



**SITE**

**FUTURE MULTIFAMILY**

League Line Rd

Creekwood Ln

Teaswood Dr

±12.7 Acres

10453 LEAGUE LINE ROAD, CONROE, TX, 77304

**NEWMARK**

Rare Development Site

# Property Details

ADDRESS	10393 & 10453 LEAGUE LINE RD, CONROE TX 77304
SIZE	± 12.702 acres
UTILITIES	City of Conroe
JURISDICTION	City of Conroe
ZONING/RESTRICTIONS	No Zoning, Grandfathered into 20 du/acre by right for residential
FLOOD PLAIN	None
DETENTION	Provided off site
TAX RATE	1.9984%
SCHOOL DISTRICT	Willis ISD
ACCESS/VISIBILITY	League Line Rd
POTENTIAL USES	Garden or Workforce Multifamily, BTR, Self Storage, Boat/RV Storage, Church/School/Civic
APN	0190-01-00100
OWNERSHIP	3 Capital Group Holdings, LLC

Contact Broker for additional details

# The Offering

Newmark has been exclusively retained to represent the Seller in the disposition of ±12.7 acres at 10453 League Line Road, Conroe, TX, 77304 (“Property”, “Offering”). All inquiries about the Property should be directed to Newmark.

Detention Provided Off Site

Attractive 1.99% tax rate with City utilities

Located in the path of growth and nearby The Woodlands Hills MPC

Potentially last remaining development site with 20 units/acre allowed by right in City of Conroe



# Area Map





# Montgomery County Market Update



## 2020 Fastest Growing City In The US

Brian Bondy, President of the Conroe/Lake Conroe Chamber of Commerce, notes, "Conroe's growth can be attributed to a wide variety of reasons including location, schools, housing availability and affordability and an excellent place for doing business. With a vibrant downtown and the beautiful lake area as well as a strong commitment from a growing business base, Conroe is poised to grow well into the future."

## New Conroe Development and Revitalization

A robust workforce, thriving business community and low cost-of-living is what continuously makes Conroe, Houston's scenic neighbor to the north, one of the fastest growing cities in the nation. With over 100,000 residents, the city has seen an annual growth rate consistently over three percent and grown more than 65 percent since 2010, according to the Conroe Economic Development Council. As Conroe continues to rapidly grow, many new developments and revitalization projects are underway in the city.



# In The News

## Rapid Growth Drives New Developments, Revitalization Projects in Conroe

Published Jul 27, 2023 by Hailea Schultz

A robust workforce, thriving business community and low cost-of-living is what continuously makes Conroe, Houston's scenic neighbor to the north, one of the fastest growing cities in the nation. With over 100,000 residents, the city has seen an annual growth rate consistently over three percent and grown more than 65 percent since 2010, according to the Conroe Economic Development Council. As Conroe continues to rapidly grow, many new developments and revitalization projects are underway in the city.

### Business Community

Two of Conroe's most compelling attractions is its business parks, Conroe Park North and Deison Technology Park. Conroe Park North is a 1,655-acre industrial park, home to more than 40 companies and 3,000+ employees. Conroe Park North represents a wide variety of industries, including medical device manufacturing, freight distribution, food processing, oilfield services, higher education and more. In May, the Conroe Economic Development Council announced that North Park reached 98 percent capacity. One of the most recent and significant projects that contributed to the nearly full park is the 1.2 million square foot NorthPort Logistics Center. Through a partnership between Houston-based real estate investment firm, Lovett Industrial and Cresset Partners, North American real estate investment manager, the Class A logistics facility spanning 75 acres broke ground last year. "Conroe is one of the fastest growing cities in the US, has a business-friendly environment, and the location checks every box a major distributor would have relating to access, infrastructure, available incentives, and availability of labor," said Charlie Meyer, President of Lovett Industrial in a press release. Deison Technology Park is a 248-acre eco-friendly space for a corporate campus, research and development, or office facility. Last year, VGXI, a contract developer and manufacturer of biopharmaceuticals, became Deison's first tenant with the opening of the first phase of its \$17 million, 240,000-square-foot headquarters and greenfield biomanufacturing facility. The state-of-the-art facility features independent manufacturing trains and suites, which will increase VGXI's fermentation capacity from 500l to 1,500l and is equipped with essential mechanical equipment and a full-site back-up generation system. "Deison Technology Park is the perfect fit for us," said Dorothy Peterson, VGXI's chief operating officer in a news article. "We love that the land in the park is designed to be a technology community. The fact that it is close to our current facility makes it that much better."



### Quality of Life

With a cost-of-living, typically 10 percent less than the average across the U.S., Conroe is attracting individuals of every age to the area. In addition to affordability, Conroe fosters a diverse housing market, offering the perfect blend of small town feel with big city amenities. The city is surrounded by beautiful neighborhoods, new mixed-use communities, breathtaking greenery, charming historic buildings and waterfront views. Conroe's vibrant community, high-quality education system, family-friendly atmosphere and affordability provides residents a great place to live and work. As more people move to the area, Conroe is working to revitalize the city and boost new developments that will increase community engagement and wellness, including the following:

**Community:** The Oscar Johnson Jr. Community Center, an 87,000-square-foot facility broke ground this month. The center will feature a fitness center, childcare areas and event space for 300 people.

**Education:** Conroe ISD is opening three new schools next month as part of its 2019 referendum. The three new schools include Hines Elementary School, Veterans Memorial Intermediate School and Moorhead Junior High School, all of which will help alleviate overcrowding.

**Revitalization:** In a multimillion-dollar project, Lindsey Properties will redevelop three historic buildings in downtown Conroe, transforming them into mixed-use developments. The new buildings will become Simonton-Cable, a four-story building offering ground floor retail spaces and executive offices with a rooftop terrace, located at 150 N Main Street, the Everett, a 25,000-square-foot retail center split by an inviting walkway combining historic and modern architecture, located at 114 Simonton Street and Pacific Lofts, a highly walkable 22,000-square-foot multi-family building with ground floor retail storefronts, located at 201 N Pacific Street.

# Disclaimer

## **PROPERTY MARKETING**

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

## **OFFERING MEMORANDUM**

This Memorandum does not constitute a representation that the business or affairs of the Property or Seller since the date of preparation (October 2025) of this Memorandum have remained the same. Analysis and verification of the information contained in this Memorandum are solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers. Seller and Agent each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property, and/or terminate discussions with any party at any time with or without notice. Seller reserves the right to change the timing and procedures for the Offering process at any time in Seller's sole discretion. Seller shall have no legal commitment or obligations to any party reviewing this Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by Seller, and a written agreement for the purchase of the Property has been fully executed and delivered by Seller and the Purchaser thereunder.

This Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not forward, photocopy or duplicate it, that you will not disclose this Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Seller or Agent, and that you will not use this Memorandum or any of the contents in any fashion or manner detrimental to the interest of Seller or Agent.

# Information About Brokerage Services

2.10.25

TEXAS LAW REQUIRES ALL REAL ESTATE LICENSE HOLDERS TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS.

## 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:
  1. that the owner will accept a price less than the written asking price;
  2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  3. 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.  
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