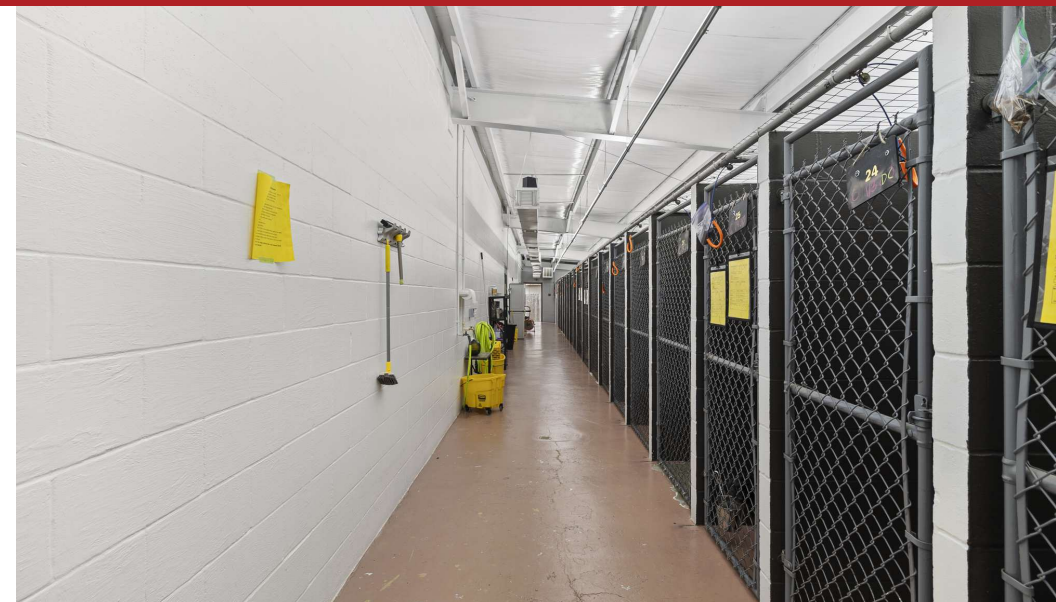


ESTABLISHED & THRIVING DOG BOARDING BUSINESS AND PROPERTY FOR SALE

ADDRESS NOT DISCLOSED, MONTGOMERY, TX

FOR SALE: \$1,450,000

PROPERTY SUMMARY | SPECIAL PURPOSE PROPERTY



PROPERTY HIGHLIGHTS

- Built in 2003 with 42 dog kennels/42 outside runs
- Turnkey for grooming and boarding business (currently offers boarding/baths/nails)
- Excellent road exposure
- 1 front desk (check-in area)/1 office/1 break room/1 large, elevated tub
- Existing database of clients that is over 20 years old, many existing clients have boarded for many years, even through the life cycles of 1 to 2 dogs
- 1 new A/C unit for the front area (total of 3 existing A/C units) with Nests control
- Generac has been recently filled with Diesel
- Washer – was bought in October 2023/Dishwasher
- Brand new fence around the facility summer 2023
- Security camera system (could use upgrading)

OFFERING SUMMARY

Sale Price:	\$1,450,000
Number of Units:	1
Lot Size:	32,694 SF
Building Size:	3,960 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	333	779	1,298
Total Population	867	2,031	3,384
Average HH Income	\$145,433	\$145,502	\$145,047

ADAM OLSEN, CCIM

713.614.2670

adam@thecommercialprofessionals.com

THE COMMERCIAL
PROFESSIONALS

To Schedule A Showing Call 713.538.1638

THE COMMERCIAL PROFESSIONALS

713.614.2670

thecommercialprofessionals.com

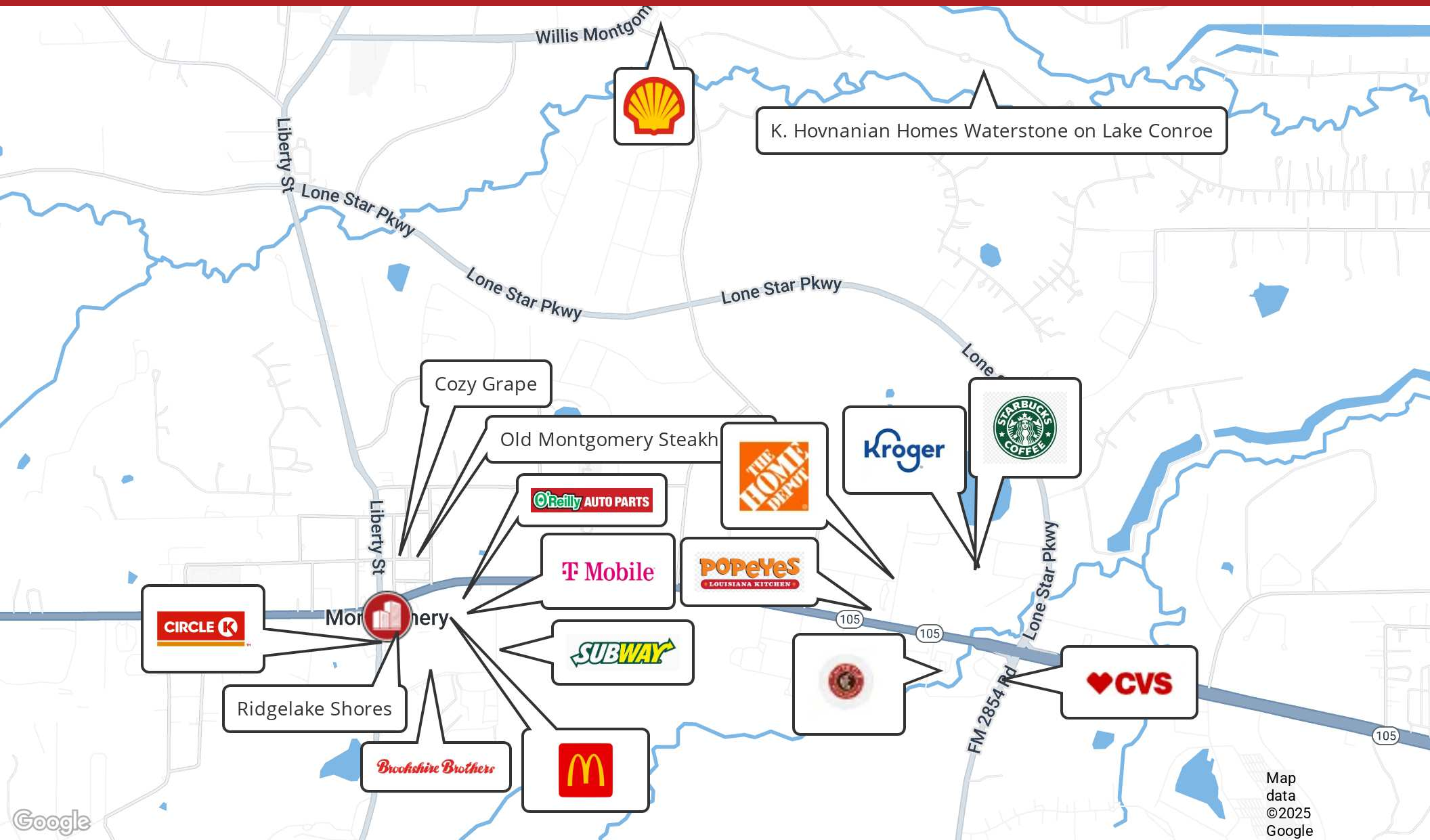
2800 Post Oak Blvd, Suite 4100, Houston, TX 77056

ESTABLISHED & THRIVING DOG BOARDING BUSINESS AND PROPERTY FOR SALE

ADDRESS NOT DISCLOSED, MONTGOMERY, TX

FOR SALE: \$1,450,000

LOCATION MAP | SPECIAL PURPOSE PROPERTY



ADAM OLSEN, CCIM

713.614.2670

adam@thecommercialprofessionals.com

THE COMMERCIAL PROFESSIONALS

To Schedule A Showing Call 713.538.1638

THE COMMERCIAL PROFESSIONALS

713.614.2670

thecommercialprofessionals.com

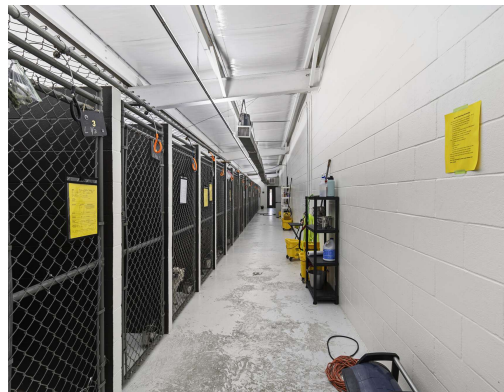
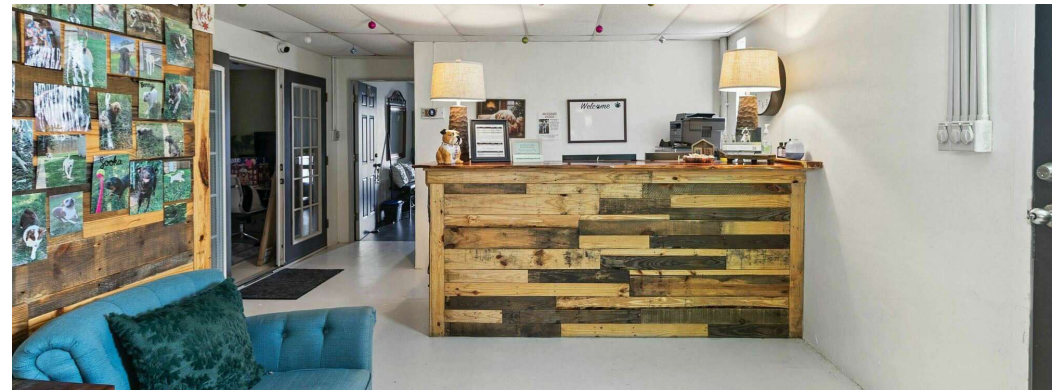
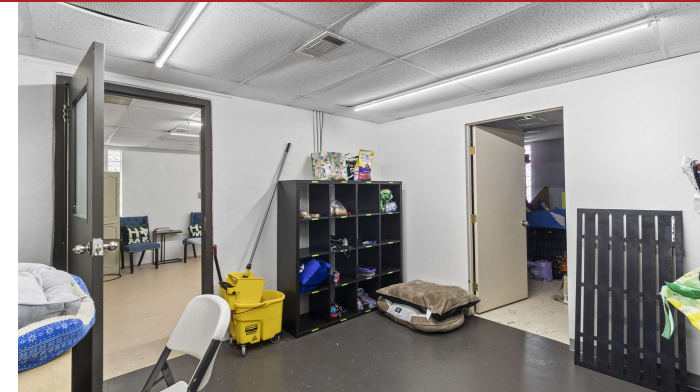
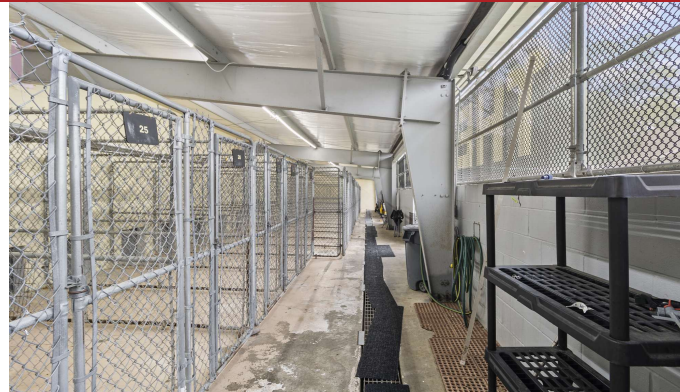
2800 Post Oak Blvd, Suite 4100, Houston, TX 77056

ESTABLISHED & THRIVING DOG BOARDING BUSINESS AND PROPERTY FOR SALE

ADDRESS NOT DISCLOSED, MONTGOMERY, TX

FOR SALE: \$1,450,000

ADDITIONAL PHOTOS | SPECIAL PURPOSE PROPERTY



ADAM OLSEN, CCIM

713.614.2670

adam@thecommercialprofessionals.com

THE COMMERCIAL PROFESSIONALS

To Schedule A Showing Call 713.538.1638

THE COMMERCIAL PROFESSIONALS

713.614.2670

thecommercialprofessionals.com

2800 Post Oak Blvd, Suite 4100, Houston, TX 77056

ESTABLISHED & THRIVING DOG BOARDING BUSINESS AND PROPERTY FOR SALE

ADDRESS NOT DISCLOSED, MONTGOMERY, TX

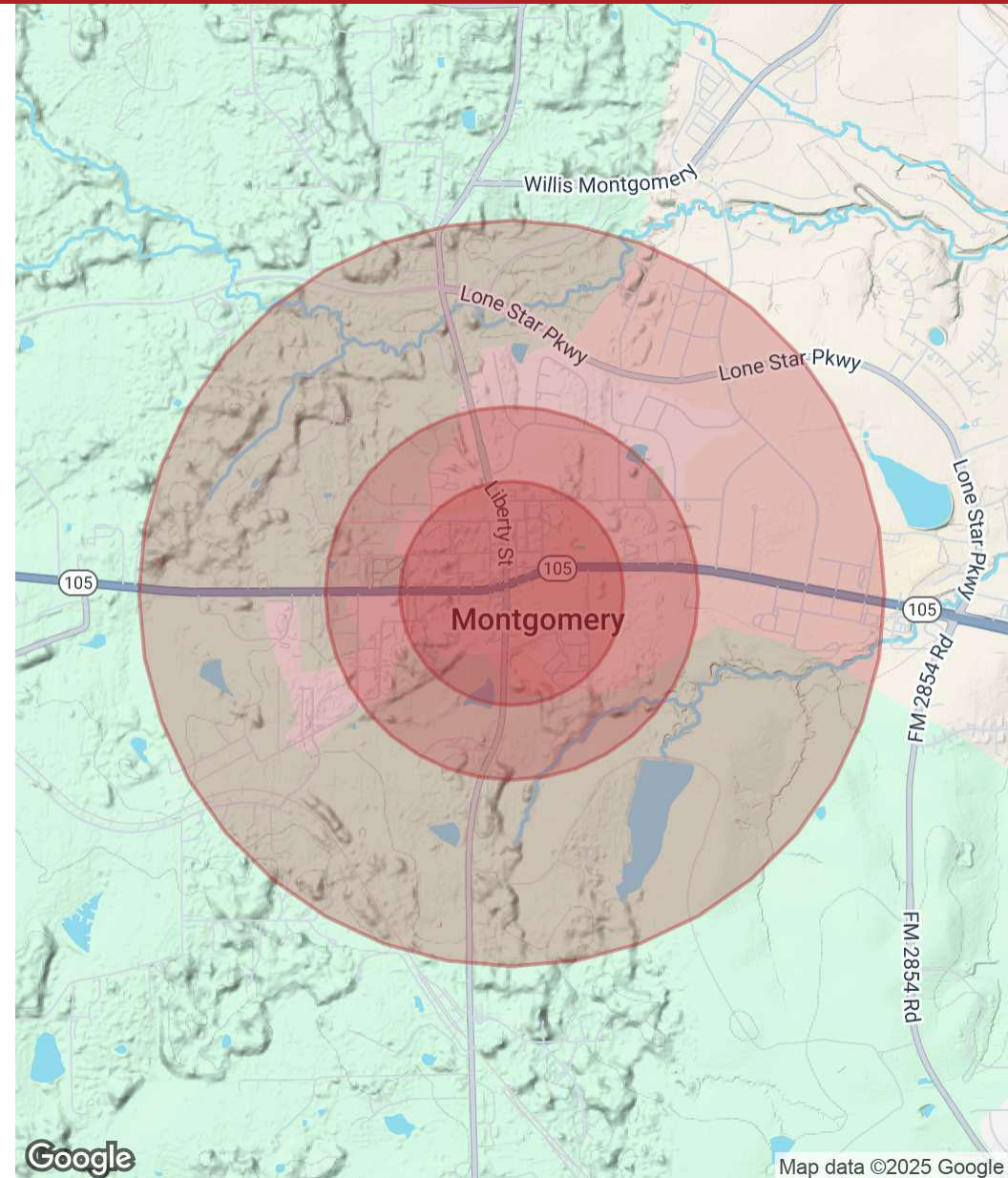
FOR SALE: \$1,450,000

DEMOGRAPHICS MAP & REPORT | SPECIAL PURPOSE PROPERTY

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	867	2,031	3,384
Average Age	43	43	43
Average Age (Male)	43	43	43
Average Age (Female)	44	44	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	333	779	1,298
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$145,433	\$145,502	\$145,047
Average House Value	\$598,476	\$598,332	\$594,787

Demographics data derived from AlphaMap



ADAM OLSEN, CCIM

713.614.2670

adam@thecommercialprofessionals.com

THE COMMERCIAL PROFESSIONALS

To Schedule A Showing Call 713.538.1638

THE COMMERCIAL PROFESSIONALS

713.614.2670

thecommercialprofessionals.com

2800 Post Oak Blvd, Suite 4100, Houston, TX 77056