

# OFFICE / WAREHOUSE / FLEX



Presented by  
Connect Commercial

1905 Longmire Rd, Conroe, TX 77304



**Price: \$12.00 - \$21.00 /SF/YR**

## Broker Bonus:

\$3,000 Bonus (in addition to 3% Commission) to the tenant's agent for a signed 3-year lease. Some conditions apply — contact Rob King for details.

## Location Highlights:

Excellent visibility and access near Loop 336, FM 3083, and Highway 105  
Only a few minutes from I-45  
High-growth area surrounded by rooftops and strong household income

Future Development: Additional 14,000 SF office/warehouse planned on same site — targeted for Q4 2025

## Property Overview:

Minimum Available: 3,500 SF  
Maximum Available: Up to 9,940 Sf  
Brand-New Construction — includes office/reception area and restroom  
Warehouse features 3-phase, 400-amp power  
Plumbing in place for an additional restroom

Flexible build-out options for added office space if desired

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Some conditions apply — contact Rob King for details.

Close to Highway 105

Minutes from I-45

Near Lake Conroe

Desirable Longmire Location

**\$\$\$Landlord Bonus:** \$3,000 Bonus to the tenant's agent for a signed 3-year lease.\* Some conditions apply — contact Rob King for details.

**Rob King**

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**Connect Commercial**

2170 Buckthorne Pl, Suite 200  
The Woodlands, TX 77380



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Photo Sep 08 2023, 4 40 35 PM



NEW RETAIL AERIAL 2

## Major Tenant Information

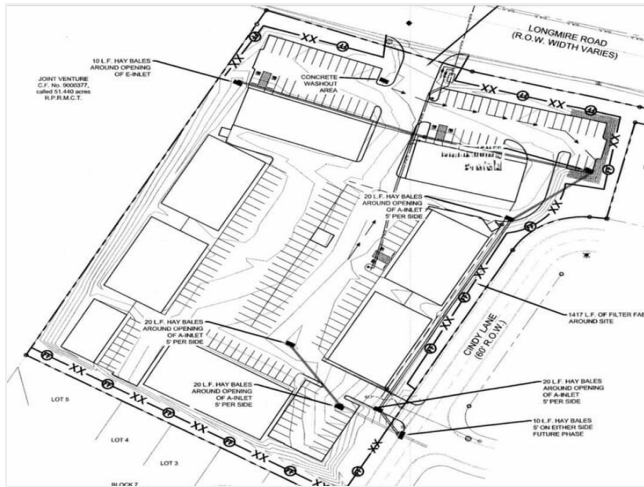
Tenant	SF Occupied	Lease Expired
Diamond Sports Academy	-	
Head To Toe Beauty	-	
Meraki Haus	-	
The Custom Sign & Graphic Haus LLC	-	April 2026
The Flaming Wheel Pizzeria	-	
The Wheel Kitchen	-	



1905 Longmire Rd, Conroe, TX 77304



1905 Longmire Rd



1905 Longmire Rd

## Listing spaces

### 1st Floor Ste A

Space Available	1,650 SF
Rental Rate	\$21.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Restaurants And Cafes
Space Type	Relet
Space Use	Retail
Lease Term	3 - 5 Years

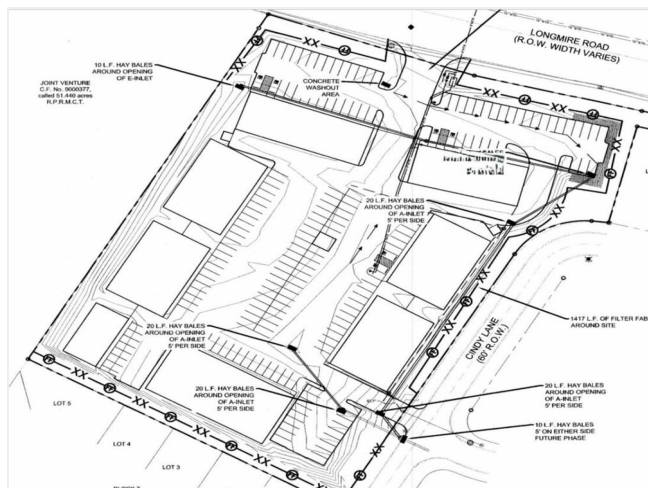
\$\$\$Landlord Bonus: \$3,000 Bonus (in addition to 3% Commission) to the tenant's agent for a signed 3-year lease.\*Some conditions apply — contact Rob King for details. Prime End-Cap with Drive-Thru – 1905 Longmire, Conroe, TX Positioned in a thriving retail center in highly desirable North Conroe, this end-cap unit offers exceptional visibility, and versatile build-out options. Currently outfitted as a restaurant, the space can be easily converted to traditional retail. Property Highlights: Drive-Thru Window – highly sought-after feature for restaurant, beverage, or service-based concepts. Ample Utilities & Infrastructure 400 amp electrical service Gig-speed fiber internet Two ADA restrooms with privacy wall To ceiling deck 2,000-gallon grease trap (approx. 4,600 lbs. capacity) Mop sink, and floor drains Interior Features: Inner office Attractive fur downs and warm lighting for a cozy, inviting atmosphere Outdoor Amenities: Granite gravel seating area in front of the storefront Additional large picnic-style seating area across from the drive-thru Flexibility: May remain as a restaurant or be reconfigured for typical retail use. Suitable for quick-service, café, retail, or service-oriented businesses. Location Benefits: Situated in a successful retail property with multiple strong tenants. Competitive, reasonable pricing in one of Conroe's fastest-growing areas.

### Ste A-B

Space Available	7,000 SF
Rental Rate	\$12.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Office Size	600 SF
Space Type	Relet
Space Use	Industrial
Lease Term	3 - 5 Years

\$\$\$Landlord Bonus: \$3,000 Bonus (in addition to 3% Commission) to the tenant's agent for a signed 3-year lease.\*Some conditions apply — contact Rob King for details. Property Highlights office/reception area and restroom Expansive warehouse space with 3-phase, 400-amp power Plumbing in place for an additional restroom and optional office build-out Prime location surrounded by high household income and strong residential growth Entry directly from parking lot through modern storefront façade

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Site Plan 2025 (edited) (1)



## Longmire Creek Aerial

## Listing spaces

## Ste B

Space Available	3,500 SF
Rental Rate	\$12.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Office Size	600 SF
Space Type	Relet
Space Use	Industrial
Lease Term	3 - 5 Years

\$\$\$Landlord Bonus: \$3,000 Bonus (in addition to 3% Commission) to the tenant's agent for a signed 3-year lease.\*Some conditions apply — contact Rob King for details. Property Highlights:Office/reception area and restroomExpansive warehouse space with 3-phase, 400-amp powerPlumbing in place for an additional restroom and optional office build-outPrime location surrounded by high household income and strong residential growthEntry directly from parking lot through modern storefront façade

## Ste B-1

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

**\$Landlord Bonus: \$3,000 Bonus (in addition to 3% Commission) to the tenant's agent for a signed 3-year lease.\*Some conditions apply — contact Rob King for details. Property Highlights:**Office/reception area and restroomExpansive warehouse space with 3-phase, 400-amp powerPlumbing in place for an additional restroom and optional office build-outPrime location surrounded by high household income and strong residential growthEntry directly from parking lot through modern storefront façade

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1905 Longmire Rd

## Listing spaces

### Ste D

Space Available	9,940 SF
Rental Rate	Upon Request
Date Available	December 15, 2025
Service Type	Triple Net (NNN)
Office Size	1,000 SF
Space Type	Relet
Space Use	Flex
Lease Term	Negotiable

\$\$Landlord Bonus: \$3,000 to the tenant's agent for a signed 3-year lease.\*Some conditions apply — contact Rob King for details. 9940 SF Sports Facility with Reception & Restrooms – Conroe, TX Located in a thriving retail and service hub in desirable North Conroe, this 9940 SF space is fully built out as a sports and recreation facility. With modern amenities, open AIR CONDITIONED warehouse space, and excellent parking, the property offers flexibility for a wide range of business uses. Property Highlights: Size & Layout – 9940 SF with reception area, open training/warehouse space, and offices. Restrooms – Separate men's and women's restrooms. 3 PHASE POWER Climate Controlled – Air-conditioned warehouse for year-round comfort. Parking – Ample customer and staff parking in front and around the side. Connectivity & Infrastructure Gig-speed fiber internet available Interior Features Modern reception and lobby area Bright lighting and professional finishes Flexible configuration for sports, recreation, retail, or service use Outdoor & Site Features Excellent visibility within an active, high-traffic retail and service property Large, accessible site with easy ingress/egress Flexibility: Ideal for sports training, recreation, fitness, or specialty use. Can be adapted for light industrial, showroom, or traditional retail. Location Benefits: Strong tenant mix, drawing consistent traffic. Convenient access from major Conroe thoroughfares. Reasonable pricing in a growing North Conroe corridor.



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## Property Photos



1905 Longmire Rd



BACK AERIAL



# OFFICE / WAREHOUSE / FLEX

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## Property Photos



2300sf (x3) Coming Soon!



BUILDING E



# OFFICE / WAREHOUSE / FLEX

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## Property Photos



EAST AERIAL



Longmire Business Park



# OFFICE / WAREHOUSE / FLEX

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## Property Photos



2300 sf (x3) Coming Soon!



NEW RETAIL AERIAL 3



# OFFICE / WAREHOUSE / FLEX

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## Property Photos



NEW RETAIL AERIAL



NORTH EAST AERIAL 2



# OFFICE /WAREHOUSE / FLEX

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## Property Photos



sports bldg- 9940 sf



NORTH WEST AERIAL



# OFFICE / WAREHOUSE / FLEX

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## Property Photos



SOUTH WEST AERIAL



Rooftops!



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## Property Photos



NORTH EAST AERIAL



Photo Sep 08 2023, 4 40 35 PM



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## Property Photos



1905 Longmire Rd



1905 Longmire Aerial



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## Property Photos



Longmire Creek Business Park-1



AL 1

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## Property Photos



Restroom Build out



Insulated Warehouse



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## Property Photos



Warehouse



break room



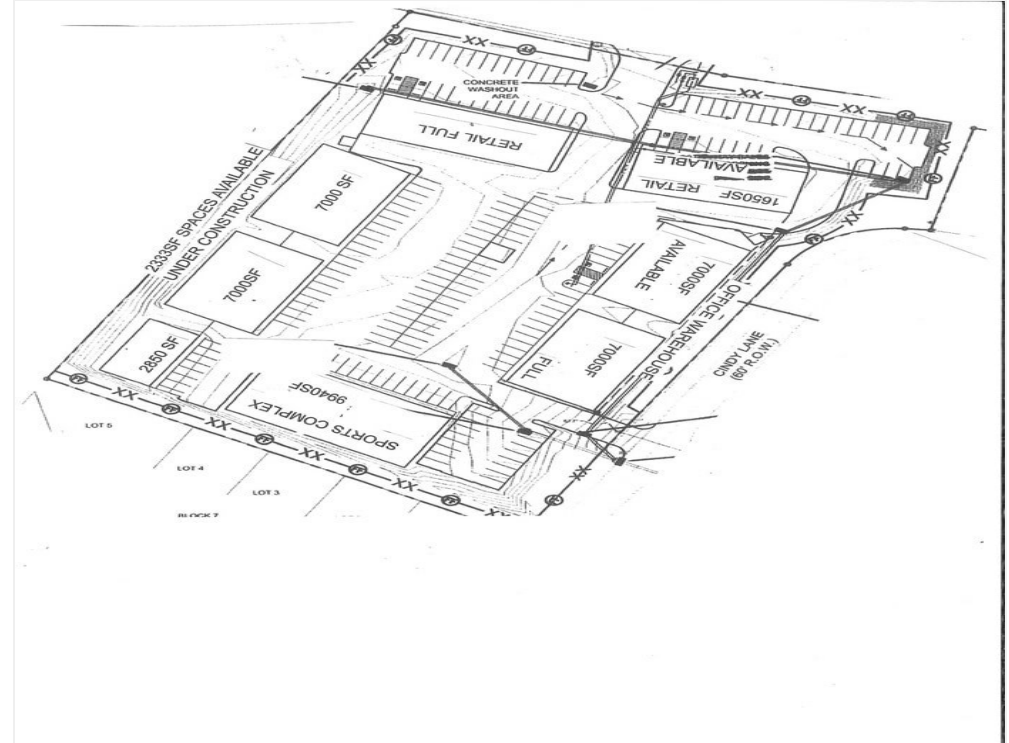
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## Property Photos



LVT Flooring

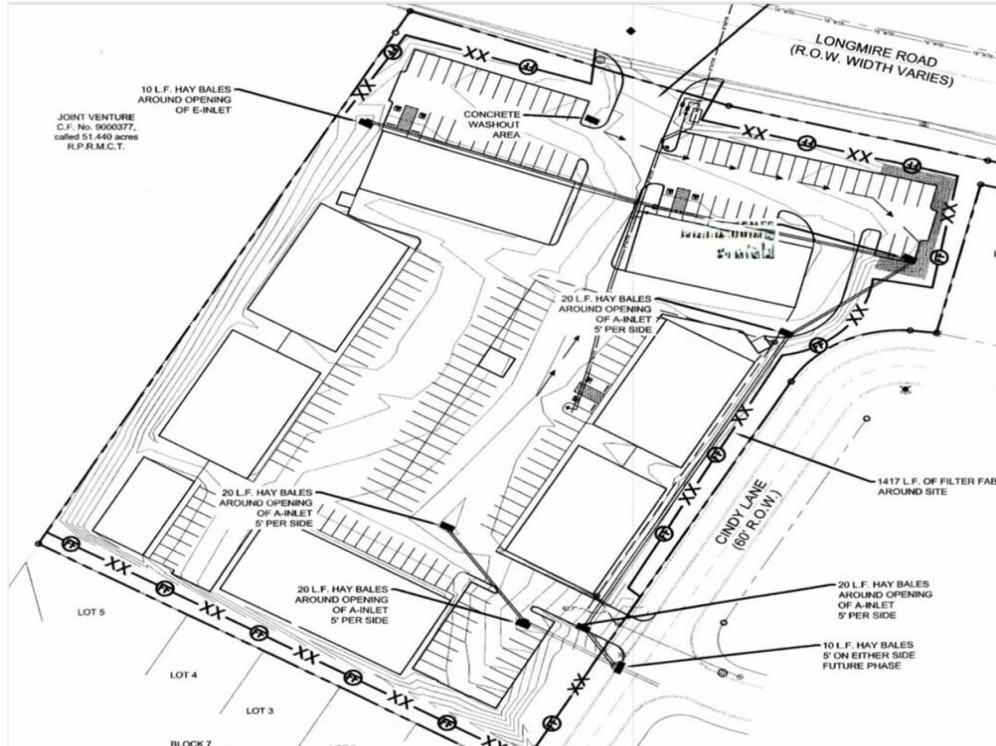


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## Location

