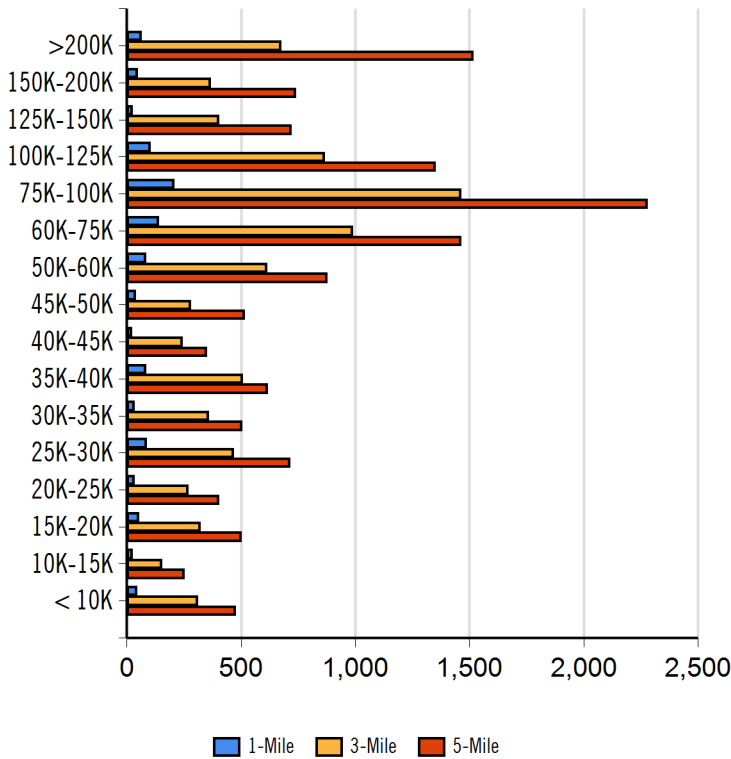
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Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	0	31	123	132	70	136	66	28	117	286	62	79	123
3-Mile	29	347	751	767	493	815	485	173	926	2,053	665	383	820
5-Mile	41	649	1,263	1,250	724	1,244	822	257	1,445	3,285	1,049	571	1,130

Household Income



Radius	Median Household Income
1-Mile	\$68,557.50
3-Mile	\$79,103.88
5-Mile	\$79,897.73

Radius	Average Household Income
1-Mile	\$76,090.00
3-Mile	\$88,219.25
5-Mile	\$87,914.20

Radius	Aggregate Household Income
1-Mile	\$83,019,868.46
3-Mile	\$716,083,746.49
5-Mile	\$1,247,633,091.40

Education

	1-Mile	3-mile	5-mile
Pop > 25	1,838	13,986	22,767
High School Grad	542	3,600	5,670
Some College	511	3,978	6,432
Associates	68	671	1,194
Bachelors	356	3,299	5,491
Masters	94	870	1,456
Prof. Degree	27	256	426
Doctorate	7	59	113

Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	20 %	83 %	72 %
Teen's	21 %	66 %	57 %
Expensive Homes	0 %	0 %	3 %
Mobile Homes	20 %	52 %	66 %
New Homes	67 %	230 %	199 %
New Households	24 %	85 %	73 %
Military Households	0 %	10 %	13 %
Households with 4+ Cars	19 %	60 %	56 %
Public Transportation Users	2 %	8 %	8 %
Young Wealthy Households	0 %	33 %	74 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



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10 ac, 500 S Pine Lake Rd



Arrow Heart Realty Texas

550 South Pine Lake Road Montgomery, TX 77316 | 936-520-1420

Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	54,160,409		433,640,375		727,391,399	
Average annual household	49,901		53,433		54,074	
Food	6,454	12.93 %	6,868	12.85 %	6,951	12.85 %
Food at home	4,205		4,395		4,427	
Cereals and bakery products	600		626		631	
Cereals and cereal products	215		223		225	
Bakery products	385		403		406	
Meats poultry fish and eggs	831		867		877	
Beef	192		202		204	
Pork	149		154		154	
Poultry	156		163		165	
Fish and seafood	134		141		144	
Eggs	68		70		70	
Dairy products	427		451		455	
Fruits and vegetables	857		894		901	
Fresh fruits	125		131		132	
Processed vegetables	163		168		169	
Sugar and other sweets	154		161		161	
Fats and oils	134		139		140	
Miscellaneous foods	790		826		829	
Nonalcoholic beverages	355		368		369	
Food away from home	2,248		2,472		2,523	
Alcoholic beverages	356		396		401	
Housing	17,918	35.91 %	18,876	35.33 %	19,072	35.27 %
Shelter	10,824		11,429		11,573	
Owned dwellings	6,589		7,078		7,168	
Mortgage interest and charges	3,302		3,593		3,628	
Property taxes	2,230		2,402		2,438	
Maintenance repairs	1,056		1,082		1,100	
Rented dwellings	3,342		3,324		3,335	
Other lodging	893		1,026		1,069	
Utilities fuels	4,208		4,314		4,326	
Natural gas	395		412		414	
Electricity	1,669		1,696		1,701	
Fuel oil	170		174		176	
Telephone services	1,310		1,343		1,345	
Water and other public services	663		687		689	
Household operations	1,219	2.44 %	1,326	2.48 %	1,341	2.48 %
Personal services	346		392		393	
Other household expenses	873		934		948	
Housekeeping supplies	601		643		654	
Laundry and cleaning supplies	163		171		171	
Other household products	351		378		384	
Postage and stationery	86		93		97	
Household furnishings	1,065		1,161		1,176	
Household textiles	78		86		88	
Furniture	238		275		285	
Floor coverings	28		31		33	
Major appliances	147		140		138	
Small appliances	90		97		100	
Miscellaneous	483		530		529	
Apparel and services	1,279	2.56 %	1,424	2.67 %	1,435	2.65 %
Men and boys	260		293		294	
Men 16 and over	219		246		246	
Boys 2 to 15	40		47		48	
Women and girls	471		510		523	



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Women 16 and over	398	437	451
Girls 2 to 15	73	73	71
Children under 2	88	92	93

Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	54,160,409		433,640,375		727,391,399	
Average annual household	49,901		53,433		54,074	
Transportation	6,846	13.72 %	7,242	13.55 %	7,290	13.48 %
Vehicle purchases	1,642		1,767		1,783	
Cars and trucks new	873		927		956	
Cars and trucks used	722		792		782	
Gasoline and motor oil	2,147		2,216		2,218	
Other vehicle expenses	2,578		2,710		2,715	
Vehicle finance charges	176		186		185	
Maintenance and repairs	893		952		964	
Vehicle insurance	1,183		1,218		1,207	
Vehicle rental leases	325		354		358	
Public transportation	479		548		573	
Health care	3,931	7.88 %	4,061	7.60 %	4,085	7.55 %
Health insurance	2,576		2,644		2,658	
Medical services	838		876		880	
Drugs	389		405		409	
Medical supplies	127		134		136	
Entertainment	2,949	5.91 %	3,154	5.90 %	3,166	5.85 %
Fees and admissions	566		649		667	
Television radios	1,044		1,071		1,066	
Pets toys	1,077		1,156		1,165	
Personal care products	644		696		705	
Reading	56		61		63	
Education	1,270		1,519		1,594	
Tobacco products	404		397		398	
Miscellaneous	805	1.61 %	864	1.62 %	886	1.64 %
Cash contributions	1,397		1,434		1,435	
Personal insurance	5,587		6,434		6,588	
Life and other personal insurance	169		184		184	
Pensions and Social Security	5,417		6,250		6,403	

Distance	Year	Estimated Households			Housing Occupied By		Housing Occupancy		
		Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	5,693	4,584	26.28 %	1,323	4,096	4,832	861	1,526
3-Mile	2020	11,778	9,436	25.23 %	2,540	8,703	9,964	1,814	3,792
5-Mile	2020	20,648	16,536	24.95 %	4,034	15,758	17,967	2,681	5,769
1-Mile	2023	5,968	4,584	32.74 %	1,383	4,297	5,097	871	1,711
3-Mile	2023	12,269	9,436	31.14 %	2,644	9,067	10,483	1,786	4,340
5-Mile	2023	21,527	16,536	31.09 %	4,213	16,418	18,854	2,673	6,689



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