

OFFERING MEMORANDUM

119 OLD RIVER RD,
MONTGOMERY,
TX 77356

Turnkey dog grooming and boarding business and property offering a thriving, established operation with a loyal client base. Fully equipped with modern grooming tools and facilities, this business is perfect for pet enthusiasts looking to step into a profitable venture.

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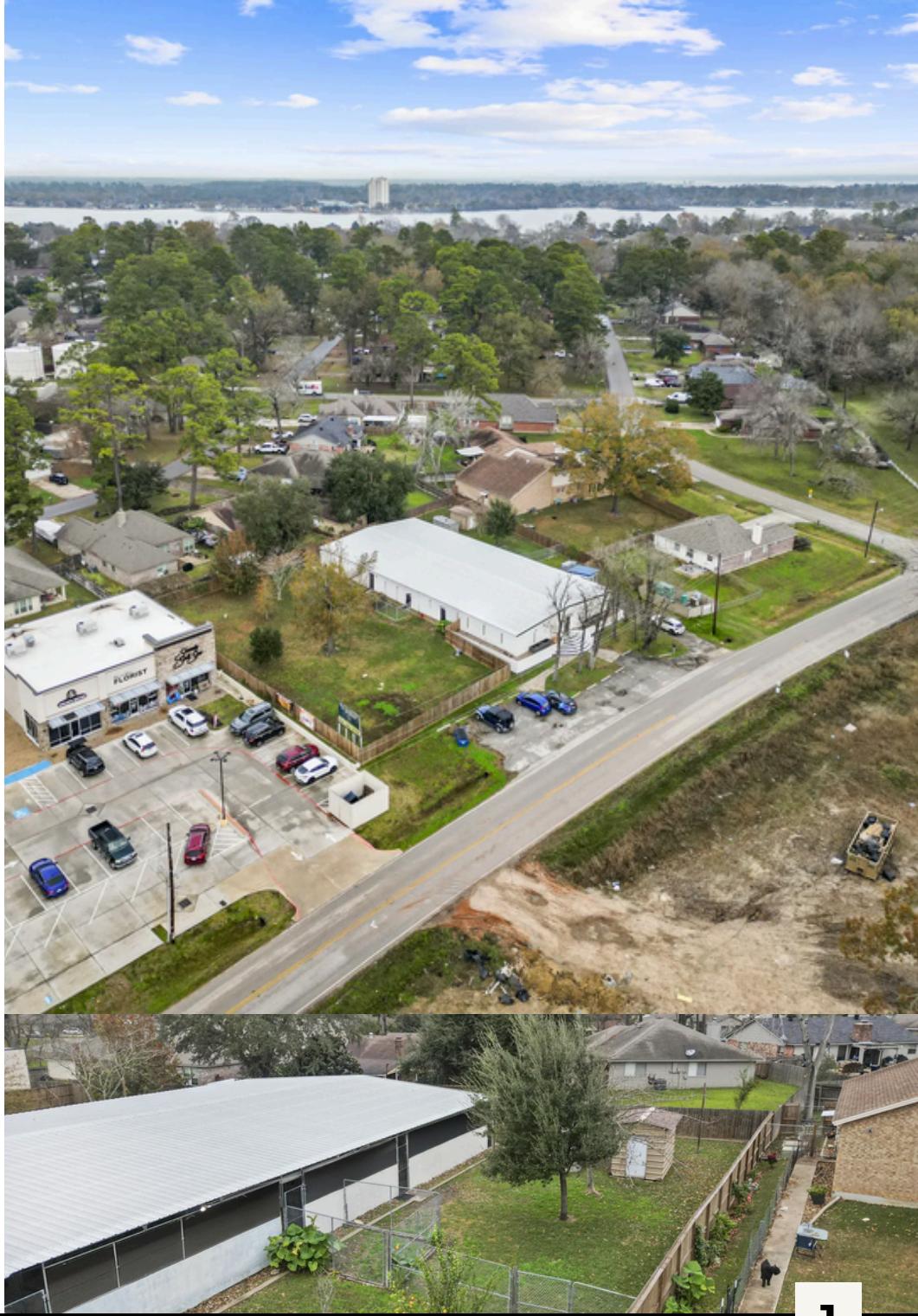
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PROPERTY SUMMARY

119 Old River Rd, Montgomery, TX 77356

SALE PRICE:	Price Undisclosed
NUMBER OF UNITS:	1
YEAR BUILT:	2003
PROPERTY TYPE:	Special Purpose
LOT SIZE:	32,694 SF
BUILDING SIZE:	3,960 SF

Turnkey dog grooming and boarding business and property offering a thriving, established operation with a loyal client base. Fully equipped with modern grooming tools and facilities, this business is perfect for pet enthusiasts looking to step into a profitable venture. Prime location with strong community presence and consistent demand. Don't miss this opportunity to own a reputable pet care business!

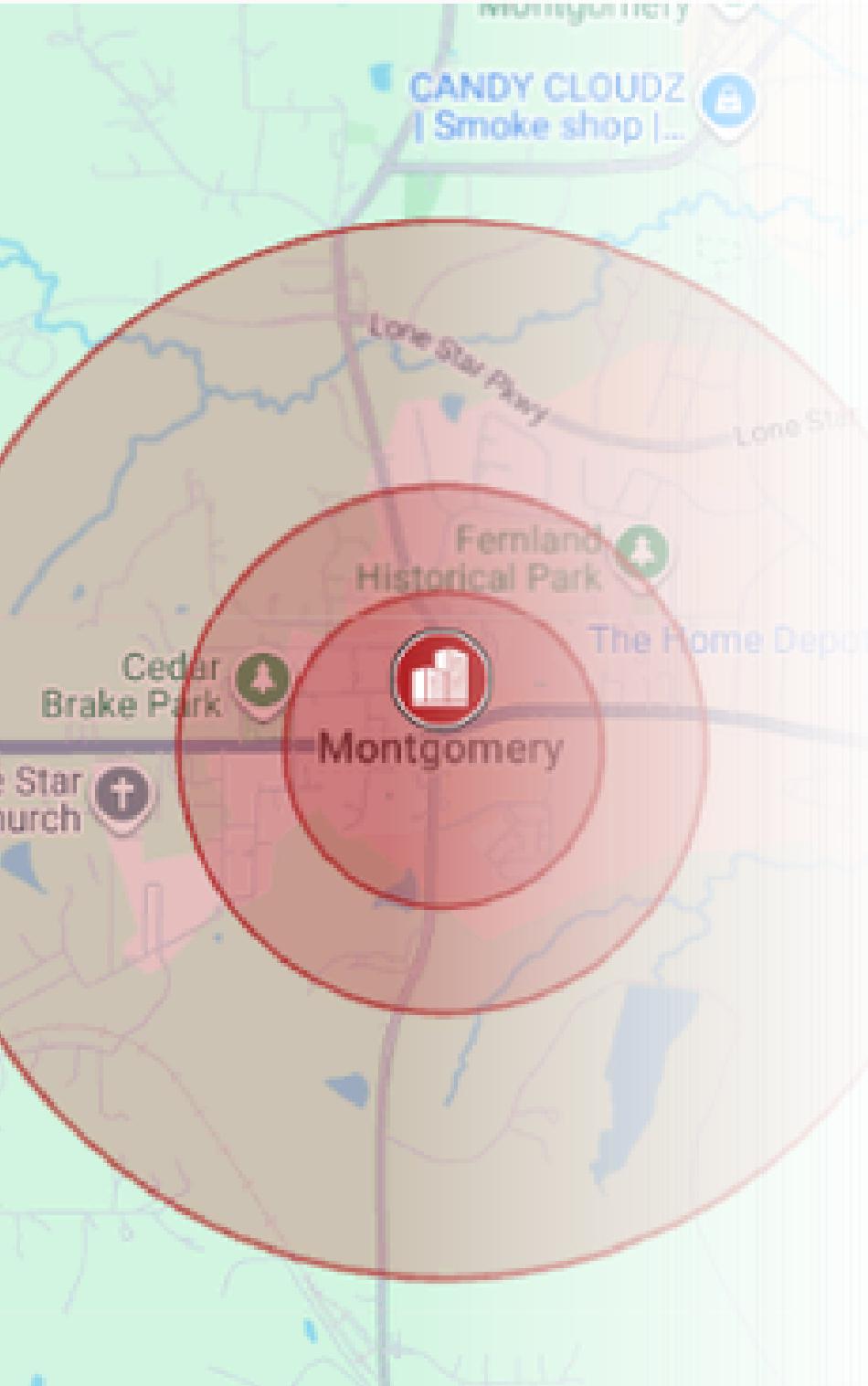


PROPERTY HIGHLIGHTS

Established & Thriving Dog Boarding Business and Property for Sale

- Ideal 3,960 SF building for dog boarding services
- Single unit for dedicated dog care operations
- 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 for kennels and play areas
- Versatile layout suitable for various dog boarding needs





AREA OVERVIEW

Nestled in the thriving Montgomery area of Texas, this property enjoys excellent road exposure and convenient access for specialized business operations. Montgomery boasts a robust business environment, making it an ideal location for a specialized business venture. The area's strategic positioning provides high visibility and accessibility, ensuring that businesses can easily attract customers and clients.

	0.3 Miles	0.5 Miles	1 Miles
Total households	333	779	1,298
Total population	867	2,031	3,384
Persons per household	2.6	2.6	2.6
Average household income	\$145,433	\$145,502	\$145,047
Average house value	\$598,476	\$598,332	\$594,787
Average age	43	43	43
Average age male	43	43	43
Average age female	44	44	44

RETAILER MAP





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