



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

PRIME COMMERCIAL SITE FOR SALE

119 OLD RIVER RD | MONTGOMERY, TX 77356



OFFERING SUMMARY

SALE PRICE

\$1,600,000

NUMBER OF UNITS

1

PROPERTY TYPE

RETAIL

LOT SIZE

32,691 SF

BUILDING SIZE

3,960 SF

PROPERTY HIGHLIGHTS

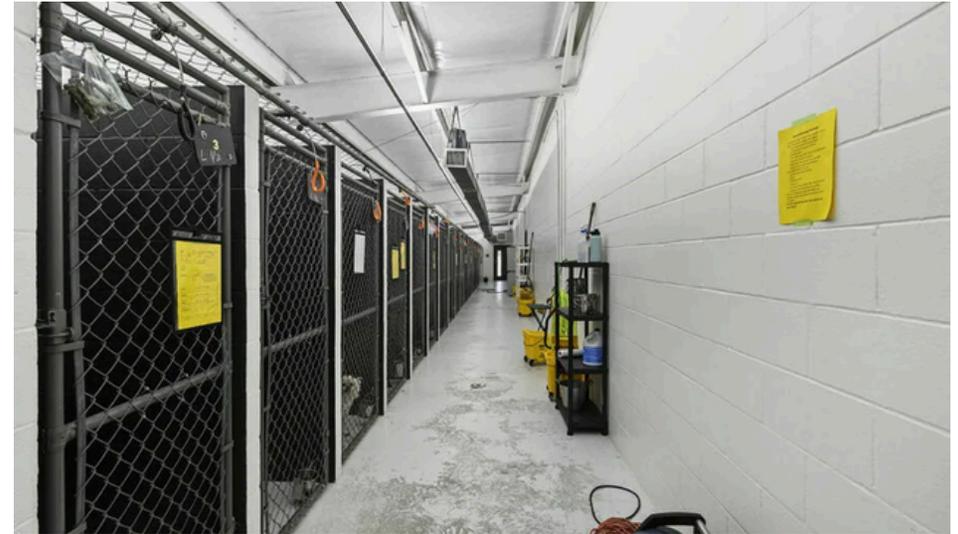
Prime commercial property with existing facilities and infrastructure in place. The land is well-positioned in a strong market with consistent demand and excellent visibility. Current improvements support operational use, providing flexibility for continued use or future redevelopment. An ideal opportunity for investors or owner-users seeking a strategically located commercial asset.

This location is well-suited for a variety of commercial, service, or land-use opportunities, offering flexibility, accessibility, and long-term growth potential in one of Montgomery County's most desirable expanding submarkets.

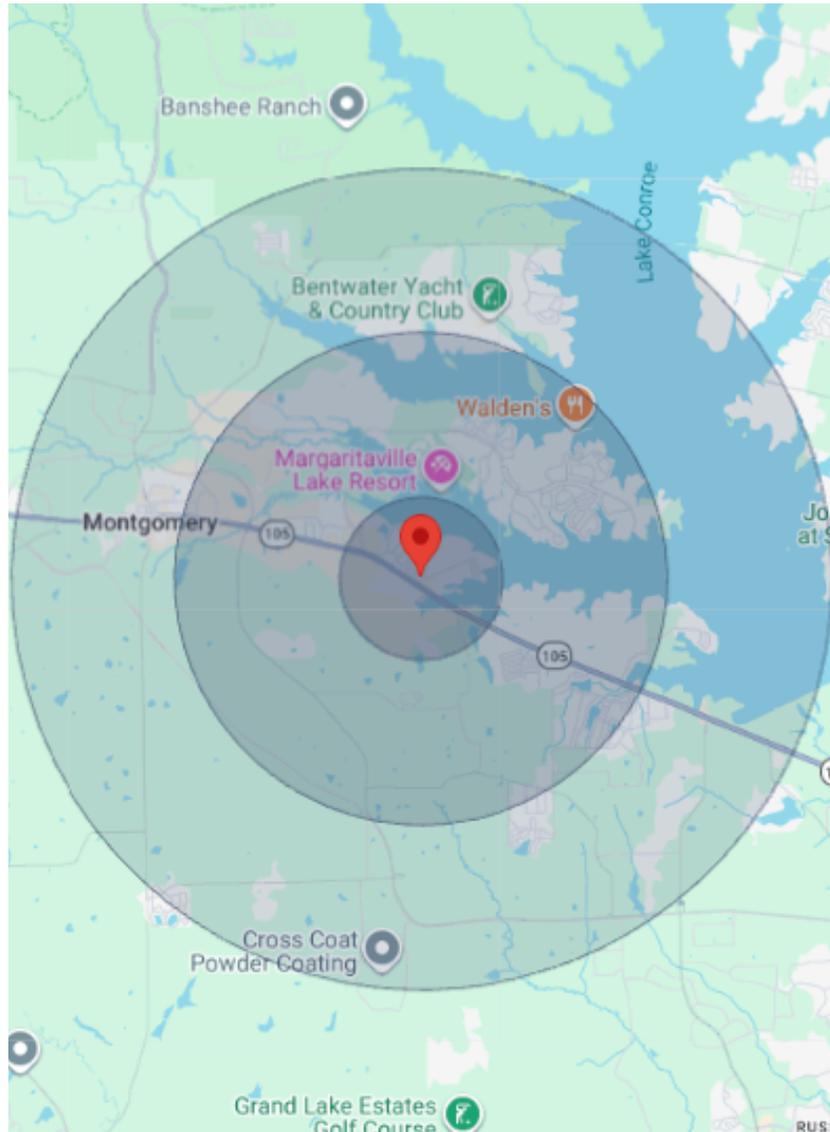
Aerial Map



Property Photos



Demographics



119 Old River Road is located in the growing Montgomery, Texas market, an area known for its strong residential growth, expanding commercial activity, and proximity to major regional corridors. The property offers convenient access to FM 149, FM 2854, and State Highway 105, providing efficient connectivity to Montgomery, Conroe, Lake Conroe, and the greater North Houston area.

Montgomery continues to experience steady growth driven by nearby residential developments, local businesses, and increased demand for commercial land and improved properties. The site benefits from a quieter, semi-rural setting while remaining within short driving distance of essential services, retail centers, and population centers.

	1 Mile	3 Miles	5 Miles
Total population	2,266	21,791	40,120
Workday Population	1,237	10,924	19,428
Total household	986	9,008	16,257
Average household income	\$163,156	\$140,787	\$150,579
Average age	47.2	43.7	46.1
Male Population	1,169	11,243	20,539
Female Population	1,099	10,554	19,592

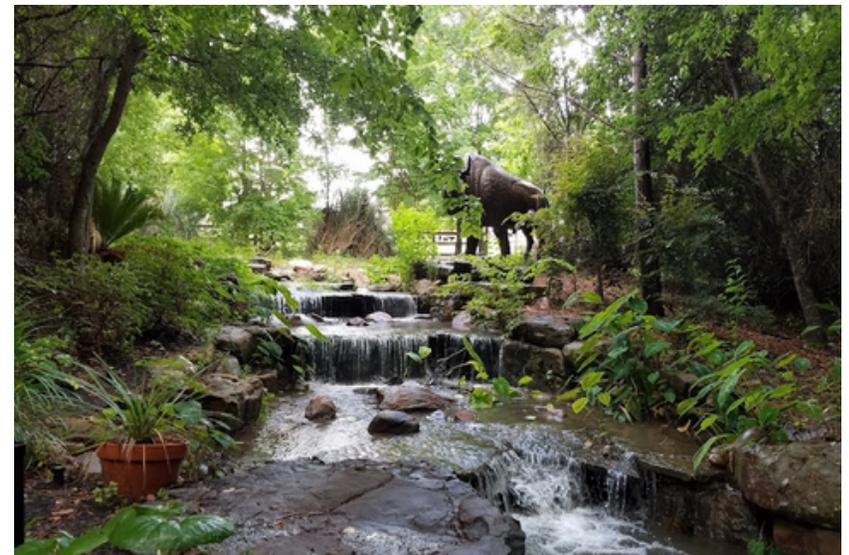
Demographics data derived from AlphaMap

Market Overview

Montgomery, Texas is a rapidly growing community located in western Montgomery County within the expanding North Houston metropolitan region. Positioned near Lake Conroe and supported by access to SH 105, FM 1097, and the greater SH 249 corridor, Montgomery benefits from strong regional connectivity while maintaining a desirable small-town atmosphere. Its combination of residential growth, lifestyle amenities, and proximity to major employment centers continues to drive long-term demand.

The area has experienced significant residential expansion in recent years, particularly through master-planned communities and lake-oriented developments surrounding Lake Conroe. This sustained population growth has increased demand for retail, medical, hospitality, and service-oriented commercial uses. Commercial development along primary corridors reflects rising consumer spending and growing investor confidence in the market.

From a real estate perspective, Montgomery offers strong growth potential supported by expanding rooftops, increasing household incomes, and limited commercial supply in certain segments. Its attractive lifestyle appeal, proximity to major employment hubs, and ongoing development activity position the market for stable investment performance and long-term value appreciation within the North Houston growth corridor.



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