16470 HIGHWAY 105 W

MONTGOMERY, TX 77356



THE JAMIE BECHTOLD GROUP
OFFICE: 936-525-7101 | JAMIE@JAMIEBECHTOLD.COM

www.jamiebechtold.com | 25325 Borough Park Dr STE 220 Spring TX 77380

All information is deemed reliable but not guaranteed
and should be independently reviewed and verified.

16470 HWY 105 W

AT MONTGOMERY

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SECTION 01

THE OFFERING



SECTION

01

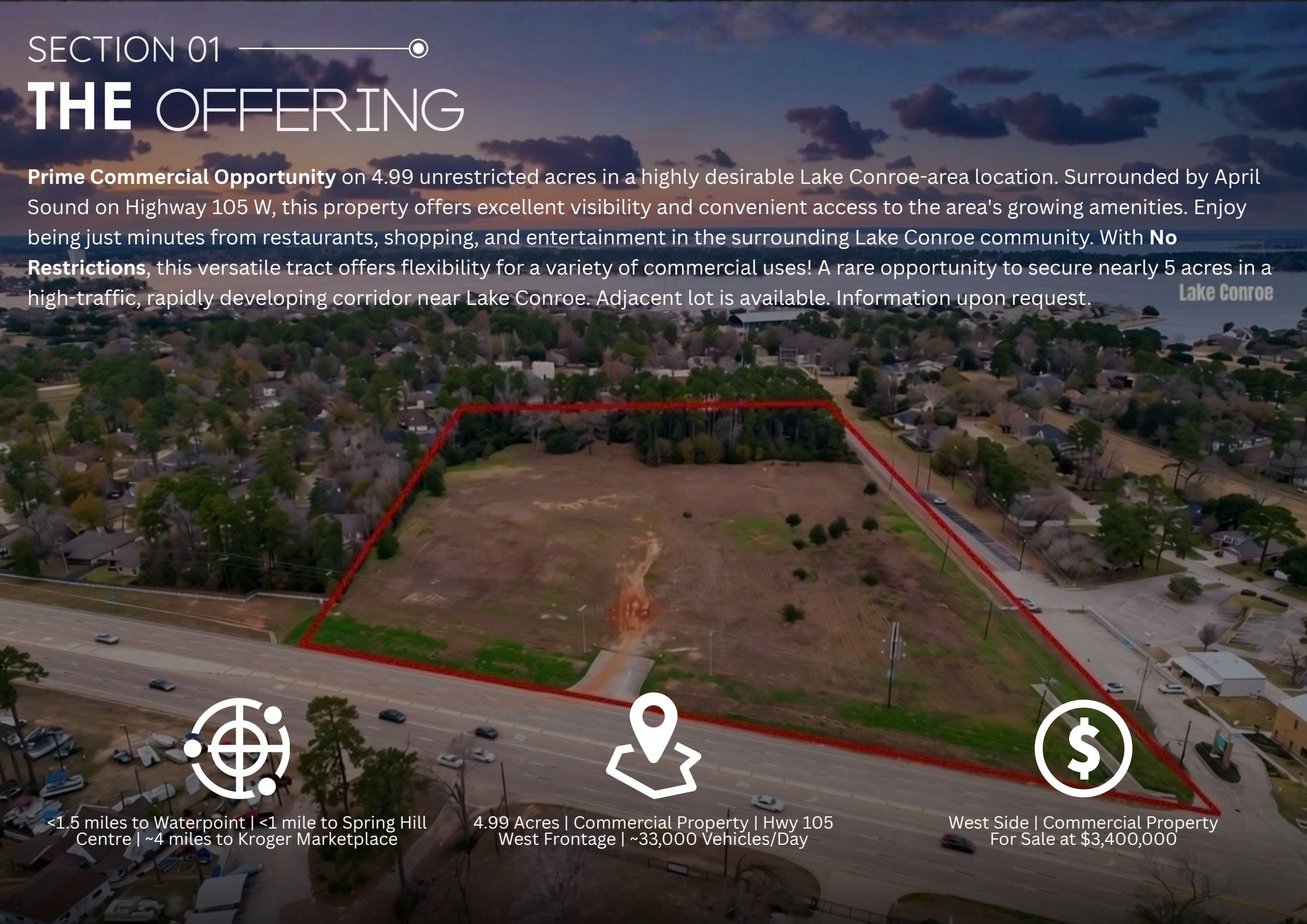
16470 HWY 105 W

AT MONTGOMERY

SECTION 01

THE OFFERING

Prime Commercial Opportunity on 4.99 unrestricted acres in a highly desirable Lake Conroe-area location. Surrounded by April Sound on Highway 105 W, this property offers excellent visibility and convenient access to the area's growing amenities. Enjoy being just minutes from restaurants, shopping, and entertainment in the surrounding Lake Conroe community. With **No Restrictions**, this versatile tract offers flexibility for a variety of commercial uses! A rare opportunity to secure nearly 5 acres in a high-traffic, rapidly developing corridor near Lake Conroe. Adjacent lot is available. Information upon request.



<1.5 miles to Waterpoint | <1 mile to Spring Hill Centre | ~4 miles to Kroger Marketplace

4.99 Acres | Commercial Property | Hwy 105 West Frontage | ~33,000 Vehicles/Day

West Side | Commercial Property For Sale at $3,400,000



SECTION 02

PROPERTY DETAILS

SECTION

02

16470 HWY 105 W

AT MONTGOMERY

SECTION 02

PROPERTY DETAILS

Address	16470 Highway 105 W, Montgomery TX 77356	**Restrictions**	No Restrictions
Price	$3,400,000	**Water Sewer**	Public Sewer, Public Water
Land Size	4.99 Acres Lot	**Tax Rate**	2.0878%
Subdivision	April Sound	**Lot Description**	Can Be Sub Divided, Corner

PROPERTY HIGHLIGHTS

- 4.99 Acres
- April Sound
- Public Sewer
- 2.0878
- No Restrictions
- $3,400,000

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SECTION 03

AREA MAP

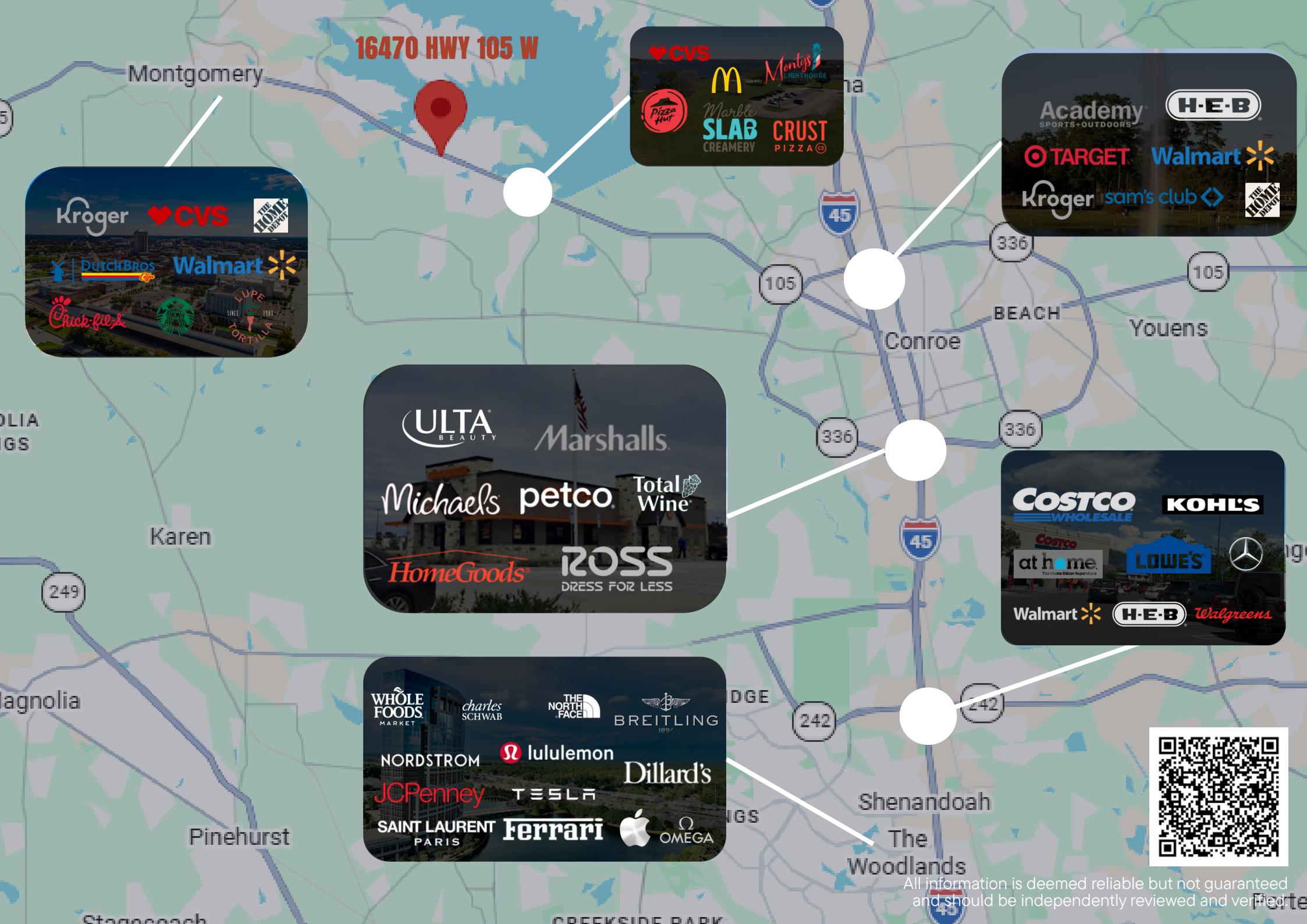


SECTION

03

16470 HWY 105 W

AT MONTGOMERY



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SECTION 04

PROPERTY OUTLINE



SECTION

04

16470 HWY 105 W

AT MONTGOMERY

SECTION 04

PROPERTY OUTLINE

Walden ON LAKE CONROE

Homes from:
$250K - $1.9M

BENTWATER GOLF CLUB

Homes from:
$250K - $3.4M

APRIL SOUND COUNTRY CLUB

Homes from:
$300K - $1.5M+

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