



## Longmire Creek Business Park

1905 Longmire Rd, Conroe, TX 77304

**CONNECT**  
REALTY™



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# Longmire Creek Business Park

\$12.00 - \$18.00 /SF/YR

One space currently available which is 3500sf (350sf office/bathroom with 3150sf warehouse). \$13.20 sf plus NNN. There is also plumbing in place for an extra restroom in warehouse with more office build out opportunities if desired. GREAT, BUSY LOCATION! CLOSE TO MAJOR ROADS, SUCH AS FM 3083, HIGHWAY 105, AND IS ONLY A FEW MINUTES FROM I-45! Contact ROB KING for more info 513-773-1650.

Note: Future development on same site 21,000sf (Q3 2024). 7000sf retail; 14000sf office warehouse/ light industrial...

- Close to FM 3083
- Close to Highway 105
- Minutes from I-45
- Near Lake Conroe
- Desirable Longmire Location
- New Buildings



Rental Rate:	\$12.00 - \$18.00 /SF/YR
Total Space Available:	5,268 SF
Min. Divisible:	1,732 SF
Max. Contiguous:	3,500 SF
Property Type:	Shopping Center
Center Type:	Strip Center
Stores:	8
Center Properties:	4
Frontage:	800' on Longmire
Gross Leasable Area:	29,040 SF
Walk Score ®:	17 (Car-Dependent)
Taxes:	\$0.17 USD/SF/MO
Operating Expenses:	\$0.17 USD/SF/MO
Rental Rate Mo:	\$1.50 /SF/MO

## 1st Floor Ste 1-4

Space Available	1,732 - 1,768 SF
Rental Rate	\$18.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Retail
Lease Term	3 - 5 Years

This retail frontage on Longmire Rd sits between two brand new restaurant venues that boast farm to table food and hand crafted beverages. Perfect spot for a SPA, convenient store or retail of almost any kind!

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## Ste B-2

Space Available	3,500 SF
Rental Rate	\$12.00 /SF/YR
Date Available	30 Days
Service Type	Triple Net (NNN)
Office Size	350 SF
Space Type	Relet
Space Use	Industrial
Lease Term	3 - 5 Years

Office/reception area and bathroom. Huge warehouse with 3 phase 600 amp power. Warehouse has option for another bathroom and more office space if needed. Brand new! Great location and every other space on property is full! Entry from parking lot through store front.

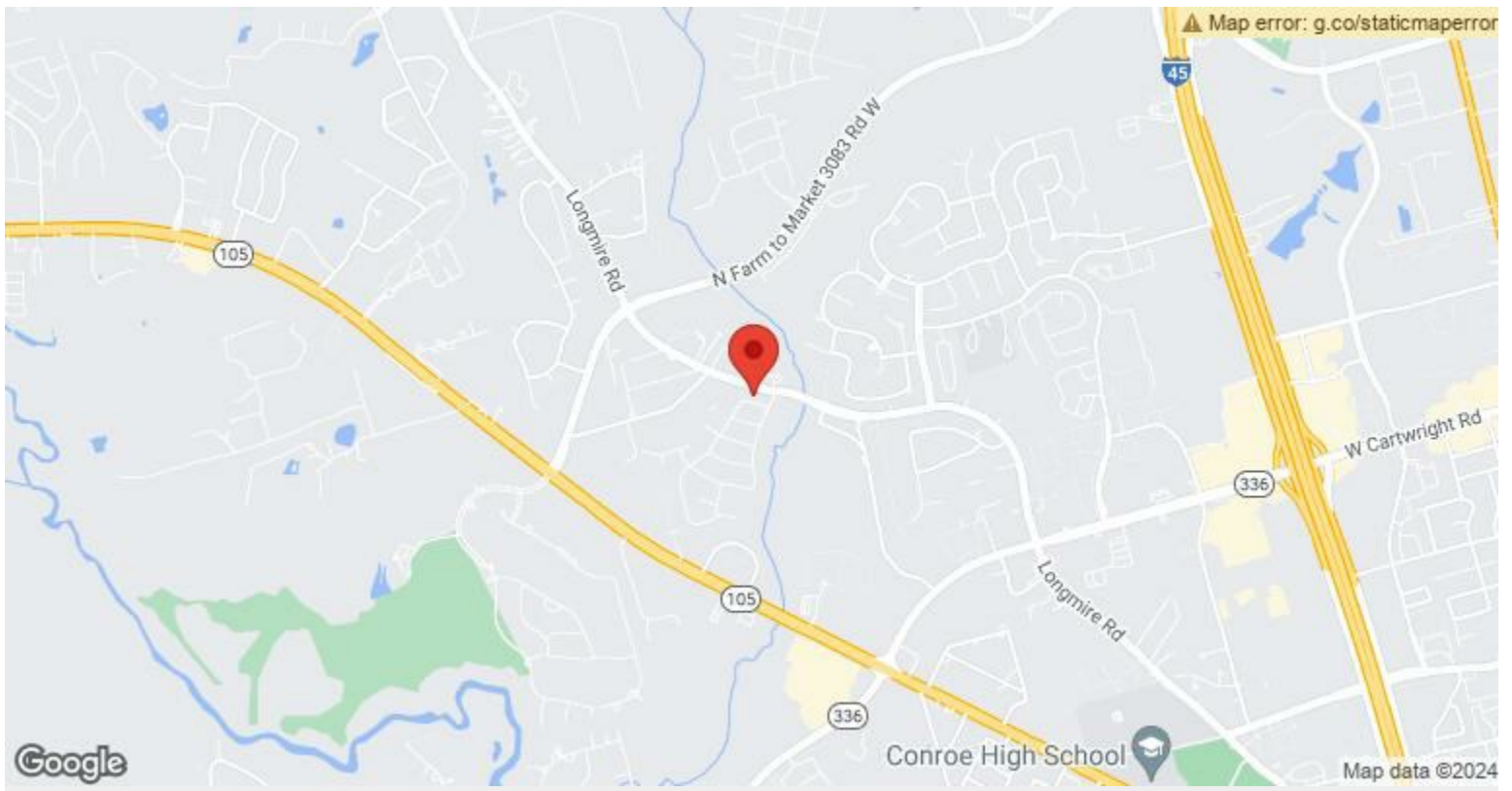
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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
Baloonlandia.com	-	
Diamond Sports Academy	-	
Meraki Haus	-	
The Custom Sign & Graphic Haus LLC	-	April 2026
The Wheel Kitchen	-	



## 1905 Longmire Rd, Conroe, TX 77304

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# Property Photos



IMG\_9149



DJI\_0336

# Property Photos



DJI\_0329



DJI\_0330

# Property Photos

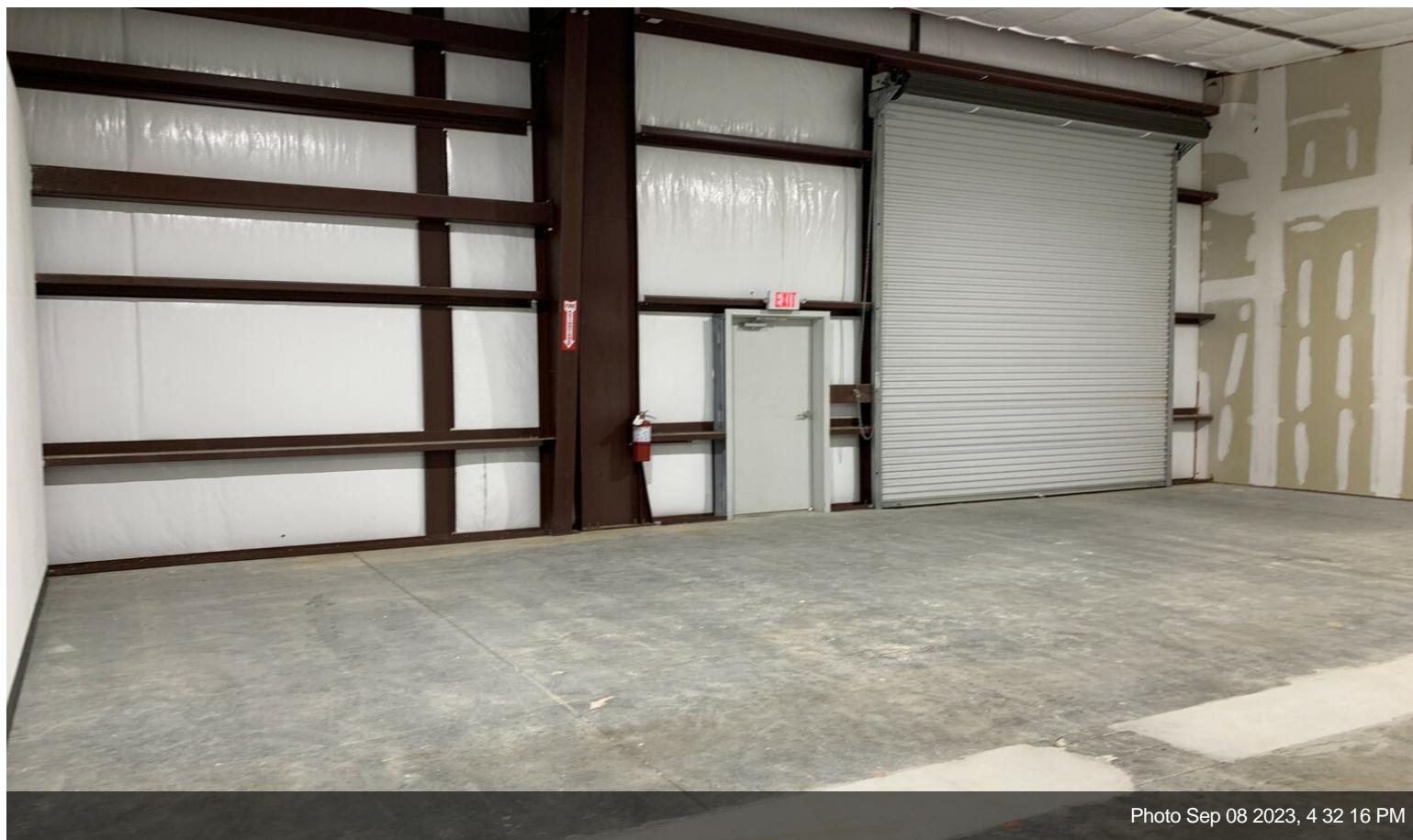


Photo Sep 08 2023, 4 32 16 PM



Photo Sep 08 2023, 4 32 19 PM



# Property Photos



Photo Sep 08 2023, 4 32 05 PM



Photo Sep 08 2023, 4 32 21 PM

# Property Photos



Photo Sep 08 2023, 4 32 28 PM



Photo Sep 08 2023, 4 31 46 PM

# Property Photos



Photo Sep 08 2023, 4 31 35 PM



Photo Sep 08 2023, 4 31 44 PM

# Property Photos



DJI\_0337



DJI\_0335

# Property Photos

