



**INVESTORS, DEVELOPERS SEEKING A STRATEGIC
COMMERCIAL LOCATION**

7362 WASHINGTON AVE MONTGOMERY, TX 77316

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



OFFERING SUMMARY

SALES PRICE

\$380,000

PROPERTY TYPE

SPECIAL PURPOSE

LOT SIZE

1,872 SQFT

PROPERTY HIGHLIGHTS

- 2.16 acres
- Nearby traffic counts along McCaleb Rd are reported at approximately 10,000 VPD
- Strong accessibility with multiple route options for customers, employees, vendors, and service providers.
- Less than 20 minutes from Conroe and approximately 15 minutes from Interstate 45, providing regional access throughout Montgomery County.
- Suitable for a variety of commercial uses including office, professional services, retail, boutique commercial, specialty business, or investment development opportunities.
- Prime location in the rapidly expanding Montgomery market area

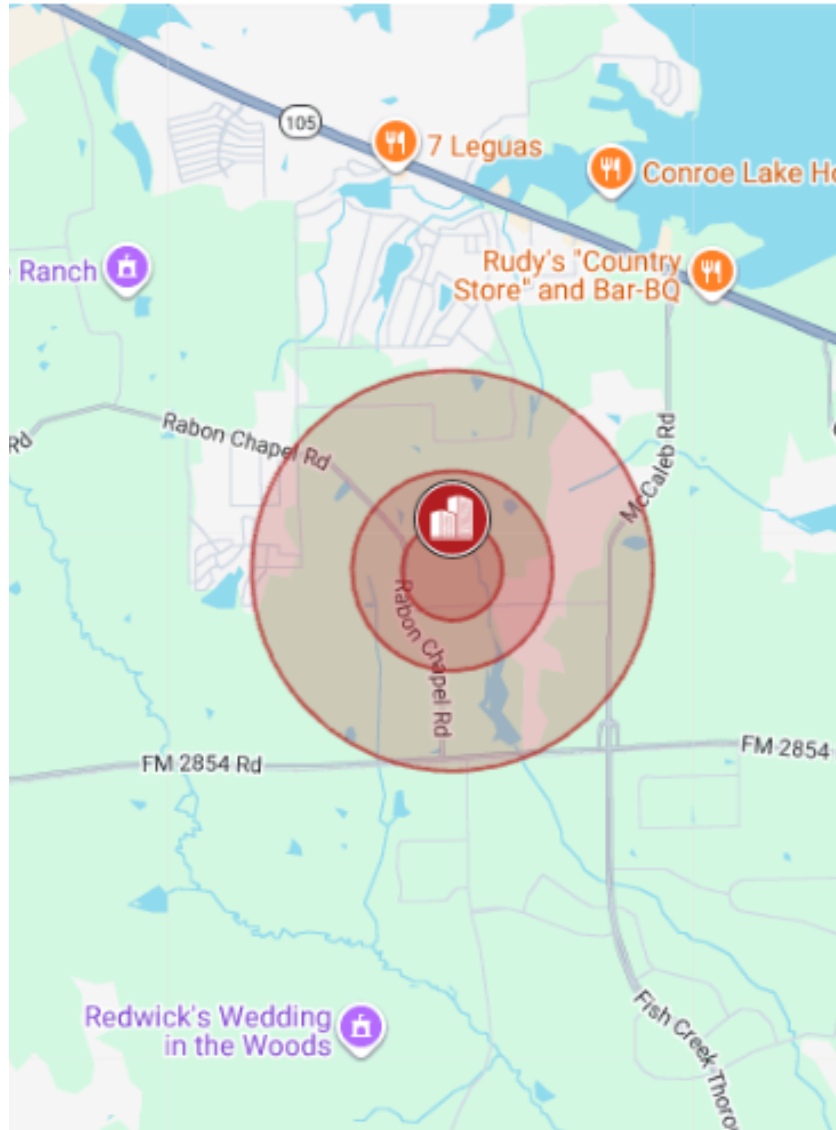
Aerial Map



Property Photos



Demographics



- Prime location at 7362 Washington Ave in Montgomery's high-growth market, near downtown Montgomery and the Lake Conroe corridor.
- Positioned within one of Montgomery County's fastest-growing areas, surrounded by ongoing residential, commercial, and mixed-use development.
- Convenient access to Highway 105, FM 149, and Interstate 45, connecting to Montgomery, Willis, Conroe, The Woodlands, and the greater Houston area.

	1 Mile	3 Miles	5 Miles
Total population	57	171	285
Workday Population	23	227	615
Total household	8	24	45
Average household income	\$227,222	\$681,666	\$1,136,110
Average age	46.7	46.1	45.4
Male Population	47.6	142.8	238
Female Population	47.6	142.8	238

Demographics data derived from AlphaMap

Market Overview

A Historic Cradle with Modern Economic Momentum

Montgomery, Texas, enters mid-2026 as a uniquely positioned market that balances its rich heritage as one of the oldest cities in the state with rapid modern expansion. Located in the path of growth just northwest of Conroe and The Woodlands, the city has evolved from a historic rural enclave into a highly sought-after suburban destination. This expansion is heavily supported by a growing local commercial infrastructure and the city's strategic position along the Texas State Highway 105 corridor, which connects local businesses to the broader Houston macroeconomic grid.

High-Demand Residential Market Anchored by Lake Houston Appeal

The residential real estate sector in Montgomery is experiencing sustained demand, driven by its reputation for high-quality master-planned communities and acreage homesites. Homebuyers are consistently drawn to the area's top-rated public school district (Montgomery ISD) and its exceptional quality of life, which is heavily anchored by the luxury recreational draw of nearby Lake Conroe. This unique combination of premier lakeside living and suburban tranquility keeps housing inventory competitive and supports strong, long-term property appreciation.

Expanding Retail and Commercial Footprint

Commercial and retail development in Montgomery is rapidly expanding to keep pace with the influx of affluent residential rooftop growth. The city's commercial landscape features a deliberate mix of preserved historic storefronts in the downtown district and modern retail strip centers along major thoroughfares. High-profile grocery anchors, medical office facilities, and diverse dining options continue to absorb commercial square footage, reflecting low vacancy rates and a vibrant consumer market that caters to both local residents and weekend lakeside tourists.

Strategic Infrastructure and Forward Growth

Backed by ongoing regional infrastructure improvements, Montgomery is well-positioned for controlled, industry-backed growth over the coming decade. Enhanced roadway connectivity via the expansion of Highway 105 and proximity to Interstate 45 allows residents efficient transit to major employment hubs while allowing businesses to thrive outside the dense urban core. For real estate investors and commercial developers, Montgomery represents a mature yet expanding submarket that offers an exceptional balance of corporate investment potential and preserved small-town appeal.



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