GROUND LEASE OR JV OPPORTUNITY

19998 FM 1097

MONTGOMERY, TX 77356



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CORTINAS
Commercial
Real Estate

1998 FARM TO MARKET

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CORTINAS
Commercial
Real Estate

THE OFFERING



SECTION

01

1998

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SECTION 01

THE OFFERING

Cortinas CRE is pleased to exclusively present a **±4.902-acre ground lease or JV opportunity located along FM 1097 in Montgomery, Texas.** The property offers a well-positioned site with excellent frontage, accessibility, and visibility along a growing regional corridor.

Strategically located in the Montgomery area, the site provides convenient access to surrounding residential communities, established commercial developments, and major transportation routes. Its sizable acreage and prominent FM 1097 frontage provide flexibility for a variety of potential commercial, retail, service, or other development concepts.

Offered as a ground lease or joint venture, the property presents an opportunity for operators, developers, and businesses seeking a strategically located site in the Montgomery market without the acquisition cost associated with purchasing land. The combination of acreage, frontage, accessibility, and surrounding growth makes 19998 FM 1097 a compelling opportunity for a wide range of potential users.

Land Size
±4.902 Acres or 213,531 SF
Per Survey

Vehicles Per Day
±13,924 VPD on FM 1097
(Per TXDOT)

Price Guidance
Please Email

SECTION 02

PROPERTY DETAILS



SECTION

02

1998

FARM TO MARKET

SECTION 02

PROPERTY DETAILS

Address (Link to Directions)	19998 FM 1097, Montgomery, TX 77356
Offering Type	Ground Lease or JV
Price Guidance	Please Email
Lease Structure	NNN
Land Size	Total ±4.902 AC or 213,531.12 SF
Tax Rate	1.6155%
Survey	Yes (Please Click Here)
Property Tax Account	0000-0004-4572
VPD	±13,924 VPD on FM 1097
Zoning	No Zoning

PROPERTY HIGHLIGHTS

Land Size
±4.902 AC or 213,531.2 SF

Zoning
No Zoning

VPD
±13,924

Property Tax Rate
1.6155%

Topography
Zone X

Price Guidance
Please Email

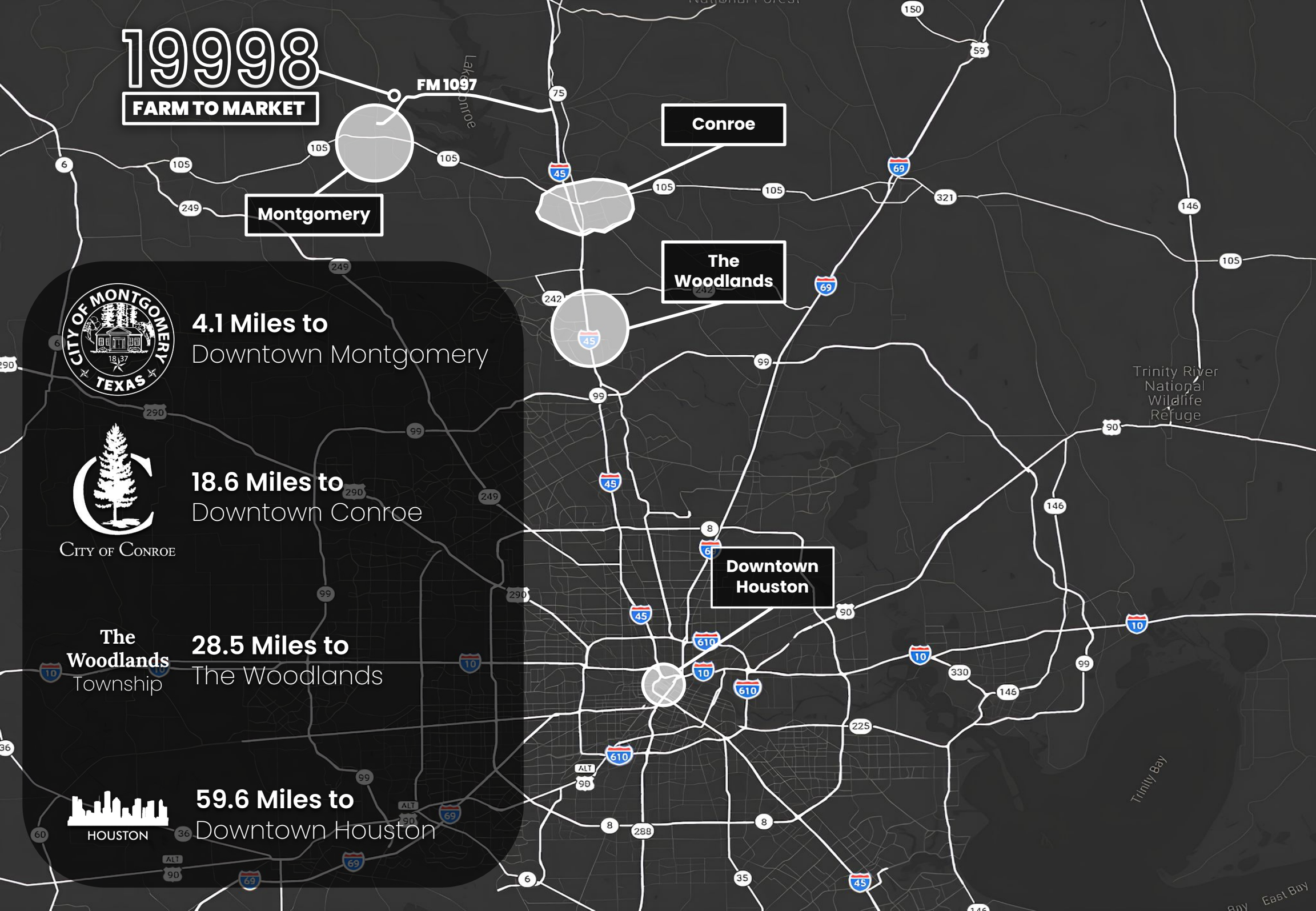
DEMOGRAPHICS

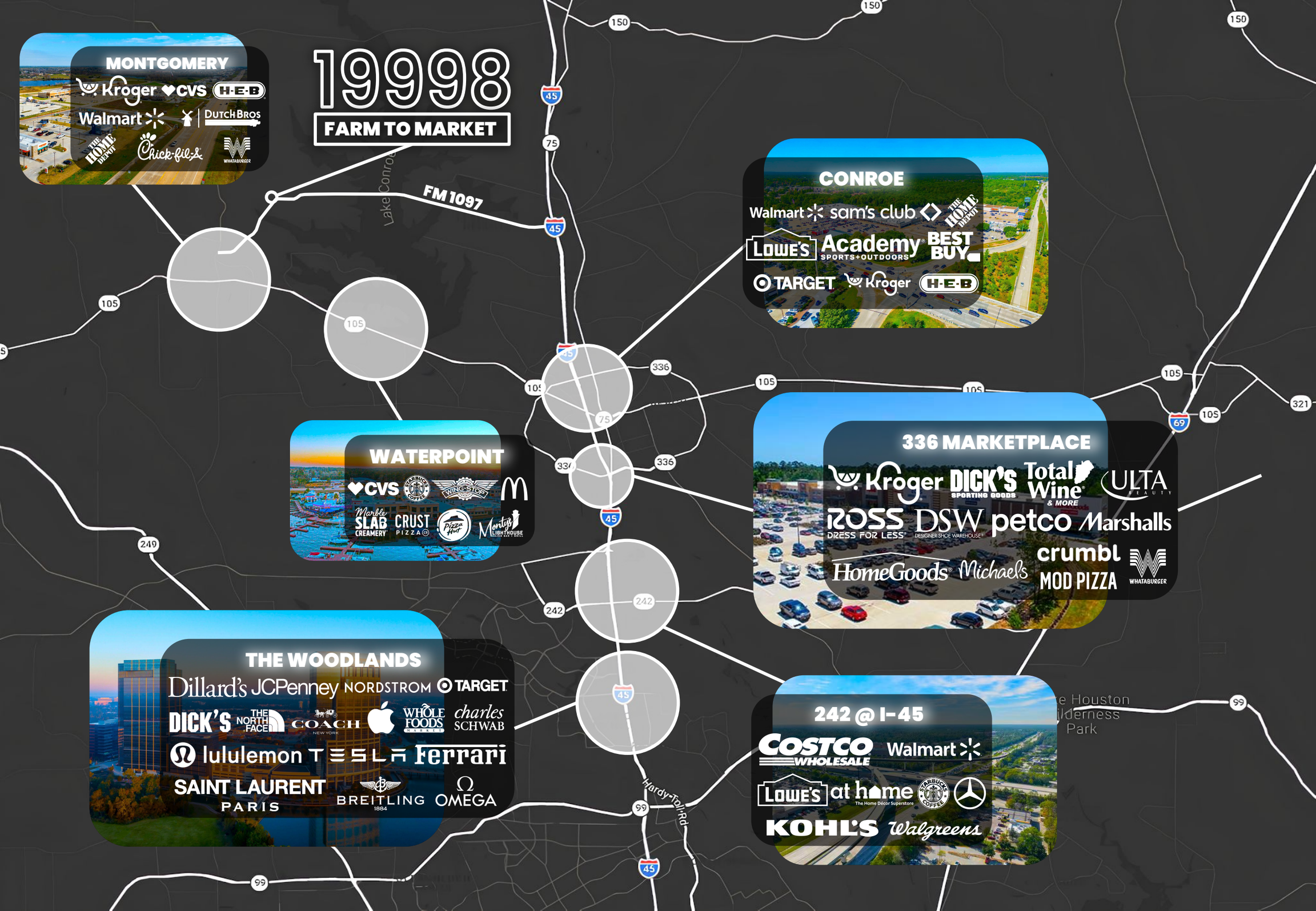
	3 Mile	5 Mile	10 Mile
Population	22,949	55,273	207,675
Average HH Income	$139,940	$147,580	$137,169
Employees	4,663	11,409	57,455

SECTION 03

AREA MAP & DETAILS




1998
FARM TO MARKET
FM 1097
Lake Conroe
Conroe
Montgomery
The Woodlands
Downtown Houston
Trinity River National Wildlife Refuge
Trinity Bay
CITY OF MONTGOMERY TEXAS 1837
4.1 Miles to
Downtown Montgomery
CITY OF CONROE
18.6 Miles to
Downtown Conroe
The Woodlands Township
28.5 Miles to
The Woodlands
HOUSTON
59.6 Miles to
Downtown Houston


19998
FARM TO MARKET
MONTGOMERY
Kroger
CVS
H-E-B
Walmart
DUTCH BROS
THE HOME DEPOT
Chick-fil-A
WHATABURGER
CONROE
Walmart
sam's club
THE HOME DEPOT
LOWE'S
Academy SPORTS+OUTDOORS
BEST BUY
TARGET
Kroger
H-E-B
WATERPOINT
CVS
STARBUCKS COFFEE
WING STOP
Marble SLAB CREAMERY
CRUST PIZZA
Pizza Hut
Monty's LIGHTHOUSE
336 MARKETPLACE
Kroger
DICK'S SPORTING GOODS
Total Wine & MORE
ULTA BEAUTY
ROSS DRESS FOR LESS
DSW DESIGNER SHOE WAREHOUSE
petco
Marshalls
HomeGoods
Michaels
crumbl
MOD PIZZA
WHATABURGER
THE WOODLANDS
Dillard's
JCPenney
NORDSTROM
TARGET
DICK'S
THE NORTH FACE
COACH NEW YORK
WHOLE FOODS MARKET
charles SCHWAB
lululemon
TESLA
Ferrari
SAINT LAURENT PARIS
BREITLING 1884
OMEGA
242 @ I-45
COSTCO WHOLESALE
Walmart
LOWE'S
at home The Home Décor Superstore
STARBUCKS COFFEE
KOHL'S
Walgreens
FM 1097
Lake Conroe
Hardy Toll Rd
150
45
75
105
336
69
321
249
242
99

SECTION 03

AREA DETAILS

Major Area Employers

OXY
Chevron
Baker Hughes
HOUSTON Methodist
MEMORIAL HERMANN
MONTGOMERY INDEPENDENT SCHOOL DISTRICT
LONE STAR COLLEGE
Ball
WOODFOREST NATIONAL BANK

Active Residential Growth

388-ACRE MASTER PLAN

5 BUILDERS ACTIVE | $400K-$700K

BRIARLEY

286 FUTURE HOUSEHOLDS (PHASE 1)

DELIVERING 2025 | STRONG UPSCALE BUYER DEMAND

20%

POPULATION GROWTH

within 10 miles from 2024 to 2029

147k

AVERAGE HOUSEHOLD INCOME

within 5 miles

207,675

CURRENT POPULATION

within 10 miles

SECTION 04

PROPERTY OUTLINE




±13,924 VPD
PER TxDOT
Big Oak Dr
FM 1097
79'
319'
219'
342'
166'
146'
200'
303'
358'


358'
200'
166'
342'
79'
319'
219'
146'
303'
Big Oak Dr
FM 1097
±13,924 VPD


303'
358'
146'
200'
219'
166'
319'
342'
79'
Big Oak Dr
FM 1097
±13,924 VPD
PER TXDOT


FM 1097
±13,924 VPD
PER TXDOT
342'
79'
319'
166'
200'
219'
358'
146'
303'
Big Oak Dr

200'
166'
342'
79'
319'
219'
146'
303'
358'
FM1097
13,924 VPD
PER TXDOT
Big Oak Dr

9998

FARM TO MARKET

Links Below

Consumer Protection Notice

Information About Brokerage Services

cortinascre.com

View Listing Website

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CORTINAS Commercial Real Estate

Data Not Verified/Guaranteed by Sellers or Cortinas Commercial Real Estate