



107 Old River Rd  
Montgomery, TX 77356

Offering Memorandum



\$4,450,000.00



107 OLD RIVER RD MONTGOMERY, TX 77356

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107 Old River Rd



**TOP GUNS**  
REALTY

## Investment Highlights

- **Prime Montgomery Location** – Just off Hwy 105, surrounded by rapid residential and retail growth.
- **New Construction (2021)** – Modern retail center with strong curb appeal, signage visibility, and ample parking.
- **Stabilized Income with Upside** – 81% leased to established tenants; immediate cash flow with room to grow.
- **High Visibility & Access** – Excellent frontage along Old River Rd with easy access to Montgomery, Conroe & The Woodlands. High visibility from HWY 105 - approx 50,000 cars a day.
- **Strong Demographics** – High-income area ideal for retail and service-based tenants.
- **Low Maintenance, Turnkey Asset** – New build minimizes operating costs.
- **Value-Add Potential** – Additional income opportunity through full lease-up and rent growth.



Lake Conroe



HWY 105

107 Old River Rd



Old River Rd





Lake Conroe

107 Old River Rd

HWY 105



Old River Rd

# Tenant Summary



The property at 107 Old River Rd, Montgomery, TX is a 13,499 SF multi-tenant retail center featuring a strong and varied tenant mix including Social Speakeasy, Pecan Hill, Serenity Spa, Allergy & ENT, School of Live Music, CHA BTC, Welcome to the Oscars, and Moody Bank. Based on the current rent roll, the property generates approximately \$32,965 in total monthly rental income, consisting of \$24,739 in base rent and \$8,226 in monthly NNN reimbursements. The center offers a stable mix of retail, medical, wellness, entertainment, and banking tenants, with suite sizes ranging from 1,250 SF to 2,500 SF.

Located just off Highway 105, the site offers excellent visibility, high-income demographics, and proximity to key anchors such as Walmart, Kroger, Margaritaville Lake Resort, and Historic Downtown Montgomery. The rapidly growing Montgomery corridor provides strong fundamentals for long-term income stability and appreciation.

**Reach out for investment documents.**

# Area Overview



**LOCATED JUST OFF HIGHWAY 105 NEAR LAKE CONROE, THE PROPERTY LIES IN THE HEART OF MONTGOMERY, ONE OF THE FASTEST-GROWING MARKETS IN MONTGOMERY COUNTY. THE AREA OFFERS A BLEND OF SMALL-TOWN CHARACTER AND RAPID DEVELOPMENT, DRIVEN BY NEW MASTER-PLANNED COMMUNITIES, STRONG LOCAL SCHOOLS, AND AN EXPANDING RETAIL BASE. WITHIN A 3-MILE RADIUS, THE POPULATION IS PROJECTED TO GROW 24% BY 2029, WITH AN AVERAGE HOUSEHOLD INCOME EXCEEDING \$99,000. STEADY TRAFFIC FROM LAKE CONROE TOURISM AND NEARBY RESIDENTIAL NEIGHBORHOODS SUPPORTS YEAR-ROUND RETAIL DEMAND AND LONG-TERM INVESTMENT STABILITY.**

## Key Location Advantages:

- Prime Highway Access – Situated just off Highway 105, Montgomery’s main east-west artery connecting to Conroe, The Woodlands, and the greater Houston metro.
- Strong Retail & Residential Growth – Surrounded by expanding subdivisions, new commercial developments, and consistent population inflow.
- High-Traffic Corridor – Benefit from daily traffic generated by established anchors such as Walmart Supercenter, Kroger, and Margaritaville Lake Resort.
- Proximity to Lake Conroe – Major recreational and tourism draw, supporting strong weekend and seasonal retail activity.
- Affluent Demographics – Median household income nearing six figures within the trade area; ideal for service, retail, and dining tenants.
- New Construction Advantage – Built in 2021 with modern design, efficient layout, and strong curb appeal—minimal deferred maintenance.
- Investment Stability & Upside – 81% leased with quality local operators and immediate leasing potential for remaining space.

# Demographics Overview

## Population

- 1-Mile Radius: 5,200+ residents
- 3-Mile Radius: 11,000+ residents
- 5-Mile Radius: 25,000+ residents
- Growth Trend: Rapid residential expansion fueled by new master-planned communities and proximity to Lake Conroe & The Woodlands.

## Household Income

- Median HH Income (3-mi): \$92,000+
- Average HH Income (3-mi): \$99,000+
- High disposable income supports service, wellness, retail, and dining tenants
- Strong consumer base drawn by affluent family demographics

## Age Profile

- Median Age: 37
- Primary Demographic: 25–44 years
- Ideal customer base for lifestyle, healthcare, and family-oriented businesses

## Education (5 mile radius)

- Bachelor's Degree or Higher: 38%
- Educated, professional population supports higher retail and service spending
- Growing workforce of young professionals and families

## Employment Base

- Healthcare, professional services, construction, and hospitality lead local employment
- Major regional employers include Lone Star College–Montgomery, CHI St. Luke's, and The Woodlands-area corporate offices

## Traffic Counts

- Highway 105: ±42,000 VPD
- FM 2854 & Old River Rd: ±10,000 VPD
- Excellent visibility, signage opportunity, and convenient ingress/egress

## Location Advantages

- Minutes from The Woodlands, Lake Conroe, and Downtown Montgomery
- Surrounded by new rooftops, destination retail, and year-round tourism
- Limited commercial supply in a rapidly growing, high-demand submarket

# Information About Broker Services



## Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

**TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

TopGuns Land Company, Inc	0423517	krobertson@topguns.com	(936) 582-1700
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Keith Robertson	0210946	krobertson@topguns.com	(936) 582-1700
Designated Broker of Firm	License No.	Email	Phone
Keith Robertson	0210946	krobertson@topguns.com	(936) 582-1700
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Keith Robertson	0210946	krobertson@topguns.com	(936) 582-1700
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-1



# Contact Keith.

**KEITH ROBERTSON**

936-522-6100

[krobertson@topguns.com](mailto:krobertson@topguns.com)

