

THE GULLO GROUP

6883 & 6887 LONGMIRE RD.

CONROE, TX 77304

HOME DEVELOPMENT FOR SALE

11.06 ACRES



MATTHEW GULLO
713.299.6215
MATTHEW@GULLOGROUP.COM

WWW.GULLOGROUP.COM

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OVERVIEW AND HIGHLIGHTS:

The Gullo Group presents Eagle’s Nest, an 11.06-acre 63 unit single-family for-lease home development opportunity located at 6883 and 6887 Longmire Road in Conroe, Texas. This thoughtfully designed development has the sewer, storm and water utilities installed, permitting for the electrical completed and is ready for paving. The home plans and renderings are also completed. Featuring Craftsman-style homes with attached two-car garages. Each residence offers upscale finishes including fireplaces, custom kitchens, luxury vinyl flooring, stainless steel appliances, washer and dryer, landscaped yards, and spacious layouts with abundant natural light and storage. Positioned in one of the nation’s strongest real estate markets—just north of Houston and minutes from The Woodlands and Exxon’s world headquarters—Eagle’s Nest delivers high-quality living in a premier growth area. This development is for sale and/or ready for accredited investors or partnerships.



PROPERTY PROGRESS:

- **STORM SEWAGE**
- **SANITARY SEWAGE**
- **WATER MAIN**
- **GRADED ROADS FOR STABILIZATION**

- **THE ELECTRICAL IS PERMITTED AND READY FOR INSTALL**
- **THE SITE IS READY FOR PAVING AS WELL**

FLOOD ZONE CODE: X
WITHIN 250 FEET OF MULTIPLE FLOOD ZONE: NO

LEGAL DESCRIPTION:

- A0190 - EDWARDS JAMES, TRACT 39-B, ACRES 4.058
- A0190 A0190 - EDWARDS JAMES, TRACT 39B-1, ACRES 7.017

FOR SALE & FOR INVESTMENT OR PARTNERSHIP:

SALE: \$7,200,000

PARTNERSHIP & ACCREDITED INVESTORS OPPORTUNITY:

This offering is available to accredited investors seeking participation in a professionally developed and managed residential investment in a high-growth submarket. For additional details, financials, and partnership structure, please contact us directly.

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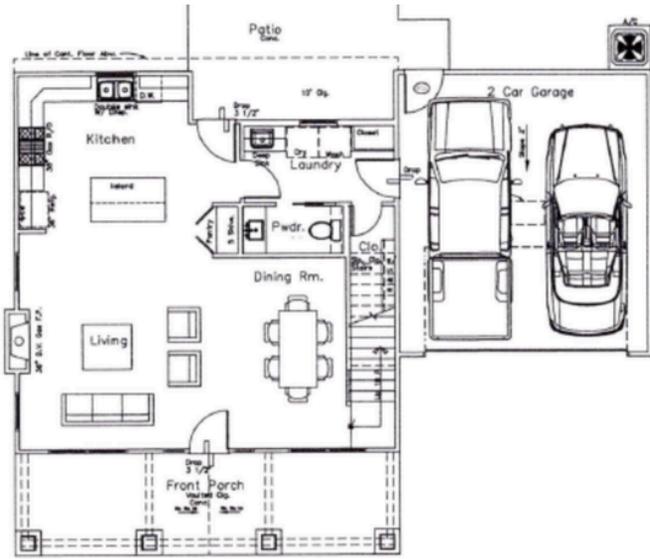


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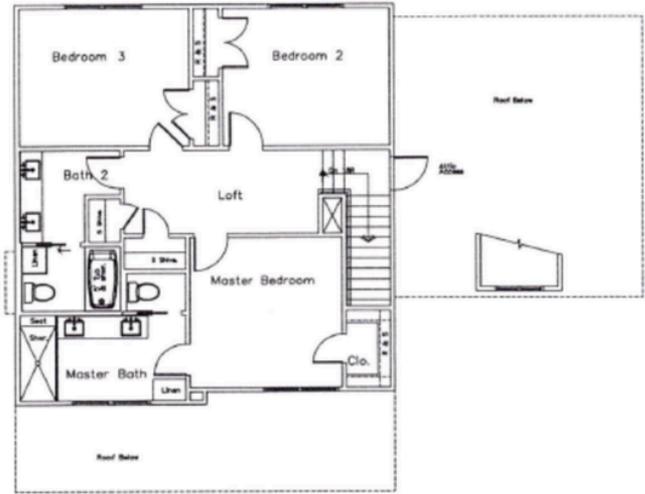
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EAGLES' NEST EXAMPLE HOUSE PLANS

PLAN 1:



First Floor



Second Floor

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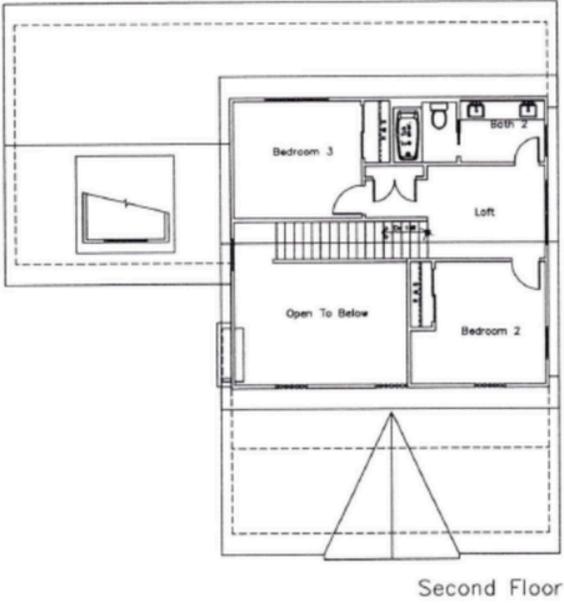
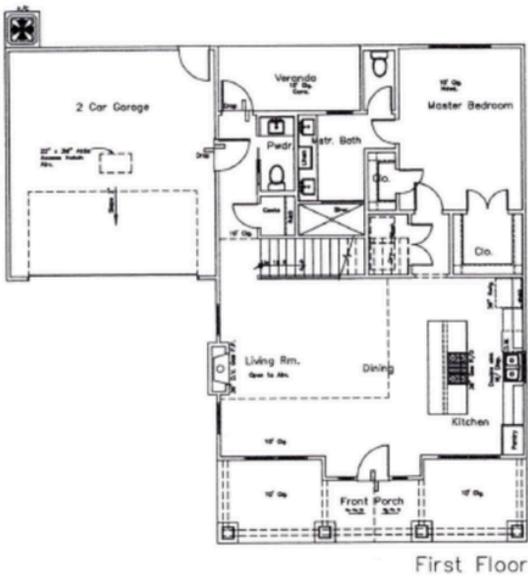


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EAGLES' NEST EXAMPLE HOUSE PLANS

PLAN 2:



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LOCATION HIGHLIGHTS:



RESTAURANTS:

- 1. GRINGO'S MEXICAN KITCHEN
- 2. VERNON'S KUNTRY KATFISH
- 3. RUDY'S BBQ
- 4. PAPA'S ON THE LAKE
- 5. CONROE LAKE HOUSE
- 6. MONTY'S LIGHTHOUSE
- 7. STARBUCKS
- 8. MCDONALD'S
- 9. 7 LEGUAS
- 10. CHICK-FIL-A

AMENITIES:

- 1. JOHN BURGE PARK
- 2. AYER'S ISLAND
- 3. THE LINKS AT WEST FORK GOLF COURSE
- 4. BLACKWOOD SPORTING CO.
- 5. MARGARITAVILLE LAKE RESORT

MEDICAL CENTER:
HCA HOUSTON HEALTHCARE CONROE

MAJOR RETAILERS:

- WALMART
- SAM'S CLUB
- THE HOME DEPOT
- ACADEMY SPORTS & OUTDOORS
- TARGET
- H-E-B
- KROGER

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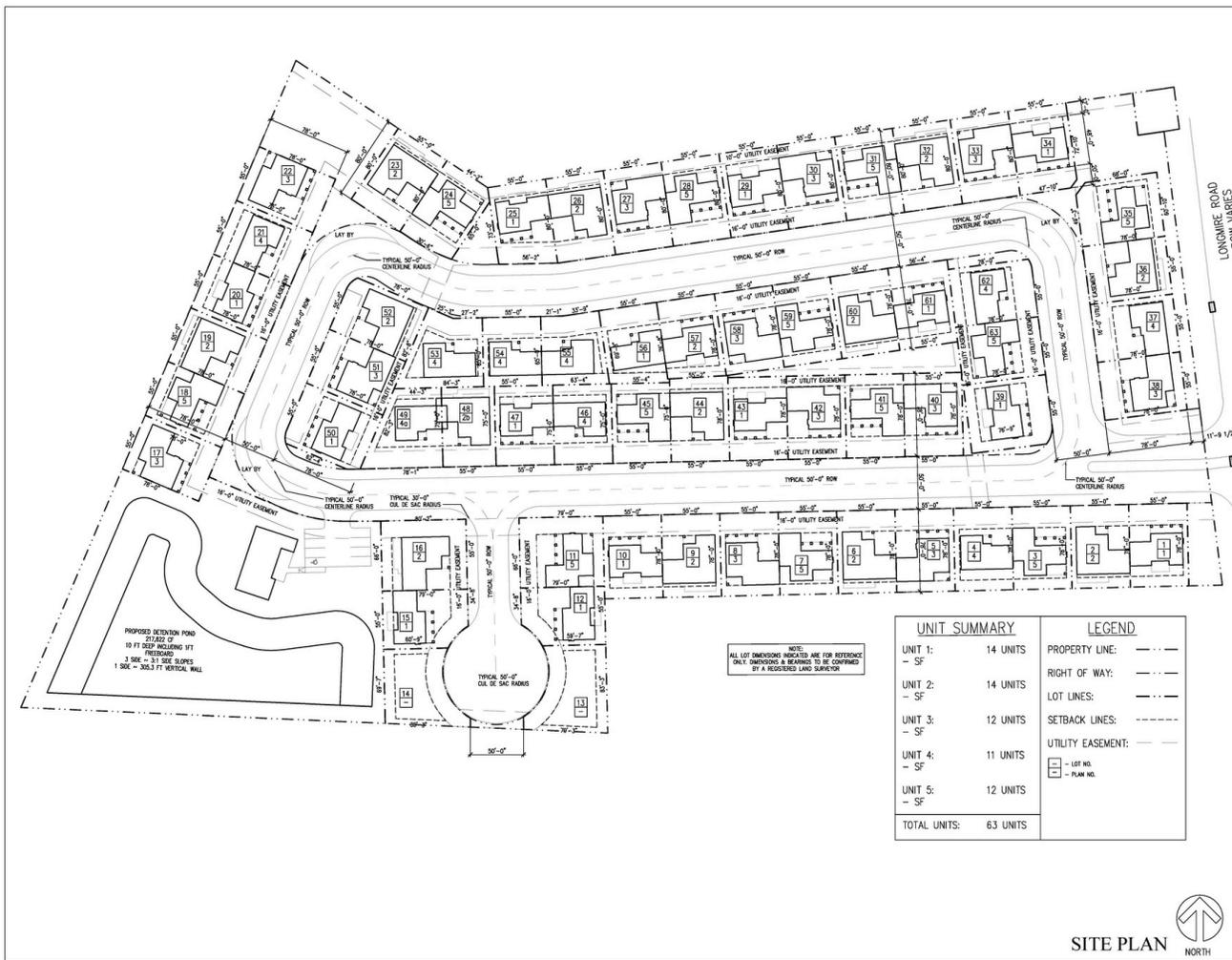
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SITE PLAN



PROPOSED RETENTION POND
 57,822 SF
 10 FT DEEP HOLDING BY
 FRIEDLAND
 3 SLOPE = 3:1 SIDE SLOPES
 1 SLOPE = 305.3 FT VERTICAL WALL

NOTE:
 ALL LOT DIMENSIONS INDICATED ARE FOR REFERENCE
 ONLY. DIMENSIONS IN REARERS TO BE CONFIRMED
 BY A REGISTERED LAND SURVEYOR

UNIT SUMMARY		LEGEND	
UNIT 1:	14 UNITS	PROPERTY LINE:	---
-	SF	RIGHT OF WAY:	---
UNIT 2:	14 UNITS	LOT LINES:	---
-	SF	SETBACK LINES:	---
UNIT 3:	12 UNITS	UTILITY EASEMENT:	---
-	SF		
UNIT 4:	11 UNITS		
-	SF		
UNIT 5:	12 UNITS		
-	SF		
TOTAL UNITS:	63 UNITS		

SITE PLAN  NORTH



4569 West 34th Street
 Suite 11
 Houston, Texas 77062
 P 282.868.5597

SITE PLAN
 Scale: 1" = 40'-0"

DAR-CON
 PROPERTIES, LLC
 10000 BAYVIEW DRIVE
 CONROE, TEXAS 77385

DATE: APR 1 2022
 DRAWN BY: JAR
 CHECKED: 1 APR 2022

PROJECT NO: 2143
 PHASE: CONSTRUCTION
 ISSUE DATE: 25 APR 2022

DRAWING NUMBER
A0.7
 Site Plan

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SITE PLAN & TOPO



NOTES:

1. CITY OF CONROE RESOLUTION NO. 2012-0010, AS AMENDED, AUTHORIZES THE CITY ENGINEER TO REVIEW AND APPROVE THIS SITE PLAN AND TOPOSTATIC MAP, SUBJECT TO THE CITY ENGINEER'S REVIEW AND APPROVAL.

2. THIS SITE PLAN AND TOPOSTATIC MAP IS SUBJECT TO THE CITY ENGINEER'S REVIEW AND APPROVAL.

3. THE CITY ENGINEER'S REVIEW AND APPROVAL DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

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GENERAL NOTES:

1. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.

2. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD OR AS SHOWN ON THIS PLAN.

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Site Plan and Topo

Prepared and sealed in accordance with the current Texas Statutes of Professional Engineers and Surveyors.

[Signature]

Professional Engineer No. 12345
Professional Surveyor No. 67890

ENGINEERING CONTRACTORS

CONROE AND TOMBALL

REGISTERED PROFESSIONAL ENGINEER

REGISTERED PROFESSIONAL SURVEYOR

DATE: 4/01/2025

Eagle's Nest

4/01/2025

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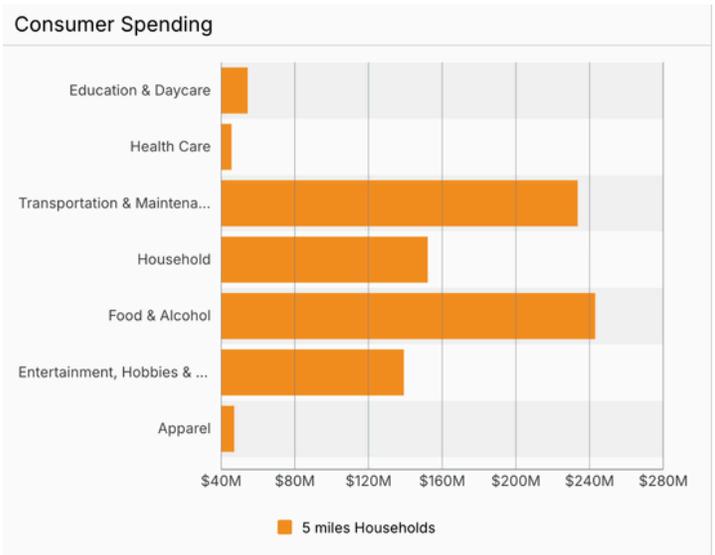
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ADDITIONAL DATA: INCOME

- The surrounding area shows strong household income levels, supporting continued growth and demand.
- Within 2 miles, the average household income is approximately \$116,560, with a median of \$90,482. Income levels remain solid within 5 and 10 miles, where average household incomes range from about \$97,000 to \$113,000.
- The area also includes a healthy mix of households earning \$75,000 to \$200,000+, reflecting strong purchasing power throughout the Conroe trade area.

Income			
	2 miles	5 miles	10 miles
Avg Household Income	\$116,560	\$96,952	\$112,703
Median Household Income	\$90,482	\$72,465	\$83,266
< \$25,000	305	3,776	11,471
\$25,000 - 50,000	633	5,351	14,173
\$50,000 - 75,000	800	5,554	15,721
\$75,000 - 100,000	834	3,723	11,294
\$100,000 - 125,000	701	3,091	9,338
\$125,000 - 150,000	310	2,135	6,821
\$150,000 - 200,000	259	1,801	8,208
\$200,000+	667	2,713	13,173



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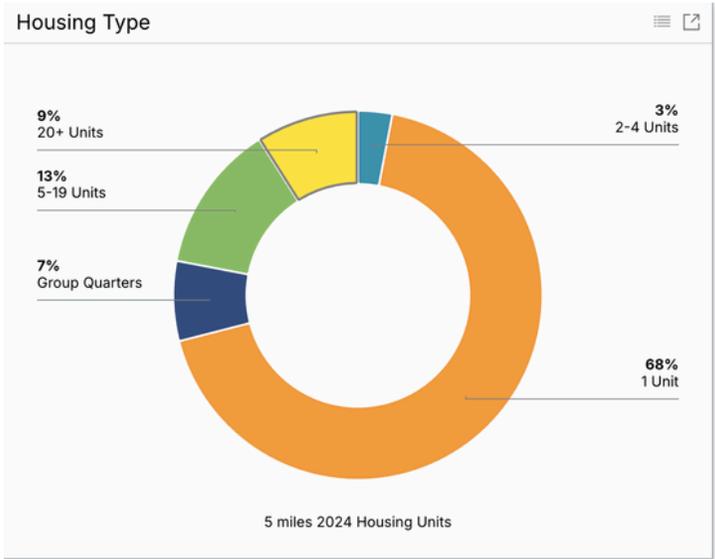
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ADDITIONAL DATA: HOUSEHOLDS

- The Conroe trade area is experiencing strong and steady growth. Households within 2 miles have increased significantly since 2020 and are projected to continue rising through 2029.
- The broader 10-mile area is expected to surpass 111,000 households, reflecting sustained expansion. With healthy owner occupancy, average household sizes around 2.5–2.7 people, and more than \$3.2 billion in consumer spending within 10 miles, the area offers strong long-term growth and demand potential.

Households	2 miles	5 miles	10 miles
2020 Households	3,479	23,524	76,275
2024 Households	4,512	28,145	90,196
2029 Household Projection	5,637	34,857	111,553
Annual Growth 2020-2024	7.9%	4.4%	4.1%
Annual Growth 2024-2029	5.0%	4.8%	4.7%
Owner Occupied Households	4,618	22,334	77,185
Renter Occupied Households	1,019	12,523	34,368
Avg Household Size	2.7	2.5	2.6
Avg Household Vehicles	2	2	2
Total Specified Consumer Spen...	\$166.1M	\$915M	\$3.2B



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