

NWC OF LONGMIRE AND FM 3083
CONROE, TX 77304



UP TO ±3.6 ACRES FOR SALE

FOR MORE INFORMATION, PLEASE CONTACT:



Simmi Jaggi
Managing Director
713 888 4098
simmi.jaggi@jll.com

Elizabeth Clampitt
Executive Vice President
713 888 4075
elizabeth.clampitt@jll.com

Karina Weathers
Associate
713 212 6702
karina.weathers@jll.com

PROPERTY HIGHLIGHTS

Location

- NWC of Longmire and FM 3083
Conroe, TX 77304
- Situated in close proximity to FM 3083 and Hwy 105, providing easy access to I-45 and Downtown Conroe
- Surrounded by multiple master planned communities

Size

- ±3.6 AC with ±1,500 Ft. of Frontage on Longmire Rd.

Additional Information

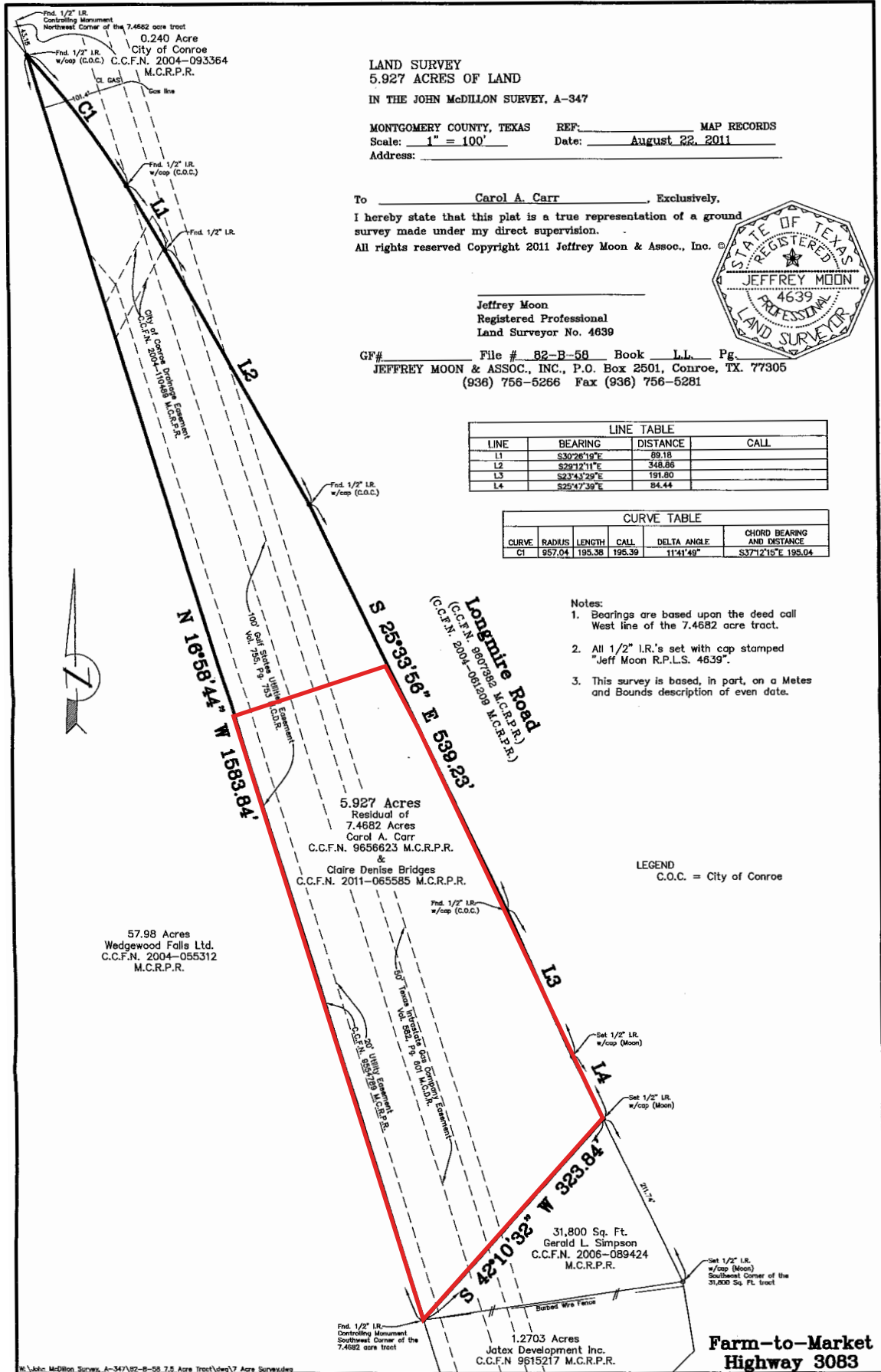
- Utilities Available
- Detention Required
- Can be Subdivided

Pricing

Please contact brokers for pricing.



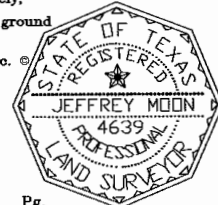
SURVEY



LAND SURVEY
5.927 ACRES OF LAND
IN THE JOHN McDILLON SURVEY, A-347

MONTGOMERY COUNTY, TEXAS REF: _____ MAP RECORDS
Scale: 1" = 100' Date: August 22, 2011
Address: _____

To Carol A. Carr, Exclusively,
I hereby state that this plat is a true representation of a ground survey made under my direct supervision.
All rights reserved Copyright 2011 Jeffrey Moon & Assoc., Inc. ©



Jeffrey Moon
Registered Professional
Land Surveyor No. 4639

GF# _____ File # B2-B-58 Book L.L. Pg. _____
JEFFREY MOON & ASSOC., INC., P.O. Box 2501, Conroe, TX. 77305
(936) 756-5266 Fax (936) 756-5281

LINE TABLE			
LINE	BEARING	DISTANCE	CALL
L1	S30°28'19"E	89.18	
L2	S22°12'11"E	348.86	
L3	S23°43'29"E	191.80	
L4	S25°47'39"E	84.44	

CURVE TABLE				
CURVE	RADIUS	LENGTH	CALL	CHORD BEARING AND DISTANCE
C1	957.04	195.38	195.39	114°1'49" S37°12'15"E 195.04

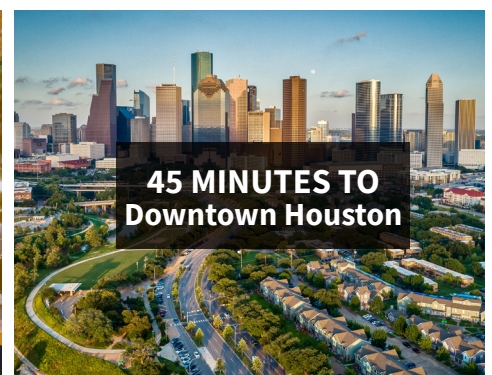
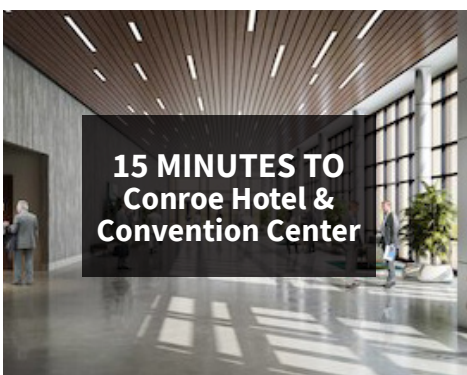
- Notes:
- Bearings are based upon the deed call West line of the 7.4682 acre tract.
 - All 1/2" I.R.'s set with cap stamped "Jeff Moon R.P.L.S. 4639".
 - This survey is based, in part, on a Metes and Bounds description of even date.

LEGEND
C.O.C. = City of Conroe



LOCATION

Conroe's proximity to Houston is advantageous for residents who may commute to the city for work or access amenities and entertainment options. It allows for a balance between a quieter suburban lifestyle and the amenities of a larger city. Conroe is surrounded by natural beauty, including Lake Conroe, which offers a range of water-based recreational activities. Additionally, the Conroe Independent School District provides quality education to residents. The district has highly rated schools and offers various extracurricular activities and programs for students.











DEMOGRAPHICS

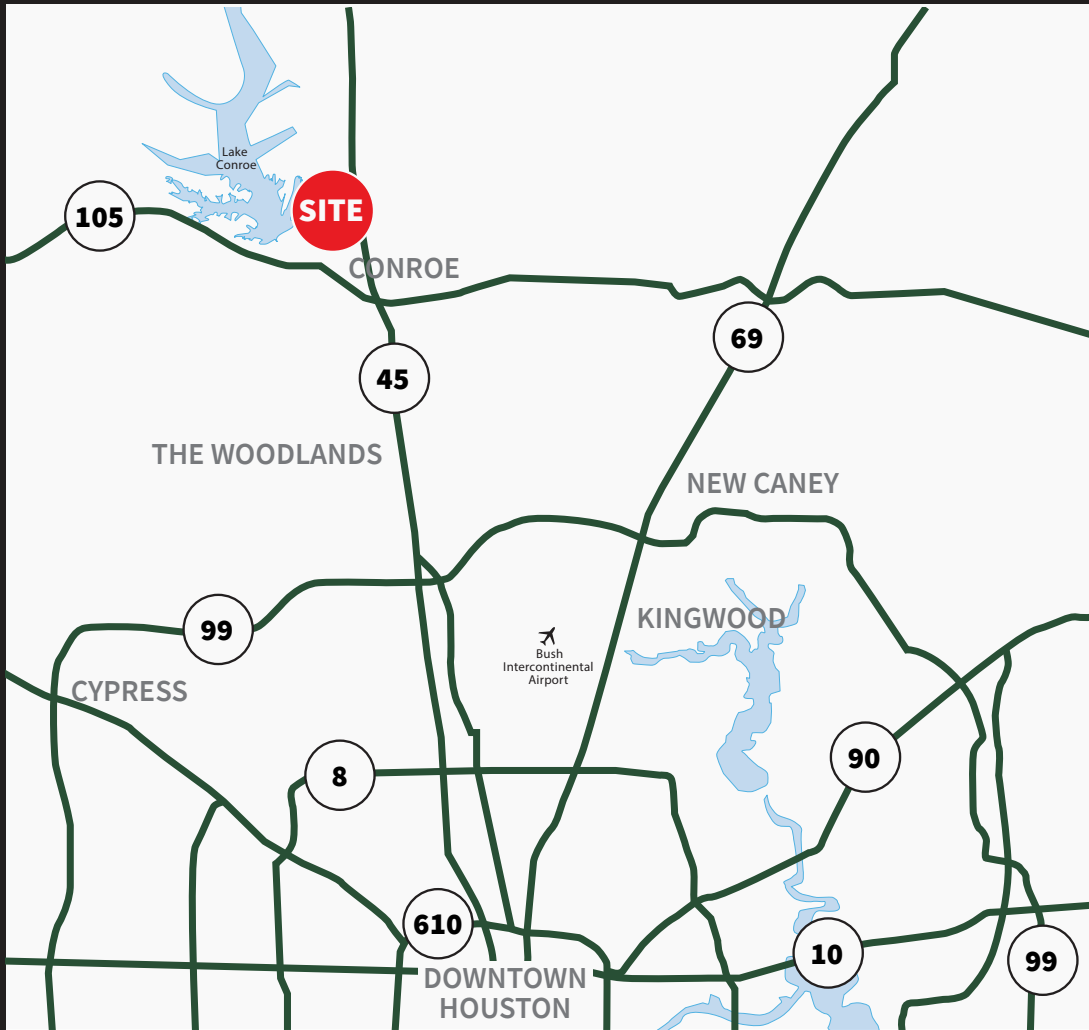
Conroe has a strong sense of community and friendly atmosphere. The city hosts numerous community events and festivals throughout the year, fostering a sense of belonging and providing opportunities for social interaction. Conroe also has a diverse economy with a growing job market. It offers opportunities in various industries such as manufacturing, healthcare, education, and retail. The proximity to Houston provides additional employment possibilities for residents.

Current average household income is **\$123,705** within a 1 mile radius, compared to **\$83,694** for all U.S. households. Median home value in the 1 mile radius is **\$398,282**.

CONROE WAS THE 9TH FASTEST GROWING CITY IN THE UNITED STATES FROM 2010 TO 2019, AND HAS A 15% EXPECTED GROWTH RATE OVER THE NEXT FIVE YEARS.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	5,116	37,905	86,832
 Median Age	40.1	38.8	37.1
 Average Home Value	\$398,282	\$342,513	\$328,724
 Average Household Income	\$123,705	\$102,462	\$104,069
 Education - Bachelor's Degree or Higher	52.4%	39.9%	34.9%

TRAFFIC COUNTS	VEHICLES PER DAY
 FM 3083 Rd, at I-45	16,320
I-45, at FM 3083 Rd	115,113



FOR MORE INFORMATION, CONTACT:



Simmi Jaggi
Managing Director
713 888 4098
simmi.jaggi@jll.com

Elizabeth Clampitt
Executive Vice President
713 888 4075
elizabeth.clampitt@jll.com

Karina Weathers
Associate
713 212 6702
karina.weathers@jll.com



SIGNORELLI
COMPANY



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.

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:
 - 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
--	----------------------	----------------	----------------

_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
------------------------------------	----------------------	----------------	----------------

_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
---	----------------------	----------------	----------------

_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
---------------------------------------	----------------------	----------------	----------------

Buyer/Tenant/Seller/Landlord Initials

Date