# THE COMMERCIAL PROFESSIONALS

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# OFFICE/WAREHOUSE FOR SALE

## 1631 MCCALEB ROAD | MONTGOMERY, TX 77316

# OFFERING SUMMARY

**SALE PRICE**

$1,500,000

**YEAR BUILT**

2026

**PROPERTY TYPE**

OFFICE/WAREHOUSE/RETAIL

**BUILDING SIZE**

±9,600 – 20,000+ SF

OF SCALABLE SPACE

# PROPERTY HIGHLIGHTS

Located off McCaleb Road within a newly developed, master-planned business park, this Class-A commercial building offers a modern design paired with superior functionality and long-term flexibility. Designed to meet the needs of discerning owner-users and investors alike, the property provides a high-quality environment suitable for a wide range of commercial uses while maintaining a professional and contemporary presence.

Strategically positioned at 1631 McCaleb Road in Montgomery, the property sits within one of Montgomery County's fastest-growing commercial corridors. It offers convenient access to major thoroughfares including FM 2854, FM 1488, FM 2978, SH 105, and Lake Conroe, while remaining just minutes from I-45. This central location allows for easy connectivity to surrounding markets, residential communities, and key business hubs.
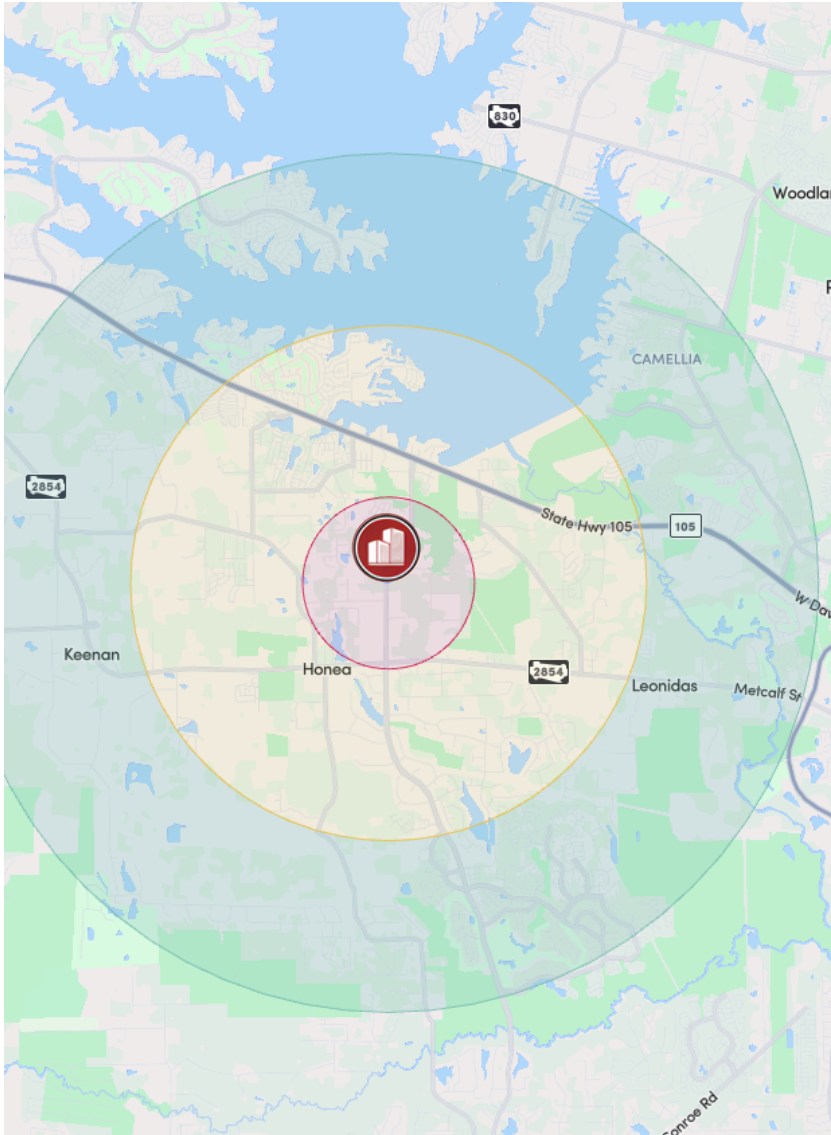
# Property Plan
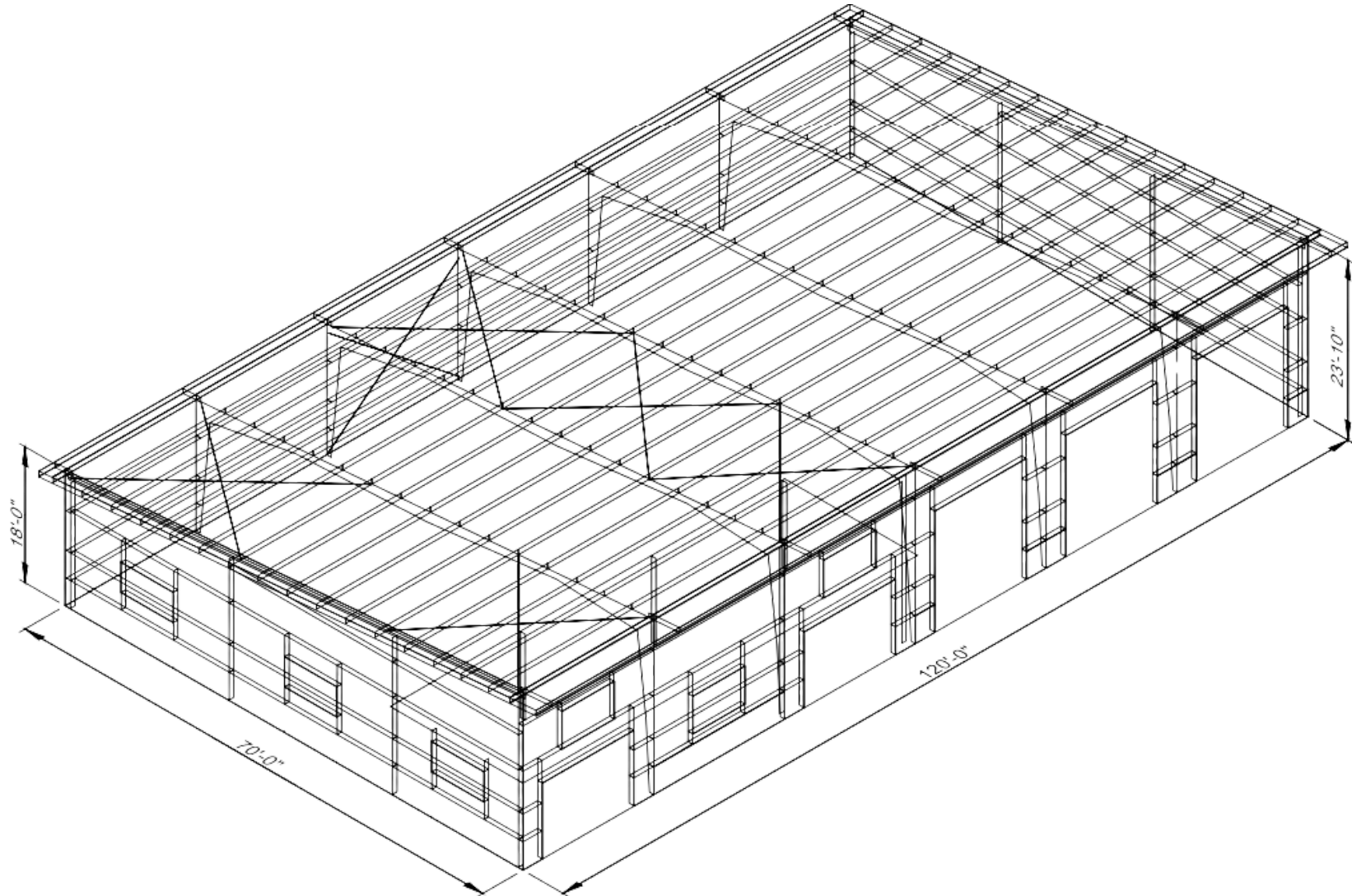
# Survey

# Aerial Map

Property Design Layout

# Demographics

1631 McCaleb Road is situated within a growing and well-established trade area in Montgomery, Texas, characterized by a strong residential base, expanding commercial development, and favorable income demographics. The surrounding market benefits from steady population growth, an increasing number of households, and proximity to major employment centers including Conroe and The Woodlands. This combination supports sustained demand for retail, service-oriented, office, and light industrial uses.

|  | 1 Mile | 3 Miles | 5 Miles |
|---|---|---|---|
| **Total population** | 1,157 | 16,555 | 50,733 |
| **Workday Population** | 1,508 | 13,056 | 41,350 |
| **Total household** | 475 | 6,509 | 19,122 |
| **Average household income** | $129.2k | $129.4k | $144.5k |
| **Average age** | 44 | 43 | 42 |
| **Male Population** | 582 | 8,189 | 24,912 |
| **Female Population** | 575 | 8,366 | 25,821 |

Demographics data derived from AlphaMap

# Market Overview

Montgomery, Texas and the surrounding Montgomery County market continue to experience strong growth driven by steady population increases, expanding infrastructure, and rising commercial demand. Over the past decade, the area has emerged as one of the faster-growing regions in Texas, attracting new residents seeking quality of life, affordability, and proximity to the Greater Houston area. This sustained population growth has strengthened the local labor force and increased demand across residential, retail, and commercial sectors.

The local economy is diverse and continues to expand, supported by key industries such as healthcare, retail, construction, professional services, and light industrial operations. Nearby employment centers including Conroe and The Woodlands contribute to a stable and growing workforce, while new commercial developments and expanding service providers reflect continued confidence in the market. Ongoing infrastructure improvements further enhance accessibility and support long-term economic momentum throughout the region.
From a real est
ate perspective, Montgomery benefits from its strategic location within the Greater Houston metropolitan area and a business-friendly development environment. Strong demographic trends, combined with limited supply in certain commercial sectors, have fueled sustained interest from investors and owner-users alike. As the area continues to grow in a measured and planned manner, Montgomery remains well-positioned for long-term value creation and stable investment performance.





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