



ADAM OLSEN

(713) 614-2670
2800 POST OAK BLVD SUITE 4100
HOUSTON, TX 77056

**STRATEGIC MONTGOMERY COMMERCIAL SITE WITH
INFRASTRUCTURE IN PLACE AND GROWTH POTENTIAL**

119 OLD RIVER RD., MONTGOMERY, TX 77356



OFFERING SUMMARY

SALE PRICE

\$1,200,000

PROPERTY TYPE

RETAIL

BUILDING SIZE

3,960 SF

PROPERTY HIGHLIGHTS

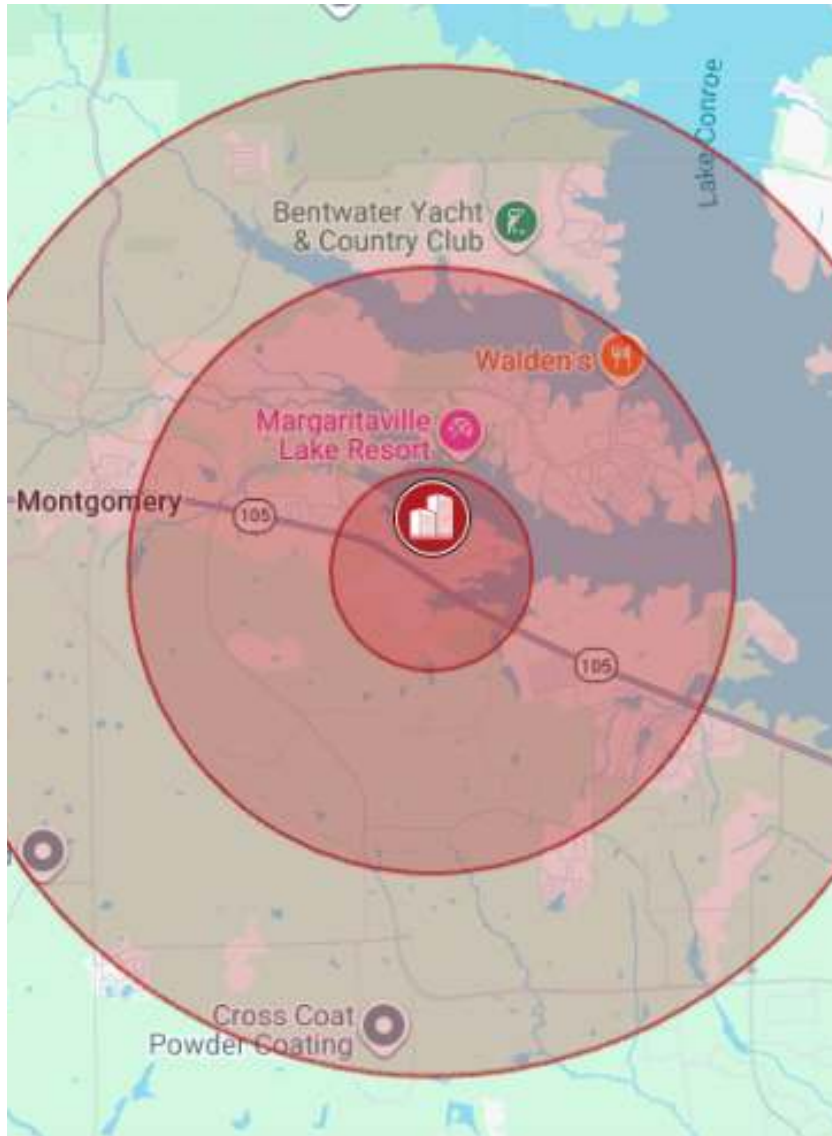
- Ideal 3,960 SF building
- Modern construction from 2003
- Zoned for commercial dog boarding (zoned 3)
- Located in desirable Montgomery area
- Well-maintained property with potential for customization
- Ample space
- Versatile layout suitable for various building needs



Property Photos



Demographics



119 Old River Road is located in the growing Montgomery, Texas market, an area known for its strong residential growth, expanding commercial activity, and proximity to major regional corridors. The property offers convenient access to FM 149, FM 2854, and State Highway 105, providing efficient connectivity to Montgomery, Conroe, Lake Conroe, and the greater North Houston area.

Montgomery continues to experience steady growth driven by nearby residential developments, local businesses, and increased demand for commercial land and improved properties. The site benefits from a quieter, semi-rural setting while remaining within short driving distance of essential services, retail centers, and population centers.

This location is well-suited for a variety of commercial, service, or land-use opportunities, offering flexibility, accessibility, and long-term growth potential in one of Montgomery County's most desirable expanding submarkets.

	1 Miles	3 Miles	5 Miles
Total population	2,266	21,791	40,120
Persons per household	2.3	2.4	2.5
Total household	986	9,008	16,257
Average household income	\$163,156	\$140,787	\$150,579
Average age	47.2	43.7	46.1
Average age male	47.3	43	44.8
Average age female	47.4	44	46.3

Demographics data derived from AlphaMap

Market Overview

Montgomery, Texas is positioned as a growing commercial market supported by continued residential expansion, increasing business activity, and demand for commercial land and improved properties. The area offers connectivity to Montgomery, Conroe, Lake Conroe, and the greater North Houston region through FM 149, FM 2854, and State Highway 105.

The surrounding market combines a quieter, semi-rural setting with convenient access to essential services, retail centers, and nearby population centers. Ongoing residential development and expanding commercial activity continue to strengthen the area's long-term potential.

Within this environment, 119 Old River Rd benefits from strong visibility, existing infrastructure, and improvements that support immediate operational use while preserving flexibility for future redevelopment. These characteristics make the property suitable for investors, owner-users, and a variety of commercial, service, or land-use opportunities.



ADAM OLSEN

(713) 614-2670
2800 POST OAK BLVD SUITE
4100 HOUSTON, TX 77056

**STRATEGIC MONTGOMERY COMMERCIAL SITE WITH
INFRASTRUCTURE IN PLACE AND GROWTH POTENTIAL**

119 OLD RIVER RD., MONTGOMERY, TX 77356