

15081 - 15095 MARINA DRIVE

MONTGOMERY, TEXAS 77356

MHW

PROPERTY SUMMARY



VIDEO

PROPERTY DESCRIPTION

Seize the chance to own one of the last expansive waterfront properties on Lake Conroe, offering 200 feet of pristine frontage. This 1.46-acre (63,598 sq. ft.) tract is adorned with mature trees, providing natural shade for your future home or business.

The possibilities are endless with this unrestricted tract—build your dream single-family home, condos, townhomes, or even a commercial space. It's also an ideal site for residential development, with the property already platted for four separate residential lots.

Located just across the bay from popular destinations like Papa's On The Lake and Waterpoint, with Fajita Jack's, Monty's Lighthouse, CVS, Starbucks, and a variety of other shops and restaurants nearby, this property offers both tranquility and convenience. Don't miss out on this exceptional opportunity!

PROPERTY HIGHLIGHTS

- 1.460 acres divisible down to 0.28 acres (12,070 SF)
- 200' of lakefront
- Site platted for four (4) lots
- Rip rap shoreline

For More Information:



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MITCHELL OXMAN

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OFFERING SUMMARY

Sale Price:	\$1,390,000.00
Lot Size:	1.46 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,923	8,754	19,541
Total Population	4,404	27,187	61,051
Average HH Income	\$107,689	\$116,977	\$125,287

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ADDITIONAL PHOTOS



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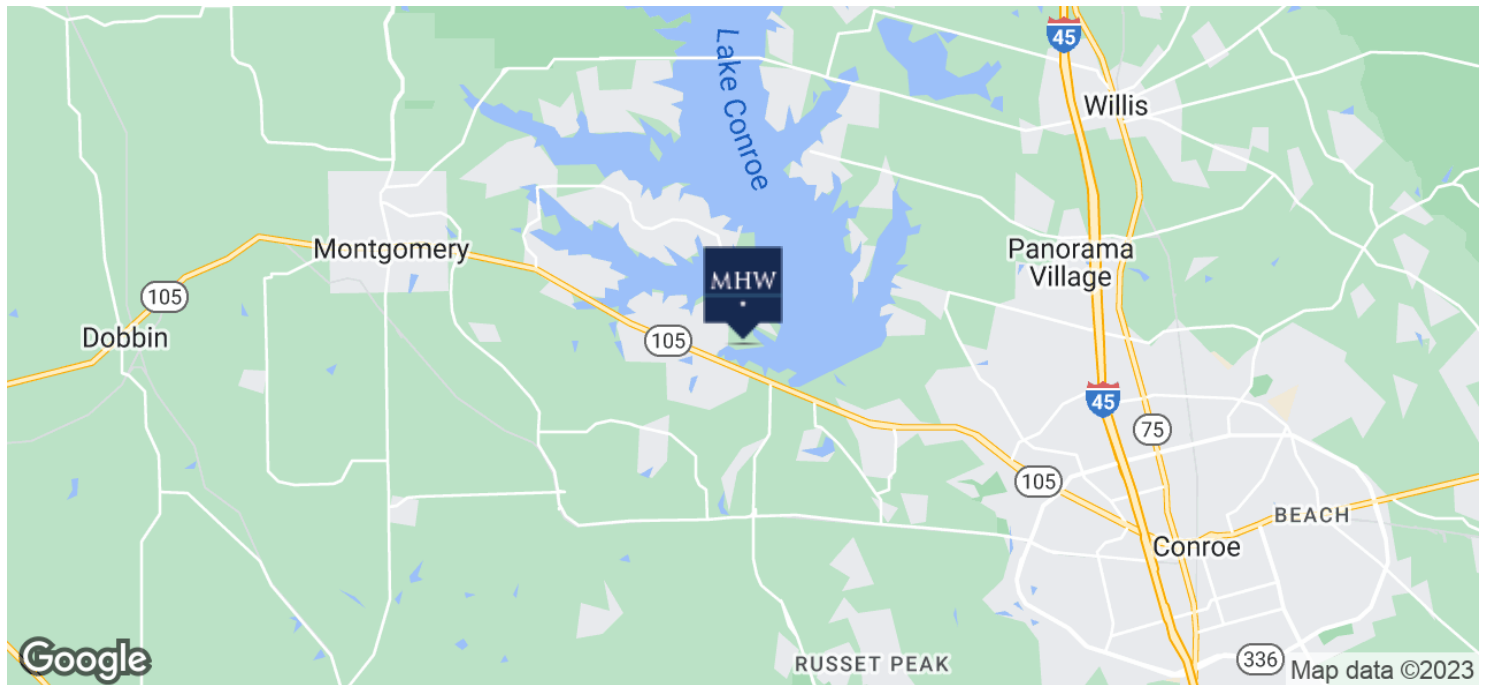
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LOCATION MAP



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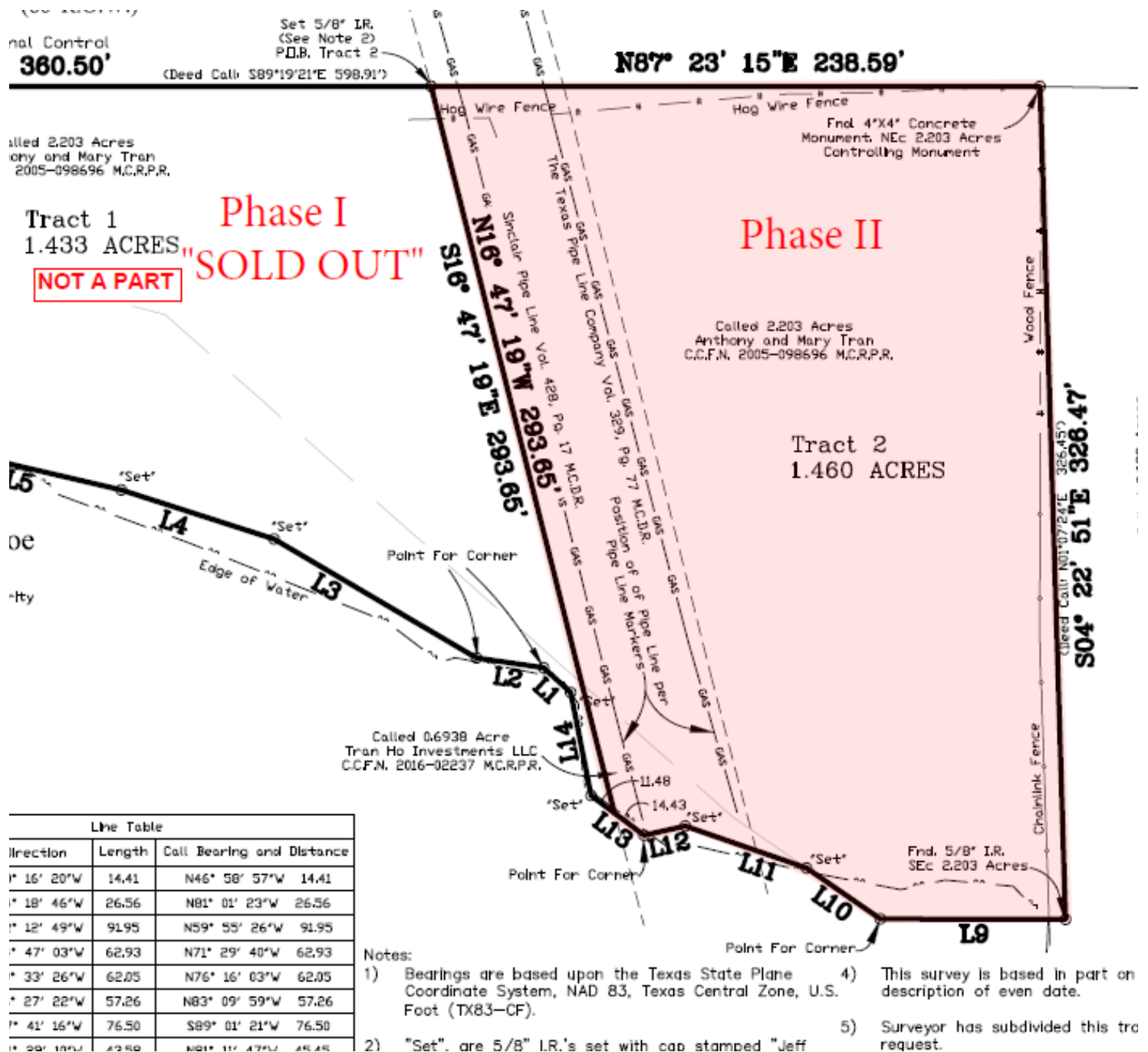
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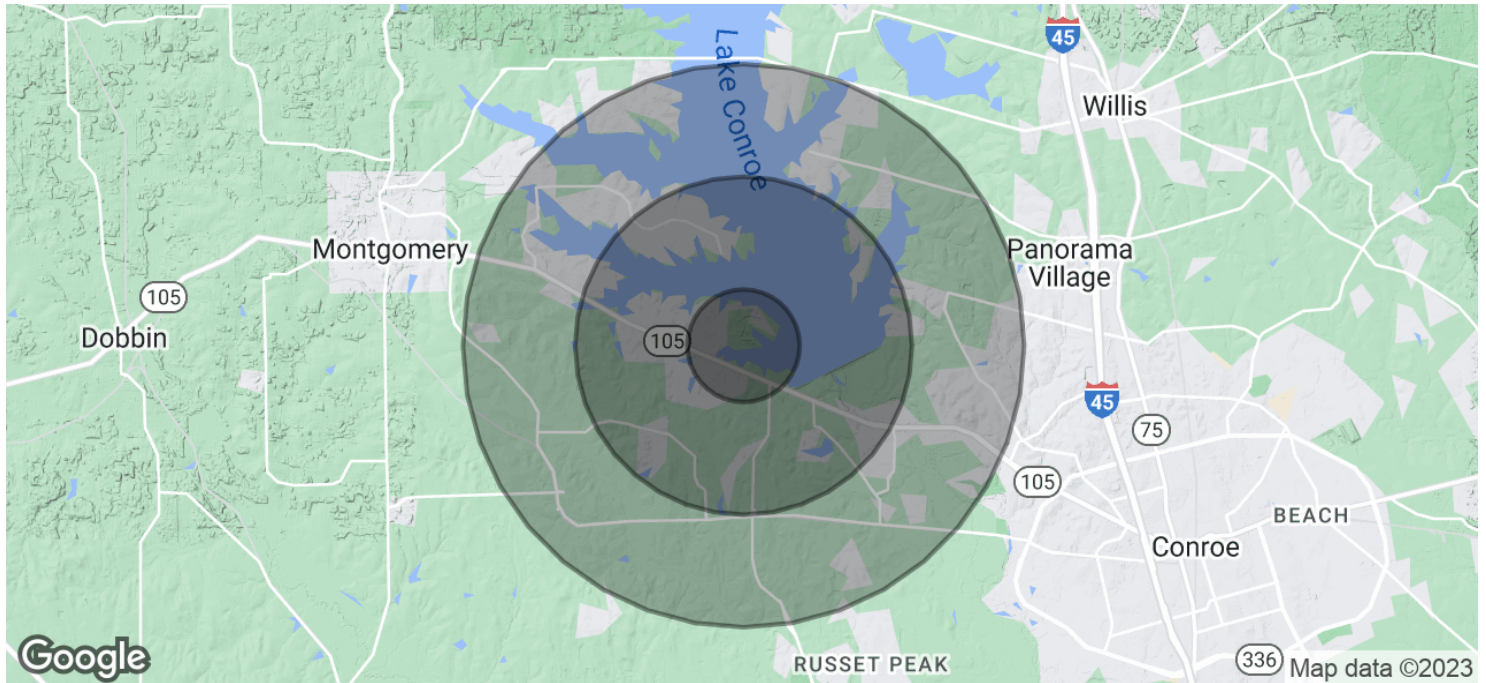
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,635	14,684	32,681
Average Age	47.2	45.5	44.8
Average Age (Male)	47.4	45.6	44.8
Average Age (Female)	46.8	45.5	45.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,135	6,125	13,440
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$93,753	\$93,048	\$93,625
Average House Value	\$225,426	\$204,010	\$199,173

* Demographic data derived from 2020 ACS - US Census

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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.

11-2-2015



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.

MHW BROKERAGE SERVICES, LLC	9007674	mhwre.com	281.651.4898
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
MICHAEL EVANS	600350	mevans@mhwre.com	281.651.4898
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
MICHAEL EVANS	600350	mevans@mhwre.com	281.651.4898
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date