



Where Professional Meets Purpose

FOR LEASE | 1902 LONGMIRE ROAD | CONROE, TX

Exclusively Listed by

Teresa Sartin - Realtor | (281) 825-7745 | teresa@sartinteam.com | 0467749, Texas

Each Office is Independently Owned and Operated
www.kwcommercial.com

KW COMMERCIAL | THE WOODLANDS
10055 Grogans Mill
The Woodlands, TX 77380

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

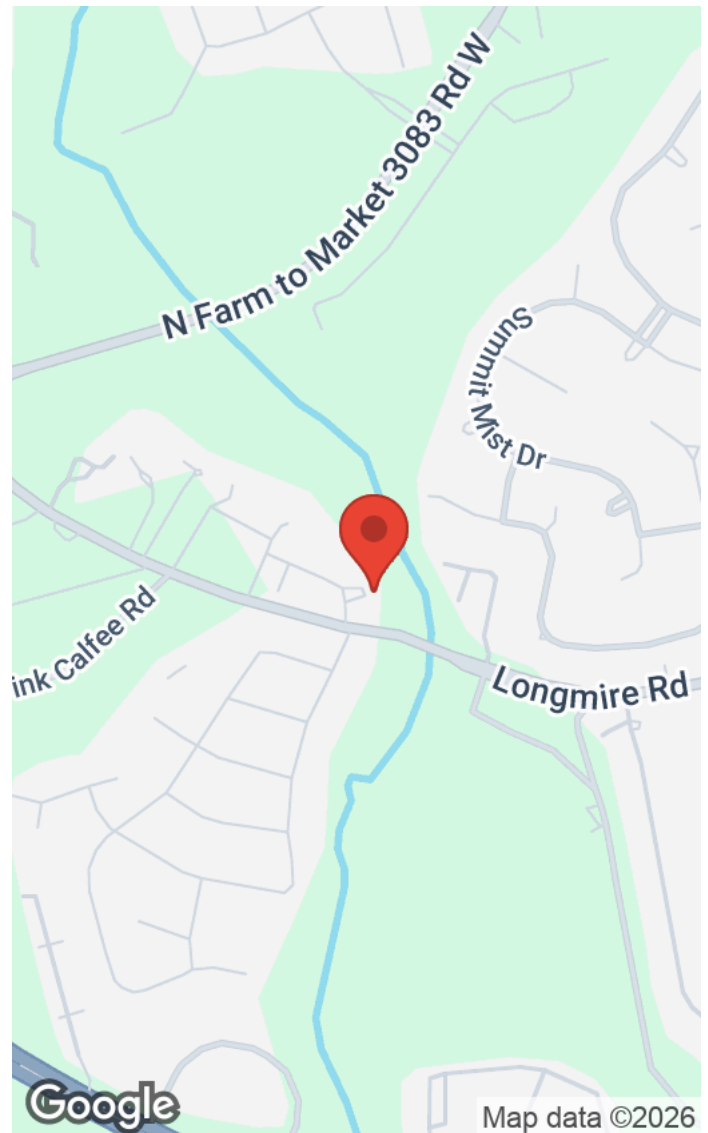
Executive Summary



Property Overview

Beautifully finished 1,422 SF office suite available in a highly desirable and convenient location. This well-designed space is ideal for medical, wellness, or professional office users, offering functionality, efficiency, and a clean, modern aesthetic. The suite features a thoughtful layout with multiple private offices/exam rooms, each equipped with a dedicated sink, making it perfectly suited for medical or clinical use. Additional highlights include a welcoming reception area, conference room, and a break area, providing a seamless flow for both staff and clients. The building showcases an attractive exterior with ample parking and easy access, creating a strong first impression for your business.

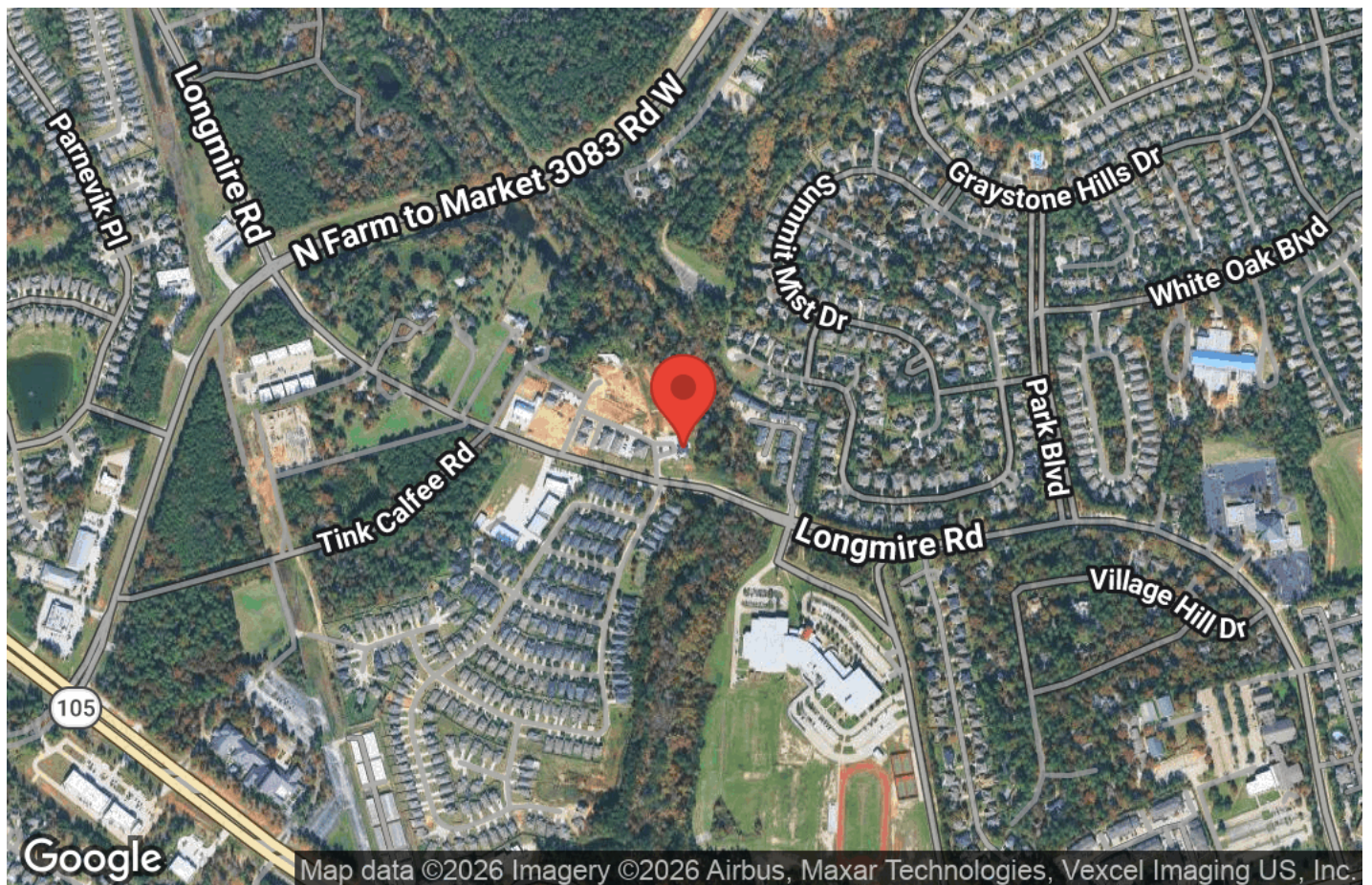
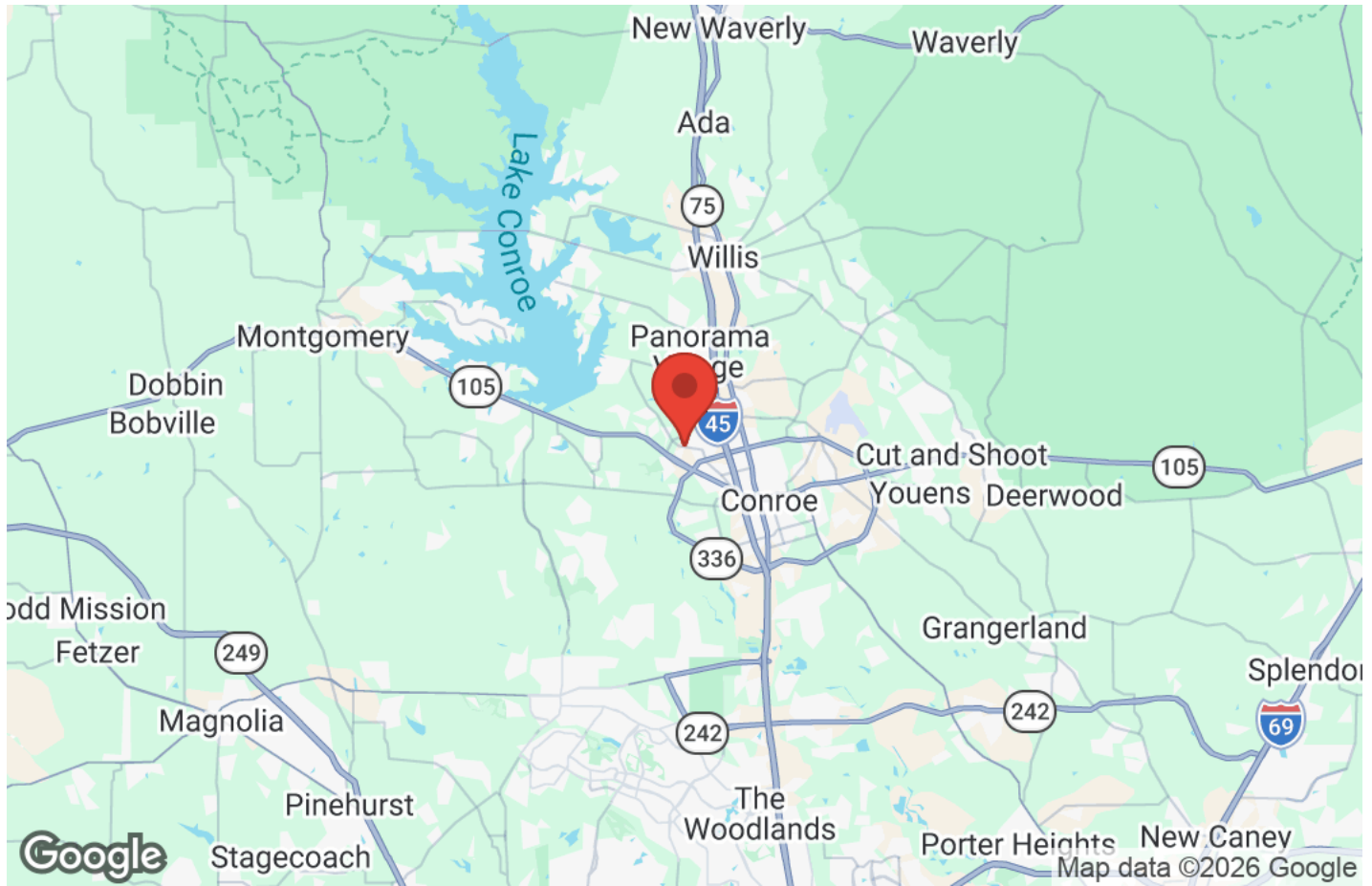
Longmire Road is one of Conroe's most established and desirable professional corridors, known for its quiet setting, strong demographics, and convenient access to major thoroughfares. Located just west of I-45, Longmire runs through a mature area filled with towering pine trees, well-maintained office parks, and a mix of medical and professional users. It offers a more relaxed, campus-style environment compared to busier retail corridors—making it especially attractive for medical, wellness, and service-oriented businesses.



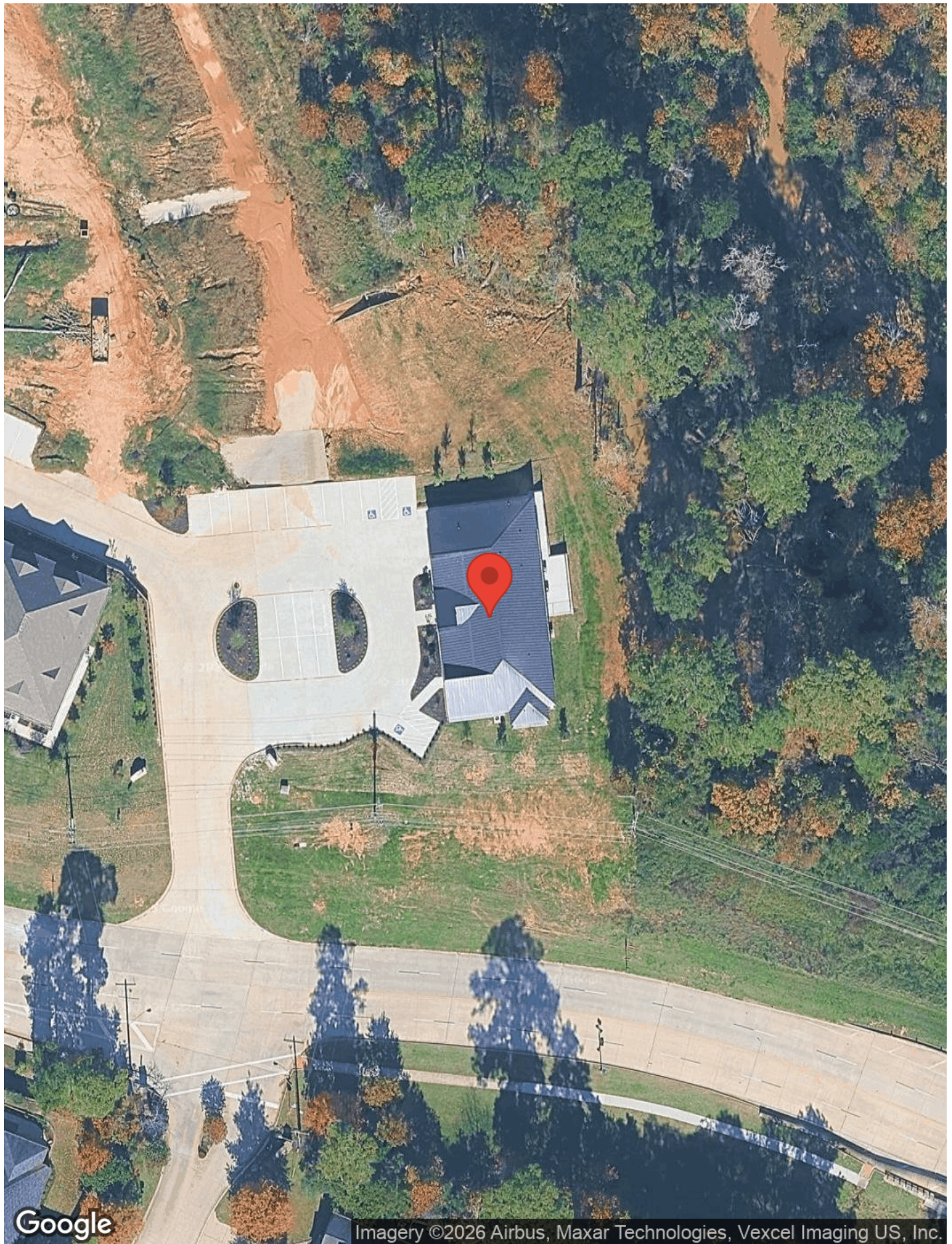
Property Photos



Location Maps



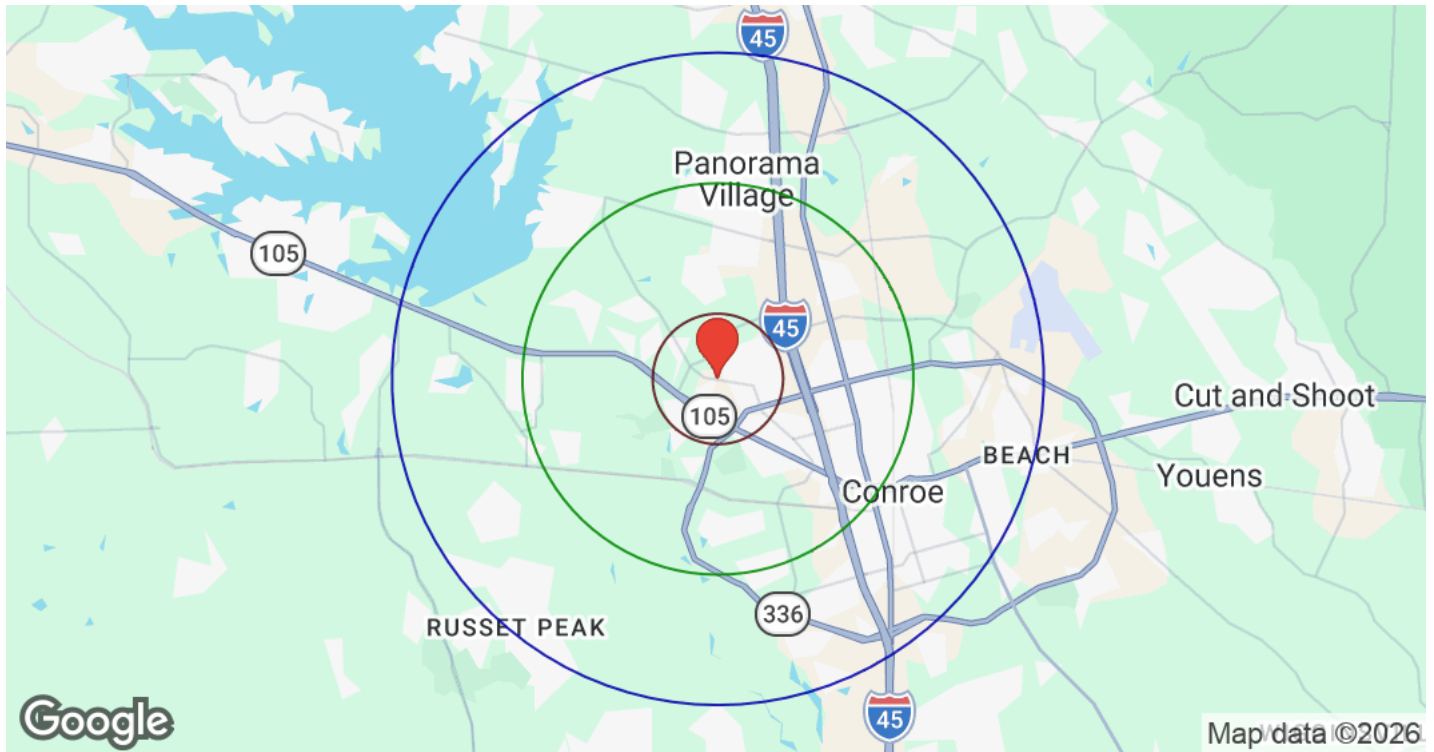
Aerial Map



Google

Imagery ©2026 Airbus, Maxar Technologies, Vexcel Imaging US, Inc.

Demographics



Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	4,102	23,119	51,945
	Female	4,334	22,291	51,190
	Total Population	8,437	45,410	103,135
Race / Ethnicity	White	5,001	24,989	53,218
	Black	990	5,245	11,448
	Am In/AK Nat	9	59	175
	Hawaiian	5	27	62
	Hispanic	1,829	12,560	32,601
	Asian	435	1,644	3,373
	Multiracial	166	799	2,052
	Other	3	82	196
Housing	Total Units	3,828	19,967	42,924
	Occupied	3,394	17,589	37,961
	Owner Occupied	1,858	9,082	22,479
	Renter Occupied	1,536	8,507	15,482
	Vacant	434	2,378	4,964
Age	Ages 0 - 14	1,730	8,900	21,731
	Ages 15 - 24	1,191	6,233	13,816
	Ages 25 - 54	3,406	19,094	42,464
	Ages 55 - 64	836	4,535	10,496
	Ages 65+	1,272	6,647	14,626
Income	Median	\$65,390	\$72,651	\$81,210
	Under \$15k	31	781	2,160
	\$15k - \$25k	802	1,659	2,593
	\$25k - \$35k	186	1,492	3,187
	\$35k - \$50k	413	2,177	3,842
	\$50k - \$75k	371	2,895	5,931
	\$75k - \$100k	348	2,375	5,108
	\$100k - \$150k	605	3,227	7,680
	\$150k - \$200k	206	1,262	2,608
	Over \$200k	430	1,722	4,853

Disclaimer



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

Exclusively Listed by

Teresa Sartin - Realtor

☎ (281) 825-7745

✉ teresa@sartinteam.com

📍 0467749, Texas

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before

Prime Central Conroe Location Affluent & Growing Area

FOR LEASE | 1902 LONGMIRE ROAD | CONROE, TX

Exclusively Listed by

Teresa Sartin - Realtor

☎ (281) 825-7745

✉ teresa@sartinteam.com

📍 0467749, Texas

KW Commercial | The Woodlands

10055 Grogans Mill

The Woodlands, TX 77380

Each Office is Independently Owned and Operated



www.kwcommercial.com