



# OFFERING MEMORANDUM

16737 SPRAWLING  
OAKS DR, CONROE,  
TX 77385

Exceptional opportunity to acquire a fully operational, turnkey child care facility strategically located just off Highway 242, minutes from I-45, The Woodlands, and Conroe's growing residential corridors.



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# PROPERTY SUMMARY

16737 Sprawling Oaks Dr, Conroe, TX 77385

**SALE PRICE:** \$1,200,000

**NUMBER OF UNITS:** 1

**YEAR BUILT:** 1995

**PROPERTY TYPE:** Child Care

**LOT SIZE:** 36,034 SF

**BUILDING SIZE:** 4,800 SF

This established center is fully licensed, equipped, and currently operating, offering a seamless transition for an owner-operator or investor seeking a stable, income-producing asset.

The property features purpose-built classrooms, administrative offices, kitchen area, secure outdoor play areas, and ample parking, all designed to meet state standards for child care operations. Its location benefits from strong visibility, steady traffic counts, and proximity to major employers, schools, and master-planned communities driving consistent demand for quality early education services.



# PROPERTY HIGHLIGHTS

## Established Child Care Center for Sale | Fully Licensed & Equipped Turnkey Business in Prime Location

- Prime Location: Just off Hwy 242 with quick access to I-45, The Woodlands, and Conroe
- Turnkey Operation: Fully licensed, equipped, and functioning child care center
- Strong Demographics: Surrounded by dense residential growth and family-oriented communities
- Purpose-Built Design: Multiple classrooms, administrative space, kitchen, and fenced play yards
- Ample Parking & Accessibility: Convenient ingress/egress for parents and staff
- Excellent Investment Opportunity: Ideal for owner-operators or investors seeking a stable business in a high-demand sector

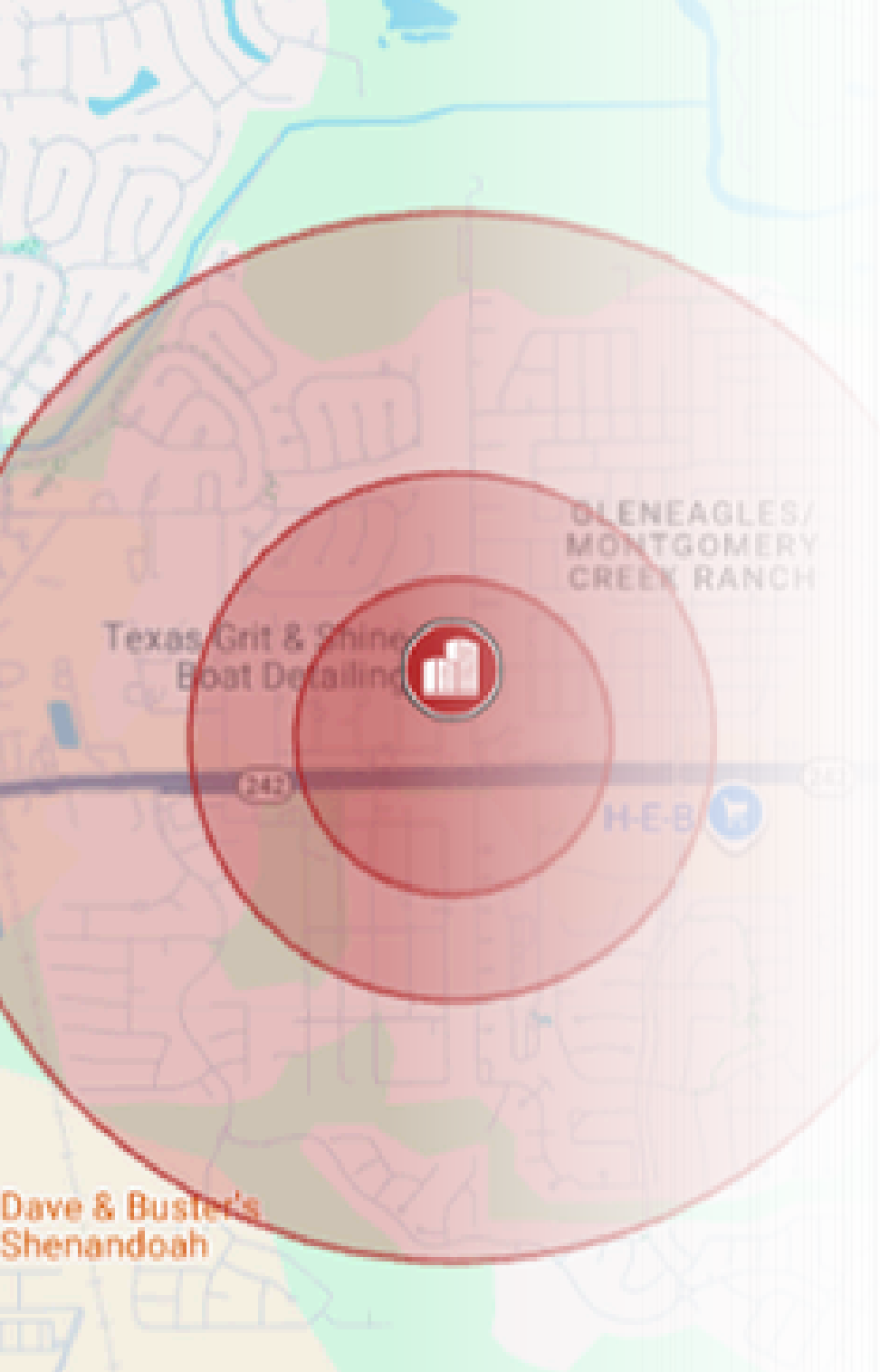




# AREA OVERVIEW

Strategically positioned just off Hwy 242 and I-45, this property offers exceptional access to The Woodlands, Conroe, and North Houston's major growth corridors. Located within the Tall Timbers area of Montgomery County, 16737 Sprawling Oaks Dr sits in a rapidly developing pocket surrounded by commercial, industrial, and residential expansion.

	0.3 Miles	0.5 Miles	1 Miles
Total households	340	1,214	4,307
Total population	1,039	3,728	13,451
Persons per household	3.1	3.1	3.1
Average household income	\$122,264	\$120,376	\$118,912
Average house value	\$355,919	\$350,825	\$344,010
Average age	35	35	34
Average age male	34	34	34
Average age female	35	35	35



# RETAILER MAP





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