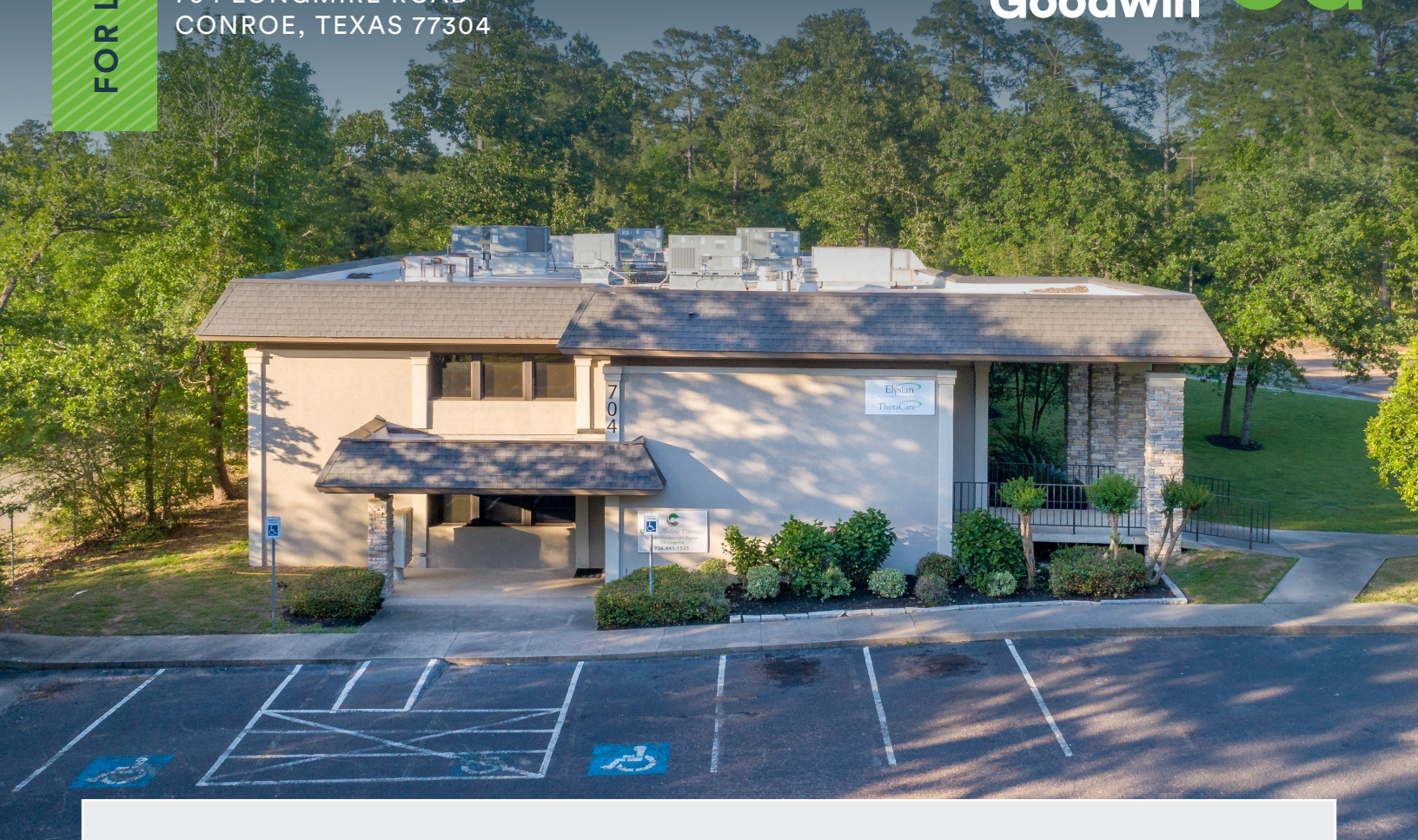


FOR LEASE

# OFFICE/HEALTHCARE SPACE

704 LONGMIRE ROAD  
CONROE, TEXAS 77304

Oldham  
Goodwin **OG**



**BUILDING  
SIZE**  
11,458 SF



**TI ALLOWANCE**  
CALL BROKER FOR  
DETAILS



**AVAILABLE  
SPACES**  
5,729 SF FULL  
FLOOR



**ATTRACTIVE  
POPULATION  
GROWTH**  
10.73% ANNUALLY

## BUILDING FEATURES

- Turnkey office, clinic, or co-working space available immediately
- 5,729 SF full floor available
- Building recently updated and renovated
- Attractive projected population growth at 10.73% annually from 2023-2028 within 1 mile.
- Located 0.4 miles to Loop 336, 0.6 miles to Interstate 45, 0.6 miles to Highway 105, and 3.7 miles to Conroe Regional Medical Center
- High volume pediatric therapy co-tenancy

## AVAILABILITY

- Suite 200: 5,729 SF available immediately





FOR LEASE

# OFFICE/HEALTHCARE SPACE

704 LONGMIRE ROAD  
CONROE, TEXAS 77304



## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 Total Population	10,968	61,238	101,975
2028 Total Population	12,145	67,247	112,517
2023-2028 Annual Growth Rate	10.73%	9.81%	10.34%
2023 Households	4,920	21,901	36,286
2028 Households	5,433	24,099	40,092
2023 Medium Home Value	\$284,566	\$197,876	\$215,687
2023 Average Household Income	\$94,433	\$85,002	\$92,926
2023 Total Consumer Spending	\$111,456,000	\$566,713,000	\$1,051,765,000
2026 Total Consumer Spending	\$148,666,079	\$758,807,889	\$1,411,862,403



6,905 VPD  
Longmire Road



50,361  
Employees



FOR LEASE

# OFFICE/HEALTHCARE SPACE

704 LONGMIRE ROAD  
CONROE, TEXAS 77304





FOR LEASE

# OFFICE/HEALTHCARE SPACE

704 LONGMIRE ROAD  
CONROE, TEXAS 77304



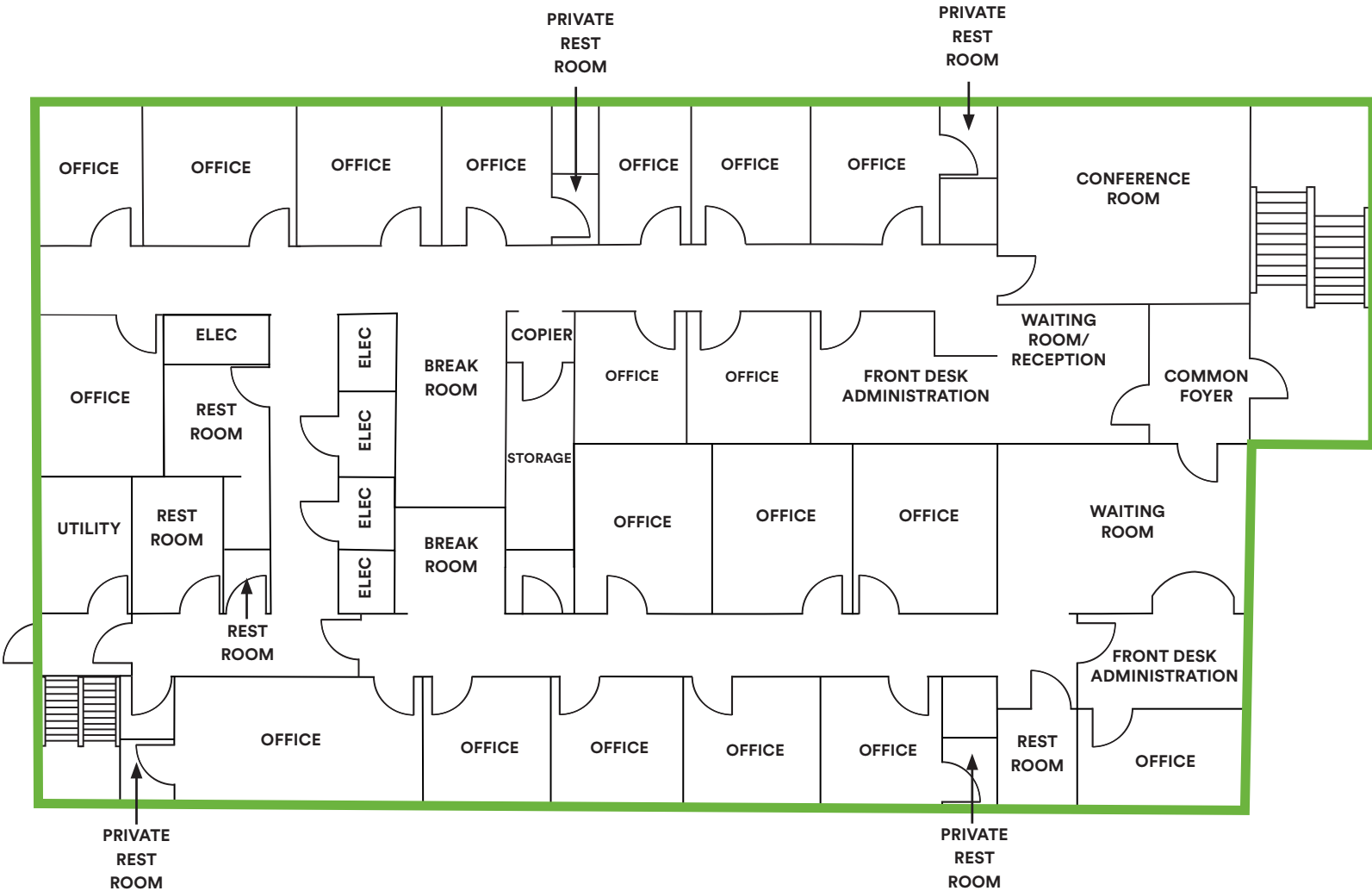


FOR LEASE

# OFFICE/HEALTHCARE SPACE

704 LONGMIRE ROAD  
CONROE, TEXAS 77304

## LEVEL 2 - 5,729 SF





# OFFICE/HEALTHCARE SPACE

704 LONGMIRE ROAD  
CONROE, TEXAS 77304

## 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.

### 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.

Oldham Goodwin Group, LLC  
Licensed Broker/Broker Firm Name or Primary  
Assumed Business Name

532457  
Licensed No.

Casey.Oldham@OldhamGoodwin.com  
Email

(979) 268-2000  
Phone

Designated Broker of Firm

Licensed No.

Email

Phone

Licensed Supervisor of Sales Agent/Associate

Licensed No.

Email

Phone

Sales Agent/Associate's Name

Licensed No.

Email

Phone

Buyer / Tenant / Seller / Landlord Initials

Date



FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S  
COMMERCIAL REAL ESTATE SERVICES, PLEASE CONTACT:

---



**Tyler Reiley**

Senior Associate | Retail Services

**D:** 346.226.3510 **C:** 713.598.6332

[Tyler.Reiley@OldhamGoodwin.com](mailto:Tyler.Reiley@OldhamGoodwin.com)



## Houston

14811 St. Mary's Lane, Suite 130 | Houston, Texas 77079

BRYAN | SAN ANTONIO | WACO/TEMPLE | FORT WORTH



[OLDHAMGOODWIN.COM](http://OLDHAMGOODWIN.COM)