

FOR SALE

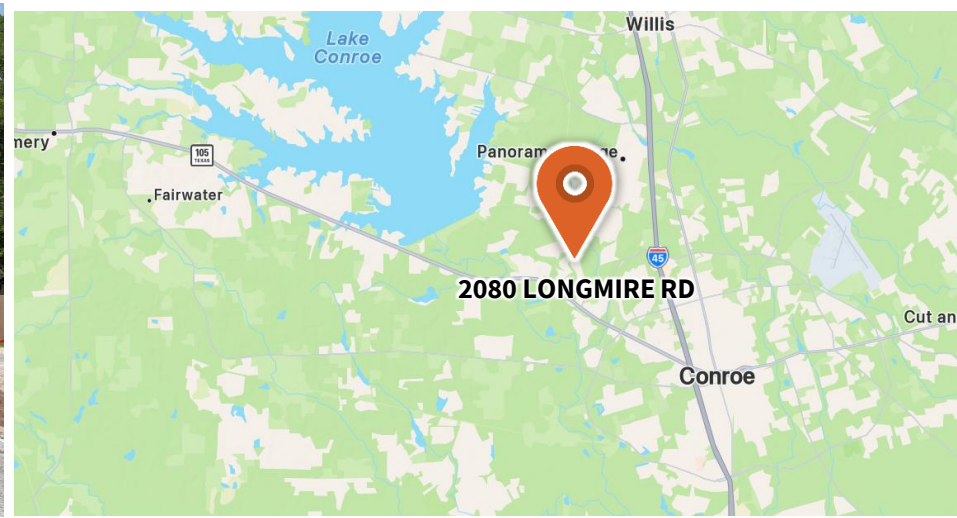


12,955 SQ. FT. LEARNING FACILITY ON 1.64 ACRES
2080 LONGMIRE RD., CONROE, TX 77304

RYAN HUTSON // (936) 270-1024 // RYAN@HRPTX.COM



The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not in any way, warranted by Hutson Realty Partners or by any agent, independent associate, subsidiary or employee of Hutson Realty Partners. This information is subject to change.



PROPERTY HIGHLIGHTS

- Single-tenant child learning facility currently used as a private religious school (Lake Conroe Christian Academy)
- Ideal for educational, daycare, or church use, with nearly ~13,000 SF of Improvements

DEMOGRAPHICS

Population (2024):	1 mi. – 5,452 3 mi. – 53,538 5 mi. – 92,627
Avg. Household Income:	1 mi. - \$84,569 3 mi. - \$92,707 5 mi. - \$109,742
Traffic Count:	Longmire Rd: 8,920+ vpd

PLEASE DO NOT DISTURB TENANT

PROPERTY INFORMATION

Cap Rate:

8.00%

Property Size:

+/- 1.64 Acres (71,438 Sq. Ft.)

Building Information:

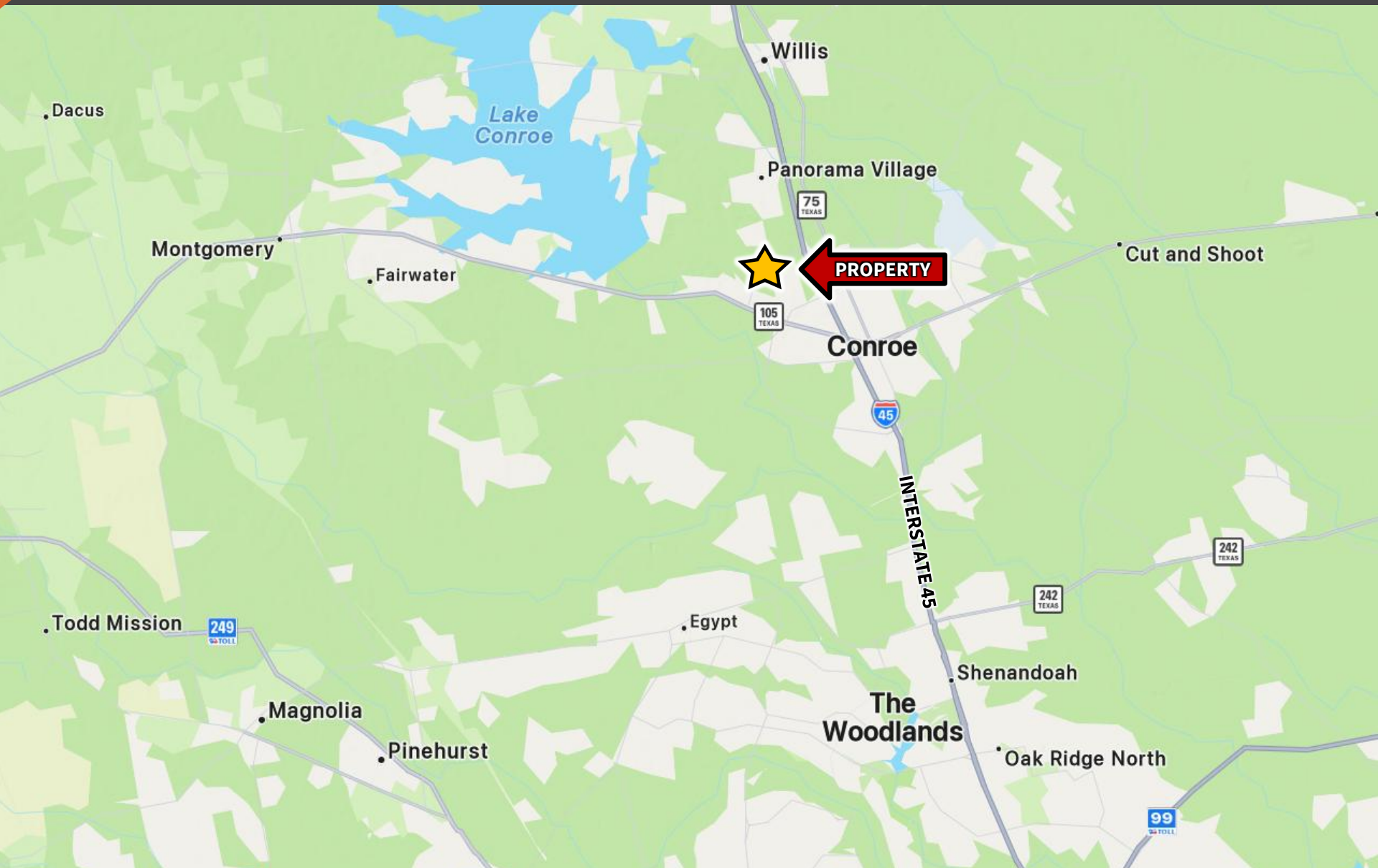
- 12,955 Sq. Ft. Institutional Building
- Constructed in 2012
- Parking: 50 to 60 Gravel Spaces (Unstriped)
- Three (3) Curb Cuts
- Signage: Single-pylon, Double-panel, Double-sided Monument Sign

Additional Information:

- Utilities: City of Conroe
- No Zoning
- Frontage: 260 ft. on Longmire Rd.

FOR MORE INFORMATION CONTACT:
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CONROE MARKET OVERVIEW

Conroe is the county seat of Montgomery County, which is part of the Greater Houston Metropolitan Area. Conroe was recently identified as one of the fastest-growing cities in the nation with an annual growth rate of 7.8% (11 times higher than the national average).

There are numerous new housing and master-planned community developments in the area, including Johnson Development's Grand Central Park and Howard Hughes newest master planned community, The Woodlands Hills. Current actively planned communities are providing an estimated additional 35,000 homes to the area.

Residential growth is spurring business growth in Conroe. Five Below recently chose Conroe for an 800,000+ Sq.Ft. regional distribution center; VGXI, Inc. has constructed a 240,000 Sq.Ft. facility to manufacture plasmid DNA for vaccines and gene therapies and Tenaris recently resumed operations at its new facility in Conroe.



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.

11-2-2015



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.

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.

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.

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.

Hutson Realty Partners, LLC	9011707	ryan@hutsonrealtypartners.com	(936) 270-1024
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Ryan Hutson	669668	ryan@hutsonrealtypartners.com	(936) 270-1024
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Ryan Hutson	669668	ryan@hutsonrealtypartners.com	(936) 270-1024
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

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