



MODERN END CAP OFFICE SUITE NEAR LAKE CONROE

14547 LAKE BUSINESS DR STE 304

CONROE, TX 77304



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304
CONROE, TX 77304

EXCLUSIVELY PRESENTED BY:



ROCKEY L. BUTLER

Senior Investment Advisor

Mobile: 9366722859

RockeyLButler@gmail.com

License #: 0789967



**Berkshire Hathaway
HomeServices Premier
Properties**

12175 FM 1097 W.
Willis, TX 77318

Office: 9366722859
ButlerRealEstateGroup.net

PROPERTY SUMMARY

Offering Price	\$375,000.00
Building SqFt	1,200 SqFt
Year Built	2022
Lot Size (SF)	5,571.00 SqFt
Parcel ID	7169-02-01300
Zoning Type	Commercial
County	Montgomery
Coordinates	30.351012,-95.582127

INVESTMENT SUMMARY

±1,200 SF end-cap office suite available for sale at 14547 Lake Business Dr., Ste 304 in Conroe, TX, just off McCaleb Rd and adjacent to TX-105. This modern, 2022-built office opportunity is ideal for professional services, creative users, or medical-adjacent businesses seeking ownership in a rapidly growing corridor.

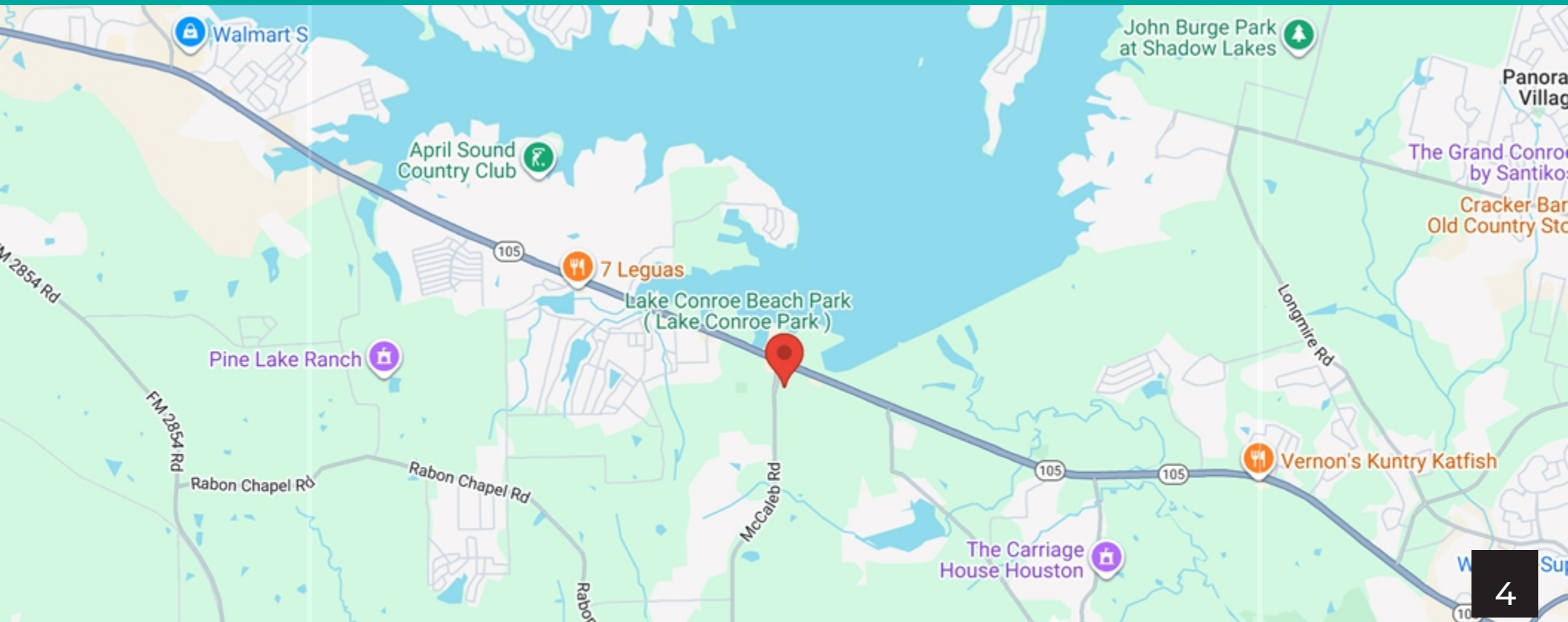
The suite includes a reception area, five private offices, a lounge/break room, a bathroom, and upgraded finishes throughout.

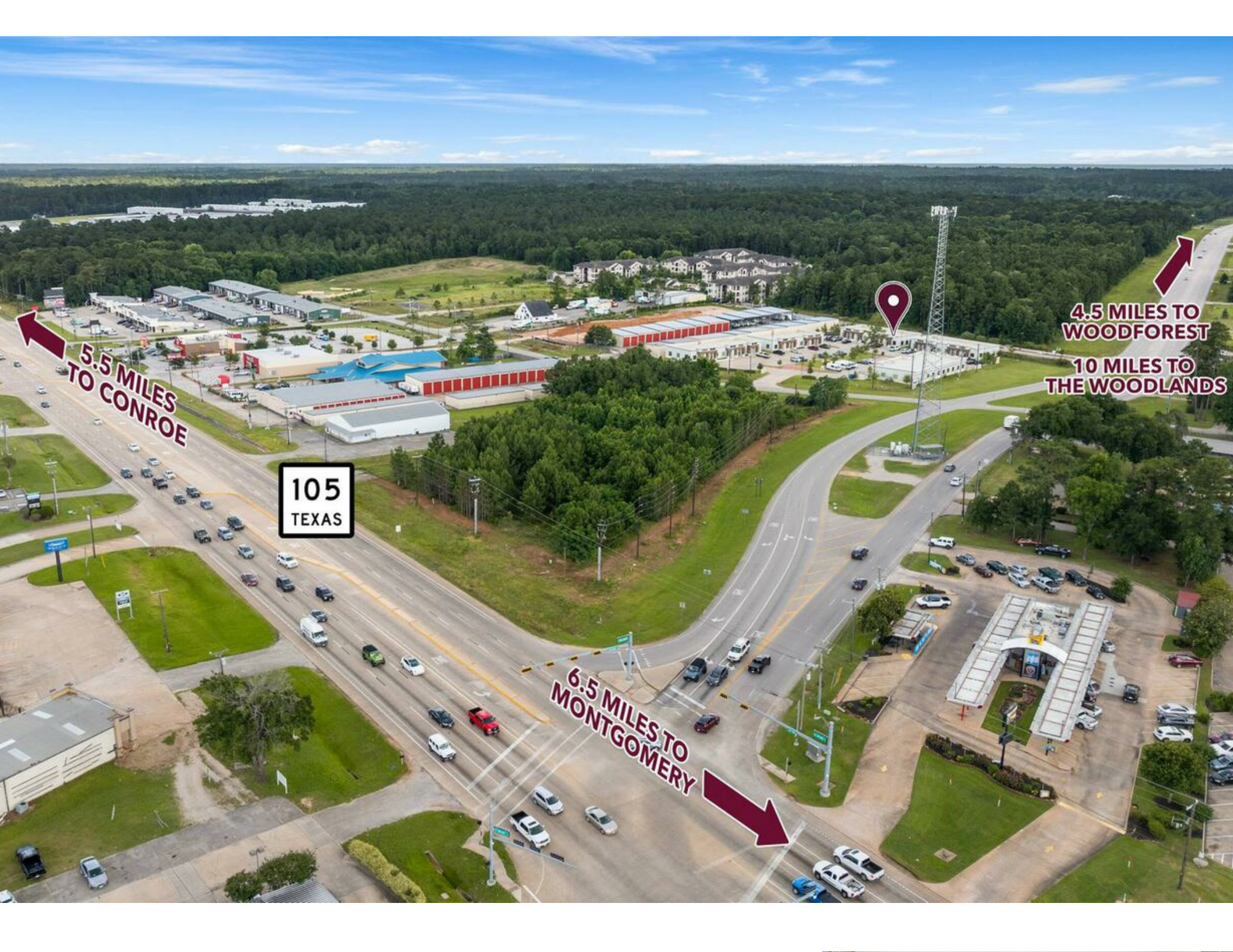
Situated in a professional five-building complex with only one shared wall, the suite offers added privacy and functionality. Strong visibility and activity with approx. 10,800 AADT on McCaleb Rd and 40,000 AADT on TX-105.



INVESTMENT HIGHLIGHTS

- ±1,200 SF end-cap office suite available for sale in a 2022-built professional complex
- Functional layout including reception, five private offices, lounge/break room, and restroom
- End-cap positioning with only one shared wall for increased privacy and usability
- Ideal for professional services, creative users, or medical-adjacent practices
- Located within a well-maintained five-building professional plaza with consistent activity
- Low-maintenance property with modern construction and efficient layout





5.5 MILES
TO CONROE

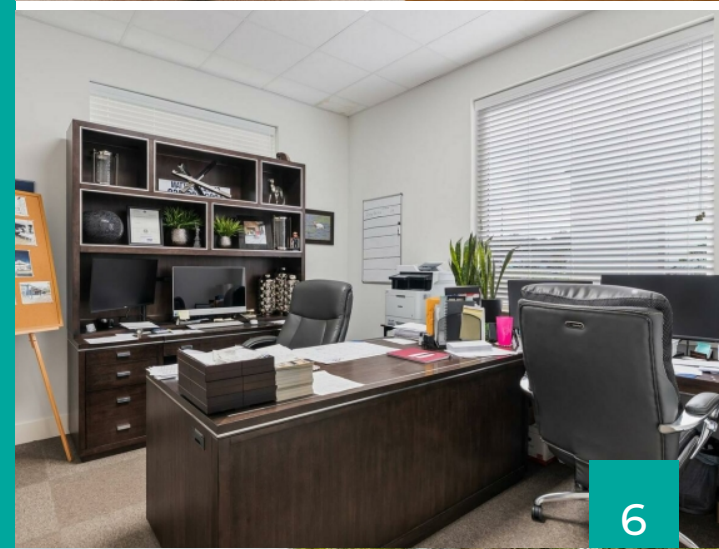
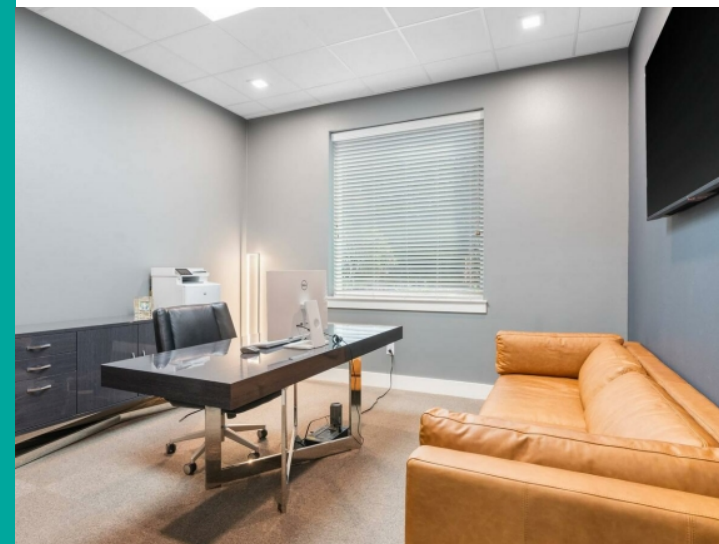
105
TEXAS

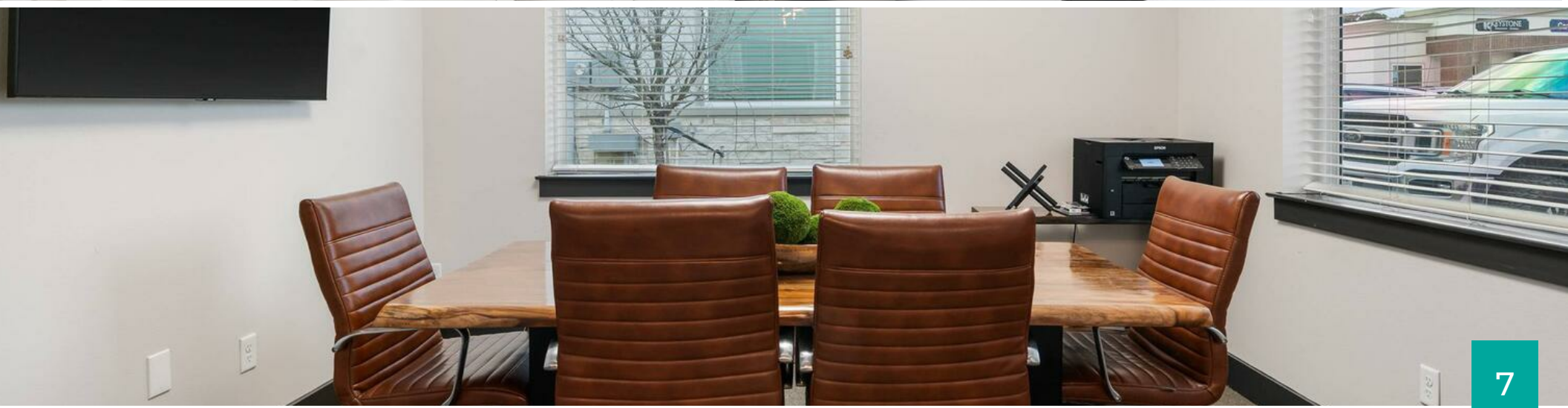
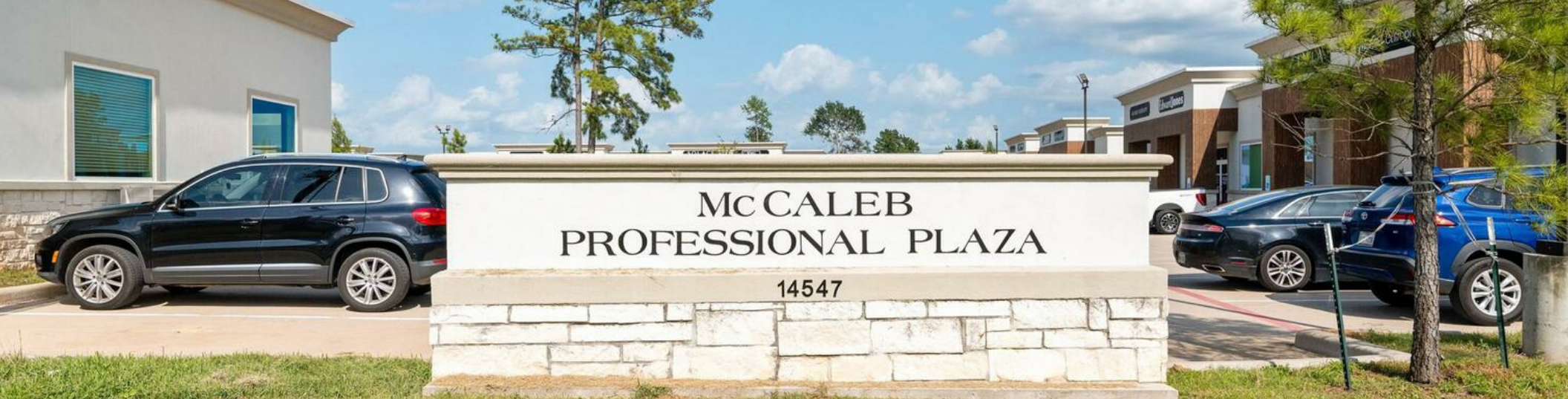
6.5 MILES TO
MONTGOMERY

4.5 MILES TO
WOODFOREST
10 MILES TO
THE WOODLANDS

LOCATION HIGHLIGHTS

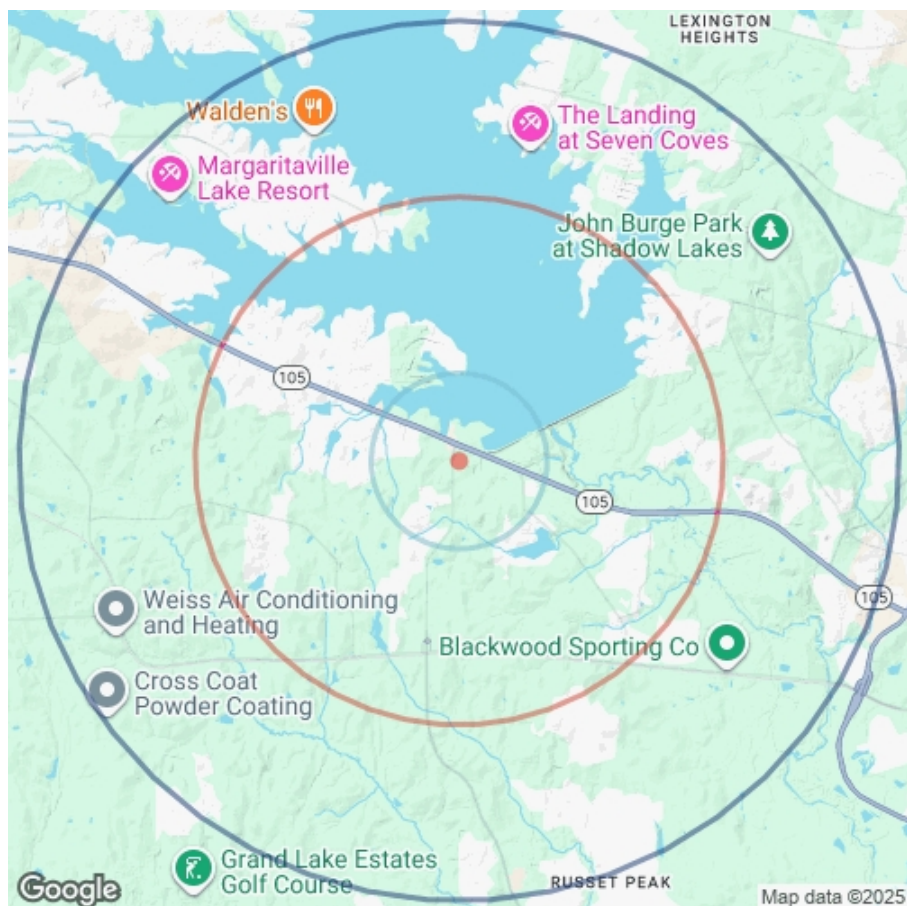
- Prime Conroe location at 14547 Lake Business Dr., Ste 304, just off McCaleb Rd and adjacent to TX-105
- Excellent visibility and traffic exposure: approx. 10,800 AADT on McCaleb Rd and 40,000 AADT on TX-105
- Surrounded by expanding residential, retail, and commercial development driving demand for office space
- Situated within one of Conroe's fastest-growing submarkets with strong long-term appreciation trends
- Minutes from Lake Conroe, master-planned communities, and new construction fueling sustained area growth





DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	740	9,828	19,516
2010 Population	1,029	13,521	31,891
2025 Population	1,563	21,378	56,056
2030 Population	1,801	24,614	65,864
2025-2030 Growth Rate	2.88 %	2.86 %	3.28 %
2025 Daytime Population	2,382	17,782	47,105



2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	30	359	1,062
\$15000-24999	14	187	464
\$25000-34999	32	498	1,006
\$35000-49999	44	710	1,657
\$50000-74999	160	1,566	3,653
\$75000-99999	122	1,523	2,991
\$100000-149999	142	1,948	5,273
\$150000-199999	32	660	2,164
\$200000 or greater	95	1,436	4,065
Median HH Income	\$ 84,276	\$ 91,851	\$ 102,204
Average HH Income	\$ 124,017	\$ 126,847	\$ 136,018

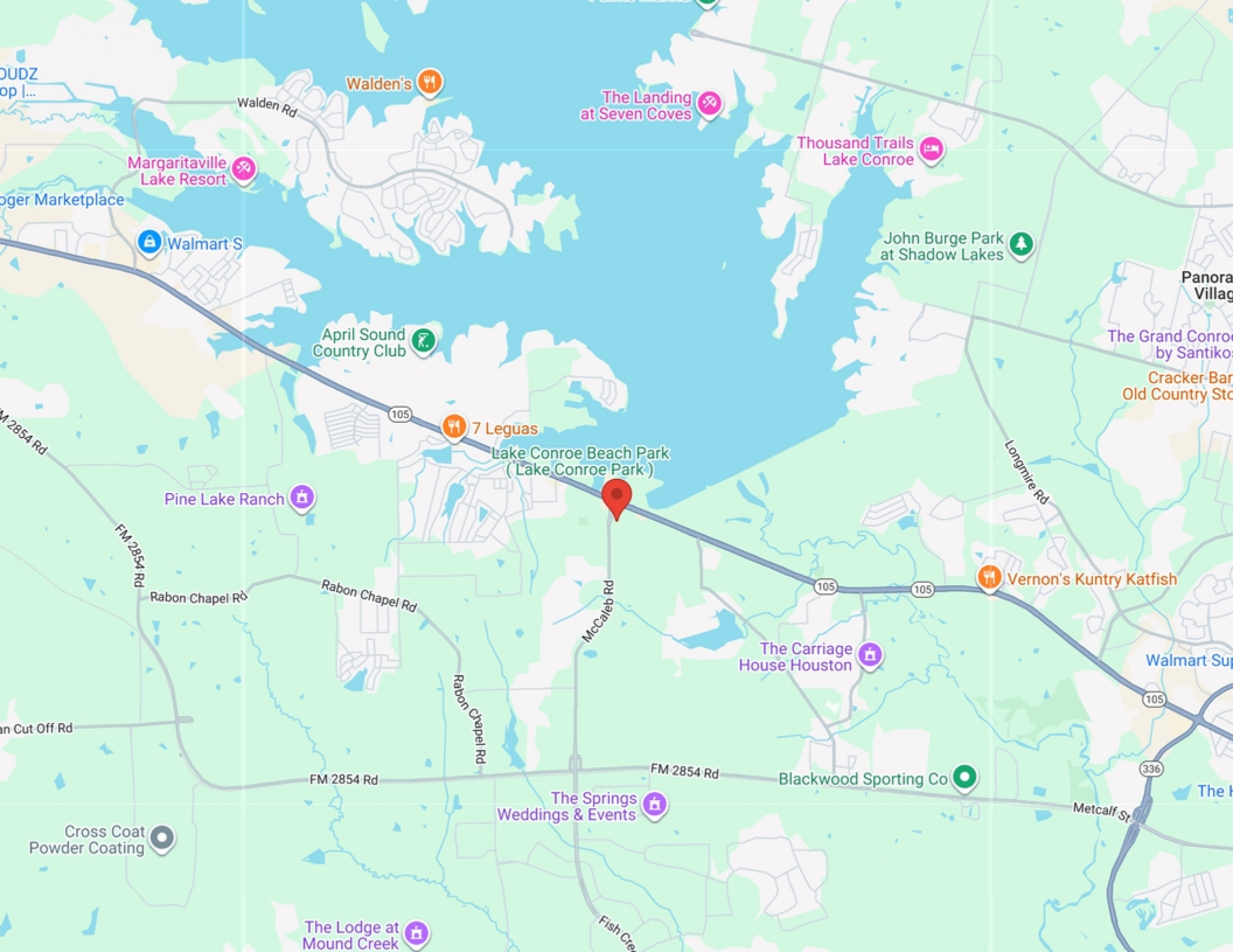
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	318	4,060	7,831
2010 Total Households	448	5,640	12,662
2025 Total Households	671	8,888	22,334
2030 Total Households	786	10,368	26,578
2025 Average Household Size	2.33	2.4	2.51
2025 Owner Occupied Housing	526	7,329	18,534
2030 Owner Occupied Housing	636	8,546	21,989
2025 Renter Occupied Housing	145	1,559	3,800
2030 Renter Occupied Housing	151	1,822	4,588
2025 Vacant Housing	89	1,063	2,591
2025 Total Housing	760	9,951	24,925



WALDEN

APRIL SOUND

105
TEXAS



UDZ
op l...

oger Marketplace

Margaritaville
Lake Resort

Walmart S

Walden's

The Landing
at Seven Coves

Thousand Trails
Lake Conroe

John Burge Park
at Shadow Lakes

Panora
Villag

The Grand Conroe
by Santikos

Cracker Bar
Old Country Sto

FM 2854 Rd

105

7 Leguas

Lake Conroe Beach Park
(Lake Conroe Park)

Pine Lake Ranch

FM 2854 Rd

Rabon Chapel Rd

Rabon Chapel Rd

McCaleb Rd

105

105

Longmire Rd

Vernon's Kuntry Katfish

The Carriage
House Houston

Walmart Sup

an Cut Off Rd

FM 2854 Rd

FM 2854 Rd

Blackwood Sporting Co

336

Metcalf St

Cross Coat
Powder Coating

The Springs
Weddings & Events

The Lodge at
Mound Creek

Fish Cree

ABOUT CONROE

Conroe is a city in and the county seat of Montgomery County, Texas, United States, about 40 miles (64 km) north of Houston. It is a principal city in the Houston–The Woodlands–Sugar Land metropolitan area. As of 2024, the population was 114,581.



CITY OF CONROE

AREA

POPULATION

COUNTY MONTGOMERY



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PROPERTIES ADVISOR FOR MORE DETAILS.**