GABE RODARTE
(936) 218-2723
2800 POST OAK BLVD SUITE
4100 HOUSTON, TX 77056

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

OFFICE/WAREHOUSE FOR SALE

1631 MCCALEB ROAD | MONTGOMERY, TX 77316

OFFERING SUMMARY

SALE PRICE

$1,500,000

NUMBER OF UNITS

1

PROPERTY TYPE

OFFICE/WAREHOUSE/RETAIL

LOT SIZE

1.03 ACRES

BUILDING SIZE

±9,600 – 20,000+ SF

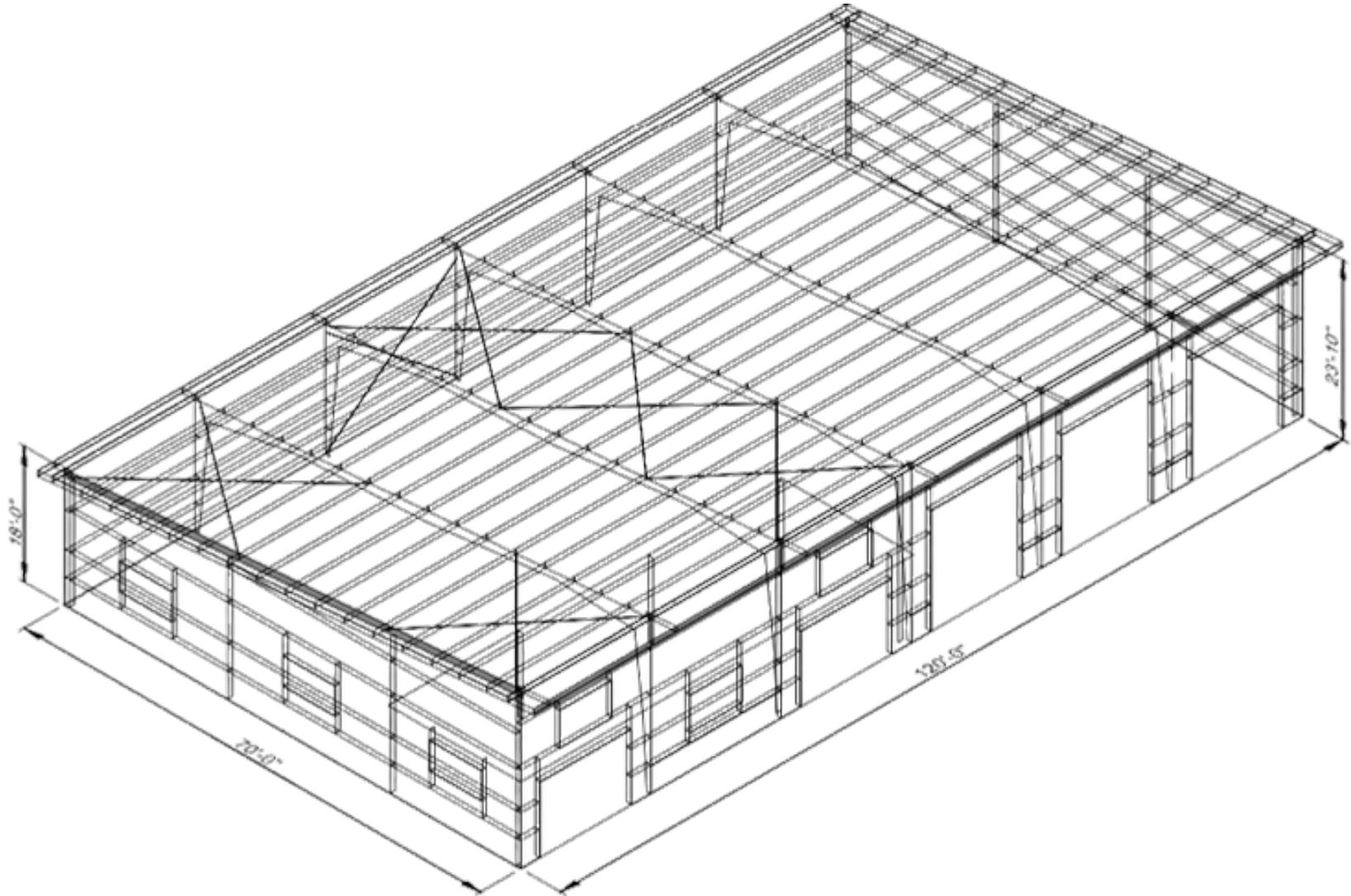OF SCALABLE SPACE

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.

1631 MCCALEB ROAD | FOR SALE

Property Plan

THE COMMERCIAL PROFESSIONALS

CROWE FAMILY
LIVING TRUST
CALLED 68.152 ACRES
C.F. NO. 2003062782
O.P.R.M.C.T.

FOUND 5/8"
IRON ROD
W/CAP "GLEZMAN"

REMAINDER OF
MILSTEAD RESERVE
RESTRICTED RESERVE "A"
CAB. OAA, SHEET 1887-1888
M.R.M.C.T.

N03°14'24"W   83.02'

FOUND 1/2"
IRON ROD
W/TPS CAP

FOUND "X"
IN CONC

N86°45'21"E   300.03'

5' D.E.

70.25'

S03°11'48"E   149.94'

N03°11'22"W   149.81'

30' A.E. & D.E.

CONCRETE
DRIVEWAY

FORMS

120.18'

100' D.E.

120.16'

1.032 ACRES
A PORTION OF
MILSTEAD RESERVE
RESTRICTED RESERVE "A"
CAB. OAA, SHEET 1887-1888
M.R.M.C.T.

5' D.E.

70.18'

5.34

5.30

S86°46'52"W   300.05'

POINT OF BEGINNING
FOUND 1/2" IRON ROD
W/TPS CAP
N=10116053.5300
E=3793658.0720

FOUND 1/2"
IRON ROD
W/TPS CAP

REMAINDER OF
MILSTEAD RESERVE
RESTRICTED RESERVE "A"
CAB. OAA, SHEET 1887-1888
M.R.M.C.T.

VIBRANT CHURCH
HOUSTON
CALLED 5.121 ACRES
C.F. NO. 2003040139
O.P.R.M.C.T.

Aerial Map

Property Design Layout
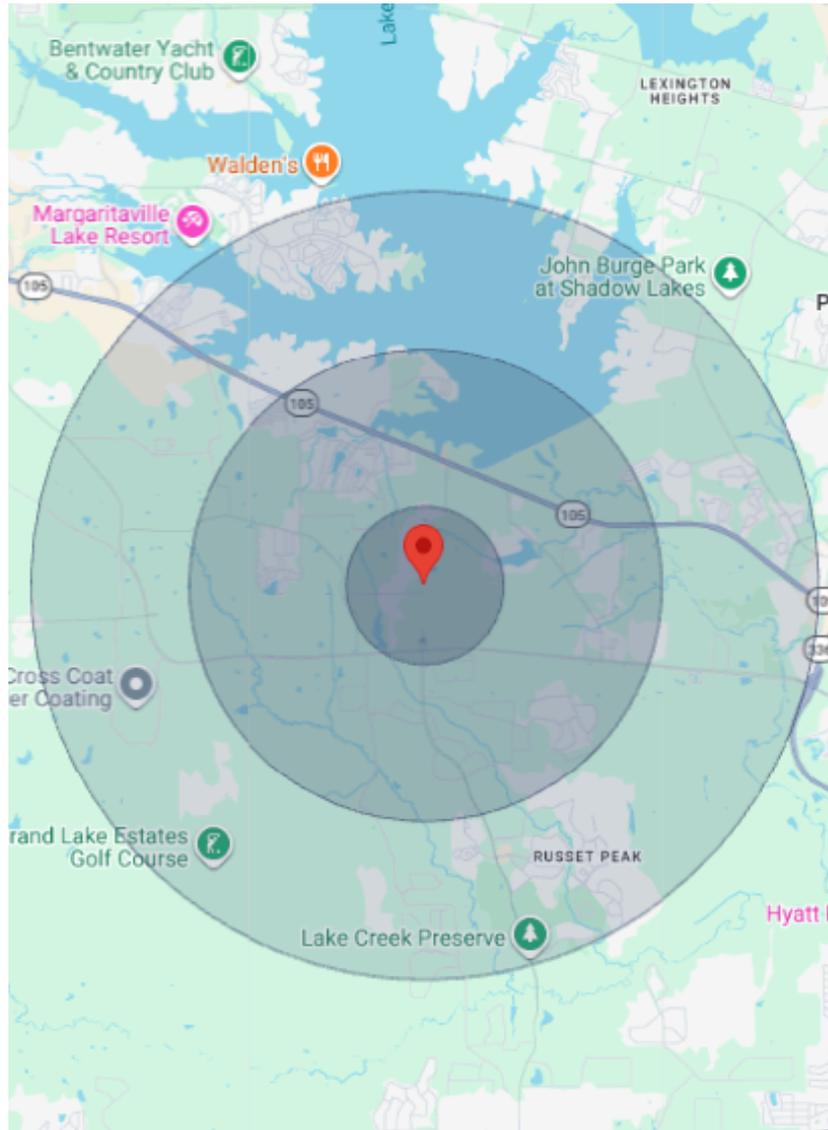
Property Photos

Demographics

1631 McCaleb Rd is strategically located in Montgomery, within one of Montgomery County's fastest-growing commercial corridors. Positioned just minutes from FM 2854, FM 1488, FM 2978, SH 105, and Lake Conroe, the property offers convenient access to I-45 while remaining close to established residential and business communities.

	1 Mile	3 Miles	5 Miles
Total population	1,276	13,833	48,097
Workday Population	648	6,929	24,076
Total household	460	5,208	18,485
Average household income	$161,077	$135,326	$138,004
Average age	45.1	41.1	40.0
Male Population	669	7,236	24,419
Female Population	609	6,604	23,691

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.

OFFICE/WAREHOUSE FOR SALE

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