

**FOR SALE**

Lake Conroe

Longmire Rd.

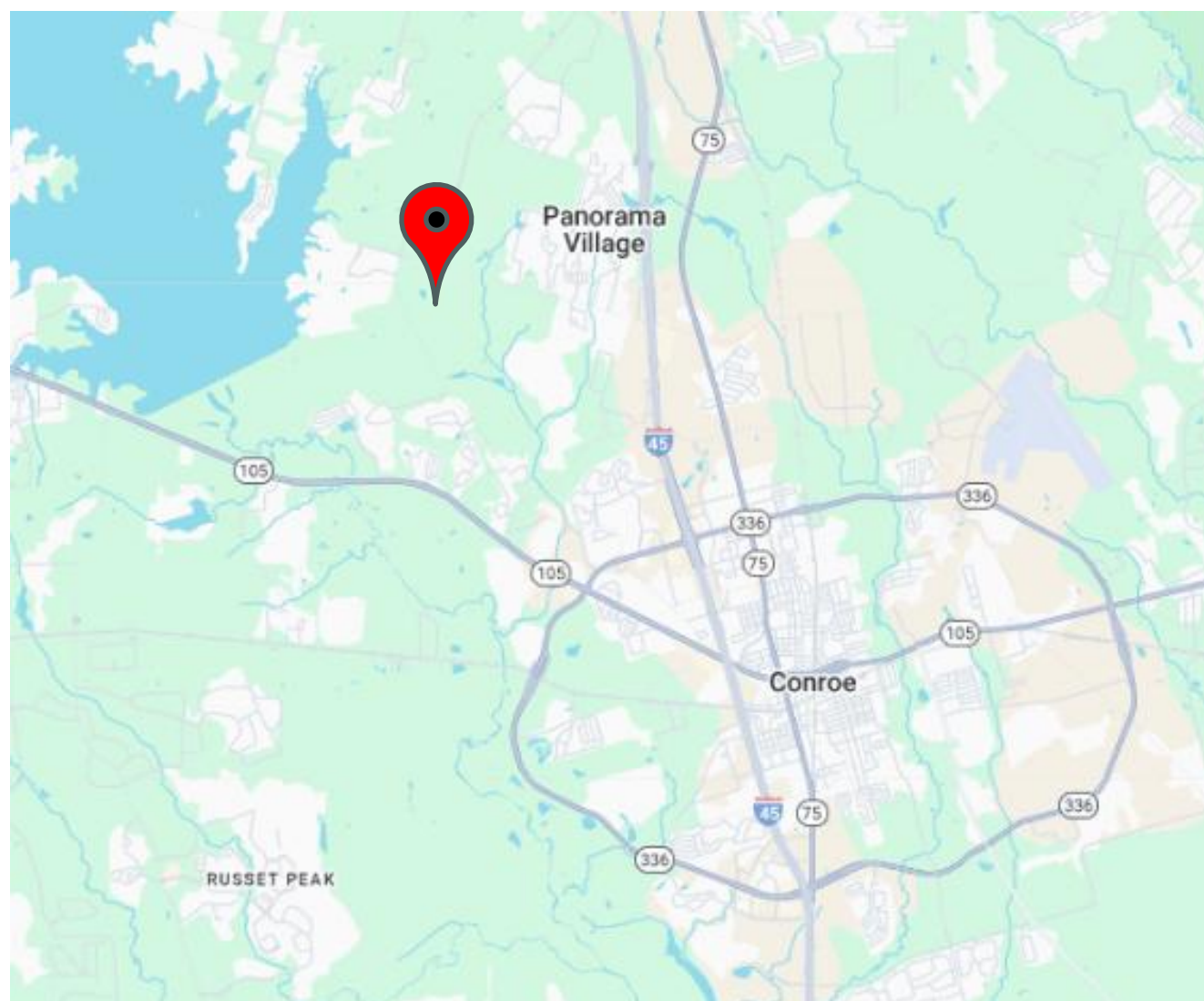
MP Clark Rd.

**333 ACRES**

League Line Rd.

Creekwood Ln.

**DEVELOPMENT TRACT – 333 ACRES  
SEQ LONGMIRE RD @ LEAGUE LINE RD, CONROE, TX**

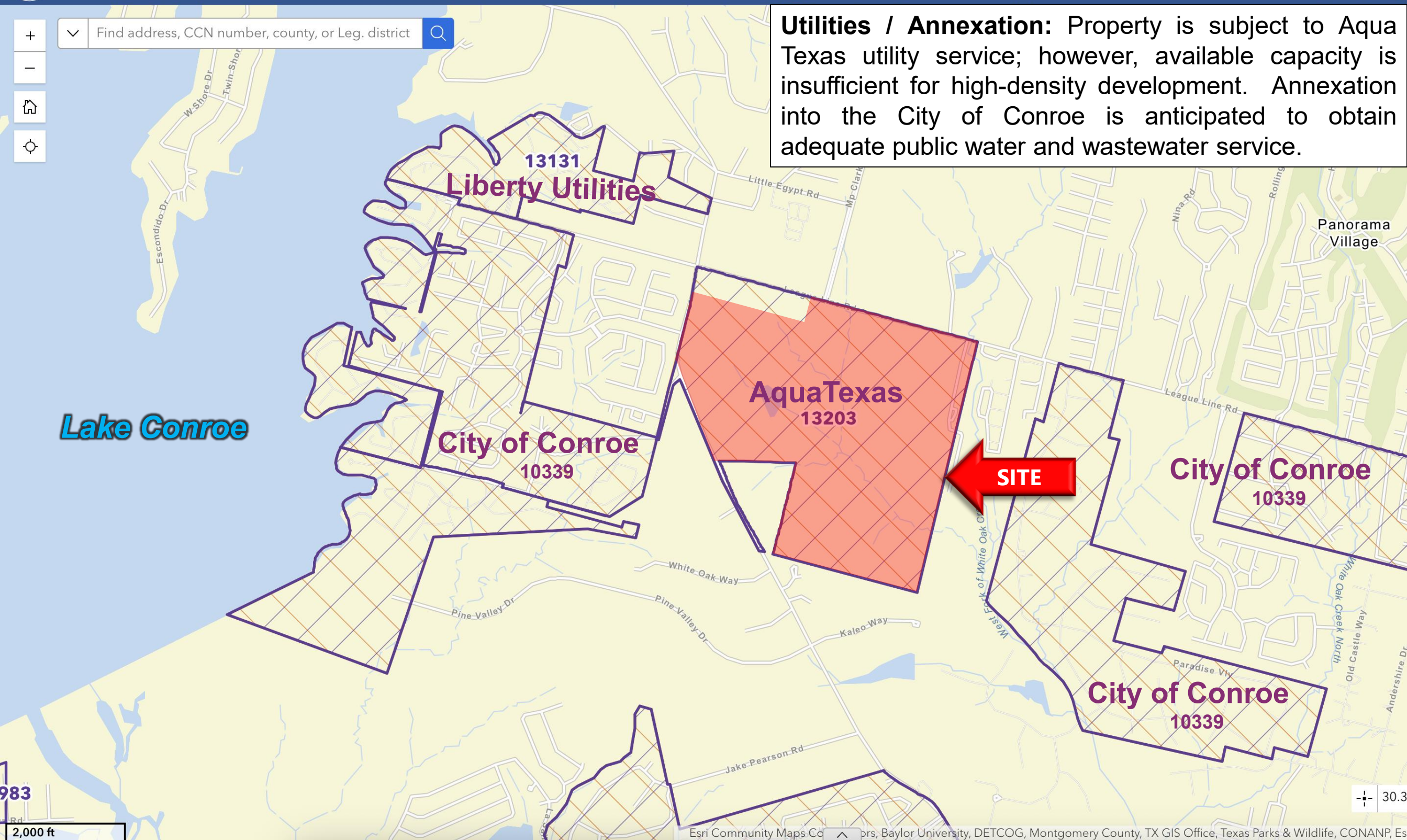


**PROPERTY OVERVIEW**

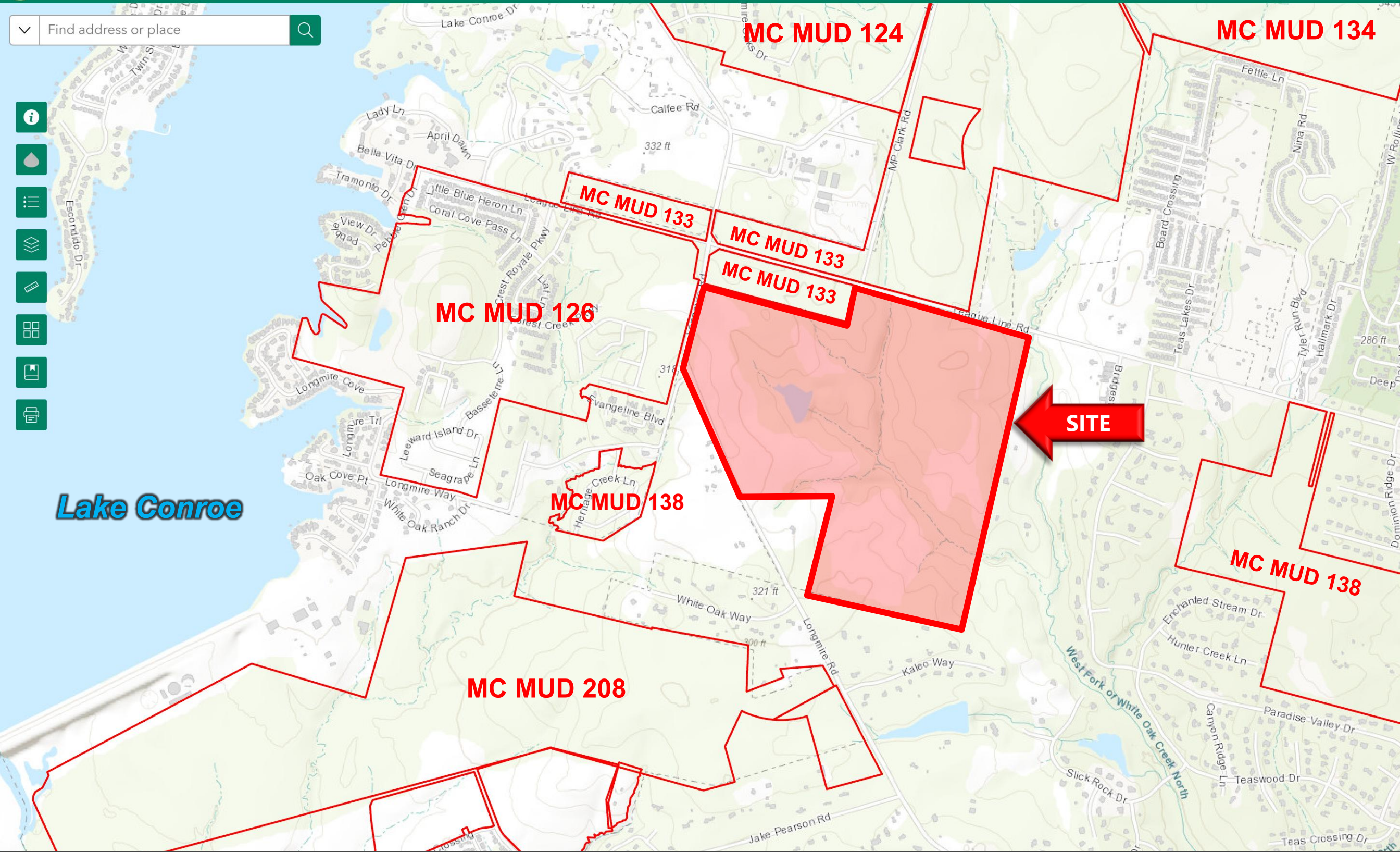
- **Property:** ±333 contiguous acres; mixed-use development tract
- **Frontage:** 2,477 feet of frontage on League Line Rd, and 2,779 feet of frontage on Longmire Rd.
- **Utilities:** Water, sewer, electric, natural gas, and Internet available
  - **Water / Sewer:** AquaTexas (CCN/Regnum: 13203) or City of Conroe (w/ annexation) → Link to [City of Conroe Utility GIS Map](#)
  - **Electric:** Entergy Texas
  - **Internet:** Multiple providers

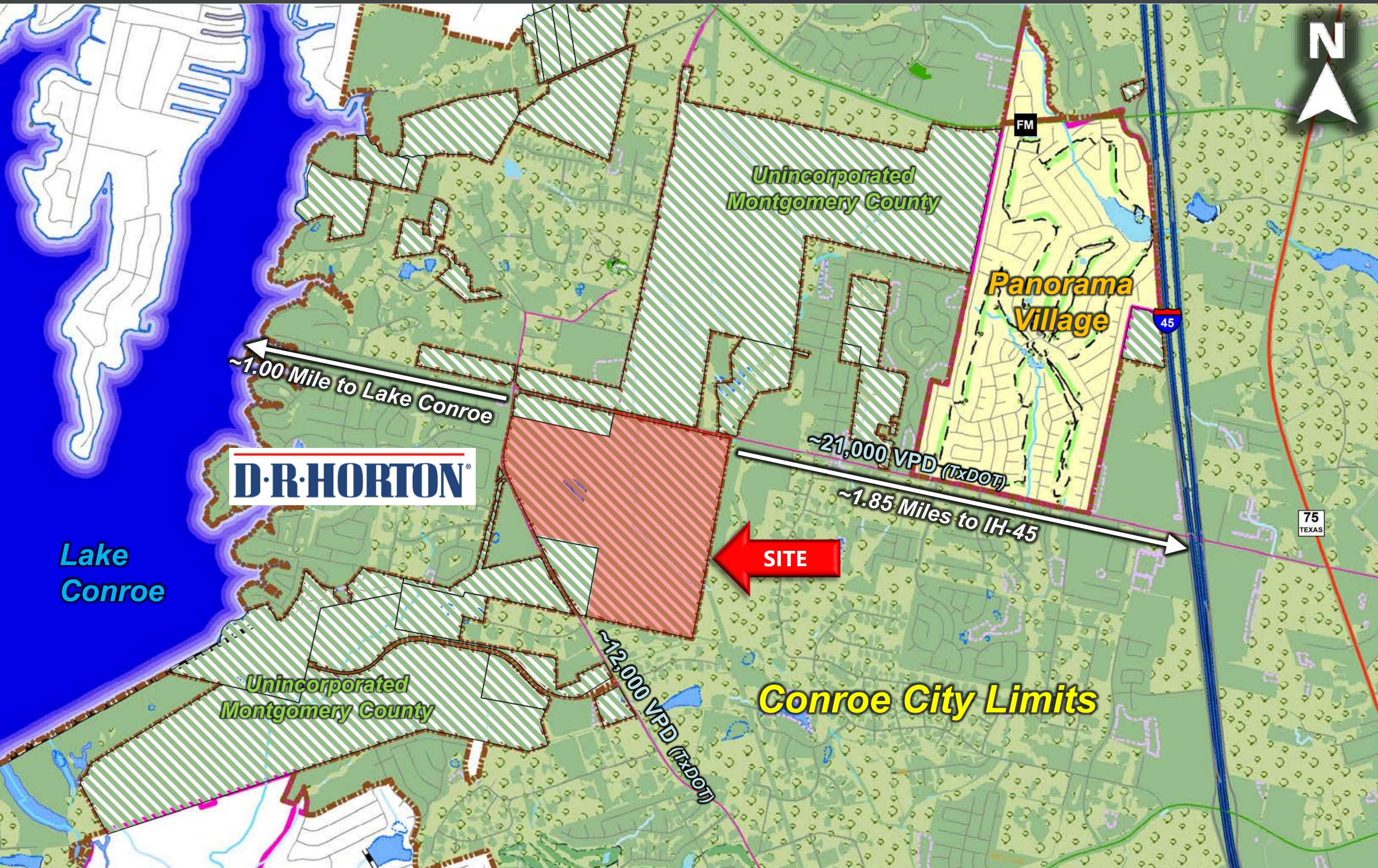
**OFFERING SUMMARY**

<b>Price:</b>	Subject to Offers
<b>Flood Plain Status:</b>	Zone X – Minimal flood hazard area
<b>Zoning:</b>	None – No Zoning City of Conroe
<b>School District:</b>	Willis ISD
<b>Location:</b>	City of Conroe ETJ
<b>APN(s):</b>	R40814 & R840095



**Utilities / Annexation:** Property is subject to Aqua Texas utility service; however, available capacity is insufficient for high-density development. Annexation into the City of Conroe is anticipated to obtain adequate public water and wastewater service.





**FOR MORE INFORMATION CONTACT:**  
RYAN HUTSON, CCIM, ALC

**333 ACRES – SEQ LONGMIRE RD @ LEAGUE LINE RD.**



**Conceptual site plan – for illustrative purposes only**



P.O. BOX 1505, CONROE, TX 77305 | (936) 270-1024 | [HUTSONREALTYPARTNERS.COM](http://HUTSONREALTYPARTNERS.COM)



**Lake Conroe**

**Longmire Rd.**

**333 ACRES**

**MP Clark Rd.**

**League Line Rd.**

**Creekwood Ln.**



Corner owned by:



Corner owned by:



**Conroe Fire  
Station #7**



Corner owned by:



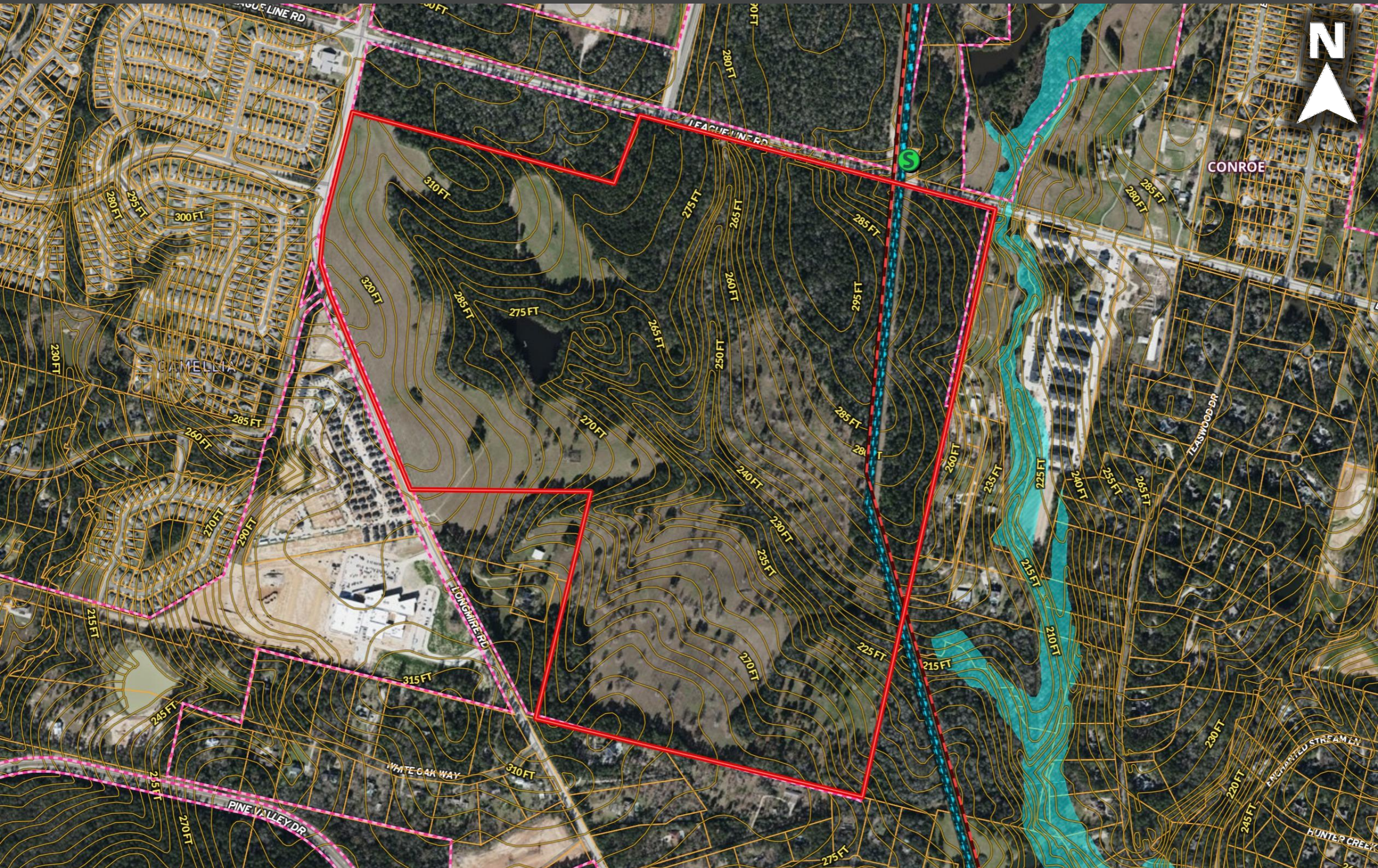
<b>Metric</b>	<b>1-Mile</b>	<b>3-Mile</b>	<b>5-Mile</b>
2025 Population	3,459	32,325	75,732
2030 Population	4,076	38,334	88,708
Population Growth (2025-2030)	17.8%	18.6%	17.1%
2025 Households	1,315	12,654	30,181
2030 Households	1,571	15,166	35,781
Household Growth (2025-2030)	19.5%	19.9%	18.6%
Median Household Income	\$107,699	\$98,201	\$82,291
Average Household Income	\$137,156	\$131,578	\$113,148
Median Home Value (2025)	\$401,798	\$382,259	\$352,526
Median Home Value (2030)	\$448,639	\$457,635	\$436,051
Average Home Value	\$452,566	\$480,667	\$427,896
<b>Wealth Index*</b>	143	125	102
Bachelor's Degree of Higher	52.8%	48.2%	38.4%

\*National Average = 100

SOURCE: ESRI BUSINESS ANALYST (2025 ESTIMATES / 2030 PROJECTIONS)

FOR MORE INFORMATION CONTACT:  
RYAN HUTSON, CCIM, ALC

333 ACRES – SEQ LONGMIRE RD @ LEAGUE LINE RD.



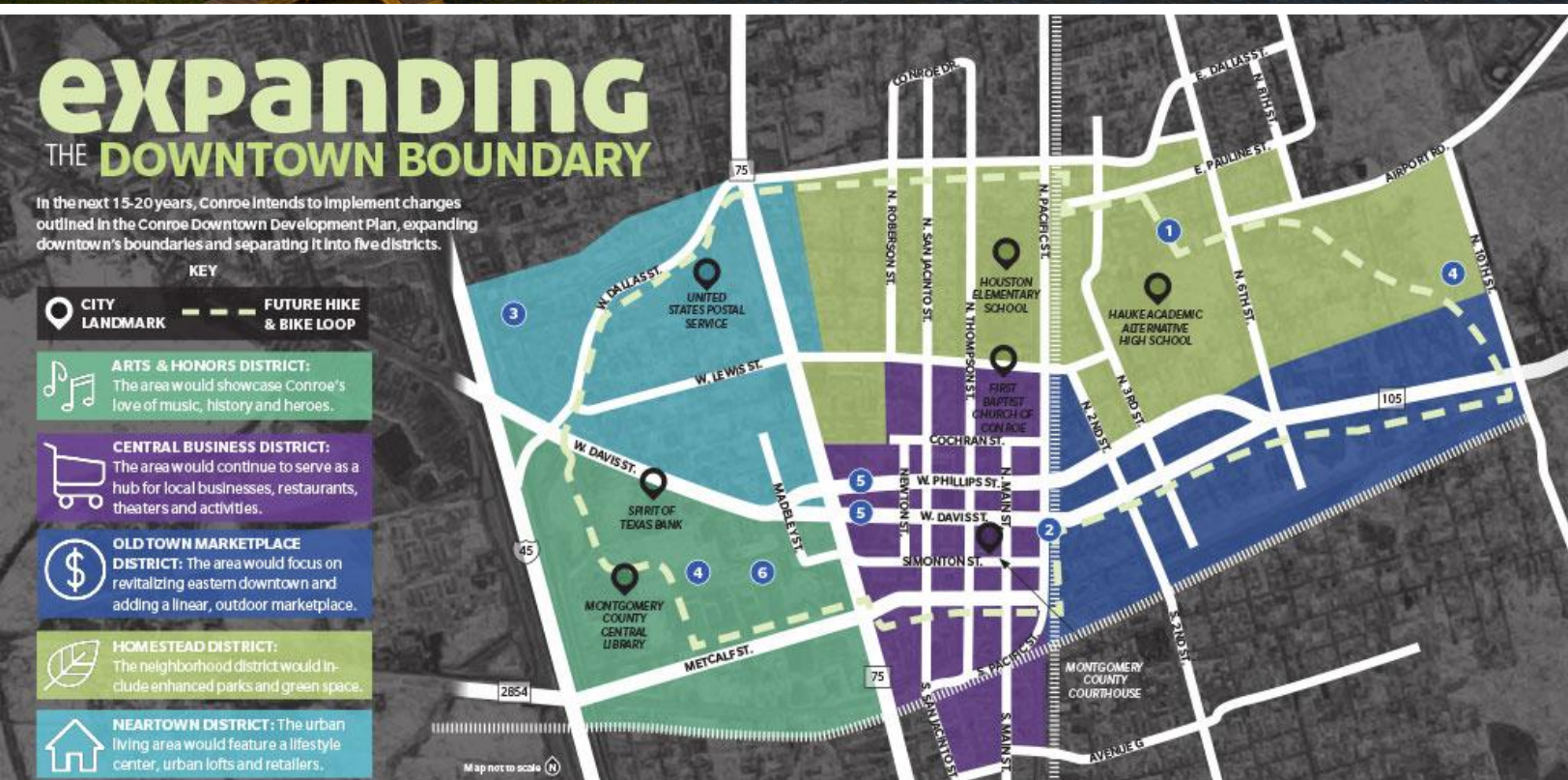


### CONROE MARKET OVERVIEW

Located in the heart of Montgomery County, one of the fastest-growing counties in Texas, Conroe has emerged as the dominant growth corridor north of Houston. Fueled by sustained population growth, corporate investment, and continued residential expansion, the area has become a preferred destination for major homebuilders, master-planned community developers, and institutional investors.

Conroe's population now exceeds 114,000 residents and continues to benefit from its strategic location along the I-45 corridor between Houston, The Woodlands, and Lake Conroe. The subject property is surrounded by some of the region's most successful master-planned communities, including Johnson Development's 2,000+ acre Grand Central Park and Howard Hughes' The Woodlands Hills. Additional large-scale residential developments throughout the Conroe market are projected to deliver thousands of new homes, creating significant demand for future residential, commercial, retail, and mixed-use development opportunities.

Economic growth continues to accelerate alongside residential expansion. Major employment centers such as Conroe Park North, one of the region's premier industrial and business parks, together with ongoing commercial investment throughout the I-45 corridor, continue to attract employers, jobs, and capital to the market. Combined with access to utilities, transportation infrastructure improvements, and proximity to The Woodlands' employment base, Conroe remains one of the most compelling large-scale development markets in the Greater Houston region.





**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.*

11-03-2025



**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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

**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 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

**A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:**

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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.

<b>Hutson Realty Partners, LLC</b>	<b>9011707</b>	<b>ryan@hutsonrealtypartners.com</b>	<b>(936)270-1024</b>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<b>Ryan Hutson, CCIM, ALC</b>	<b>0669668</b>	<b>ryan@hutsonrealtypartners.com</b>	<b>(936)270-1024</b>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<b>Ryan Hutson, CCIM, ALC</b>	<b>0669668</b>	<b>ryan@hutsonrealtypartners.com</b>	<b>(936)270-1024</b>
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_ IABS 1-2  
**Regulated by the Texas Real Estate Commission** Information available at [www.trec.texas.gov](http://www.trec.texas.gov) TXR 2501  
Hutson Realty Partners, LLC, P.O. Box 1505 Courtoe TX 77305 Phone: 9362701024 Fax: \_\_\_\_\_  
 Ryan Hutson Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 [www.lwof.com](http://www.lwof.com) Calfee Tract



This information contained herein has been obtained from reliable sources; however, Hutson Realty Partners, LLC makes no guarantees, warranties or representations to the completeness or accuracy of the data. Property submitted is subject to errors, omissions, change of price, prior sale or withdrawal without notice.