



**GABE RODARTE**

(936) 218-2723  
2800 POST OAK BLVD SUITE  
4100 HOUSTON, TX 77056

**ADAM OLSEN**

(713) 614-2670  
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## TURNKEY CHILD CARE CENTER FOR SALE

16737 SPRAWLING OAKS DR | CONROE, TX 77385



## OFFERING SUMMARY

SALE PRICE

1,200,000

NUMBER OF UNITS

1

PROPERTY TYPE

CHILD CARE

LOT SIZE

36,034 SF

BUILDING SIZE

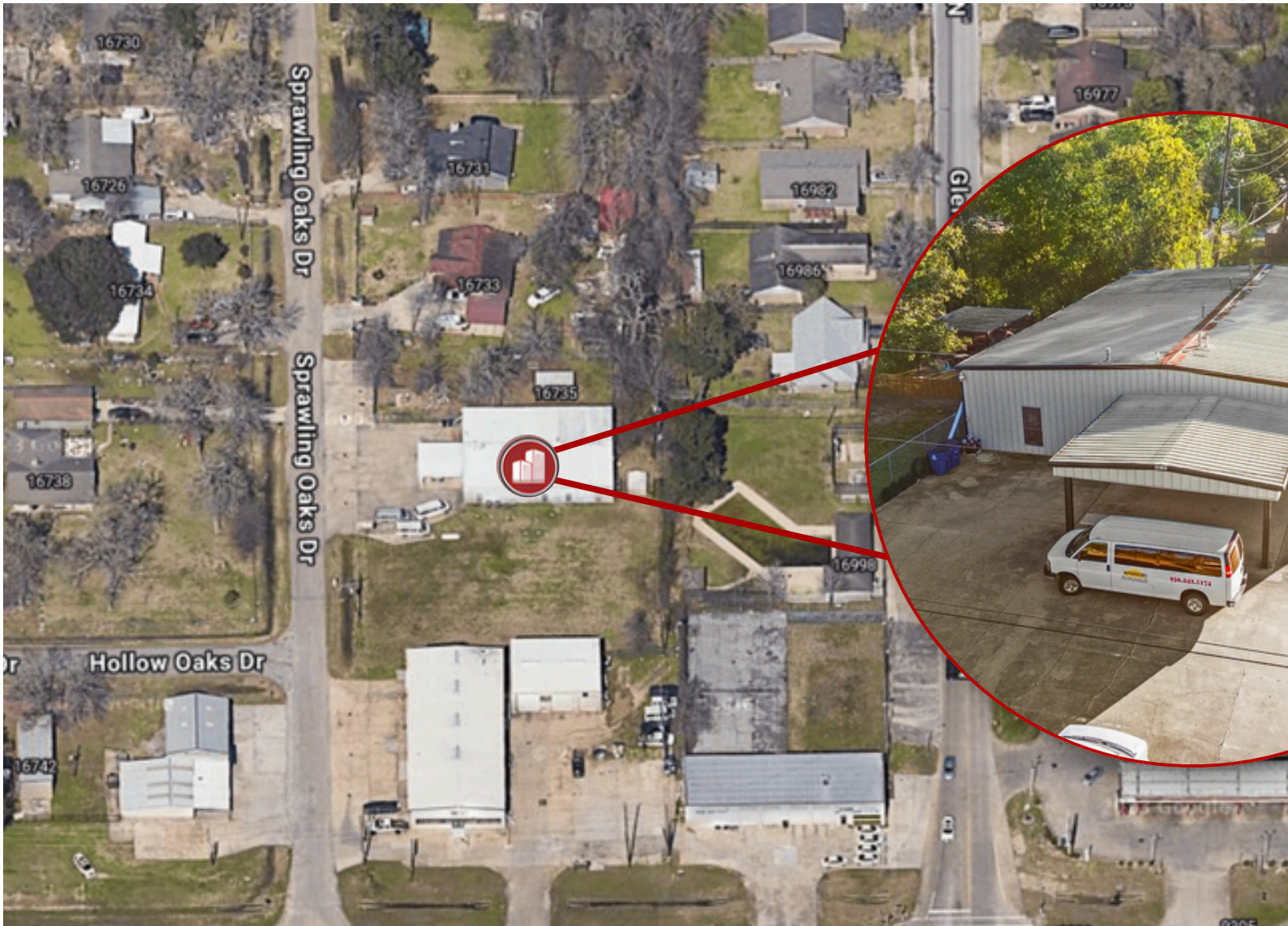
5,227 SF

## PROPERTY HIGHLIGHTS

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. 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.

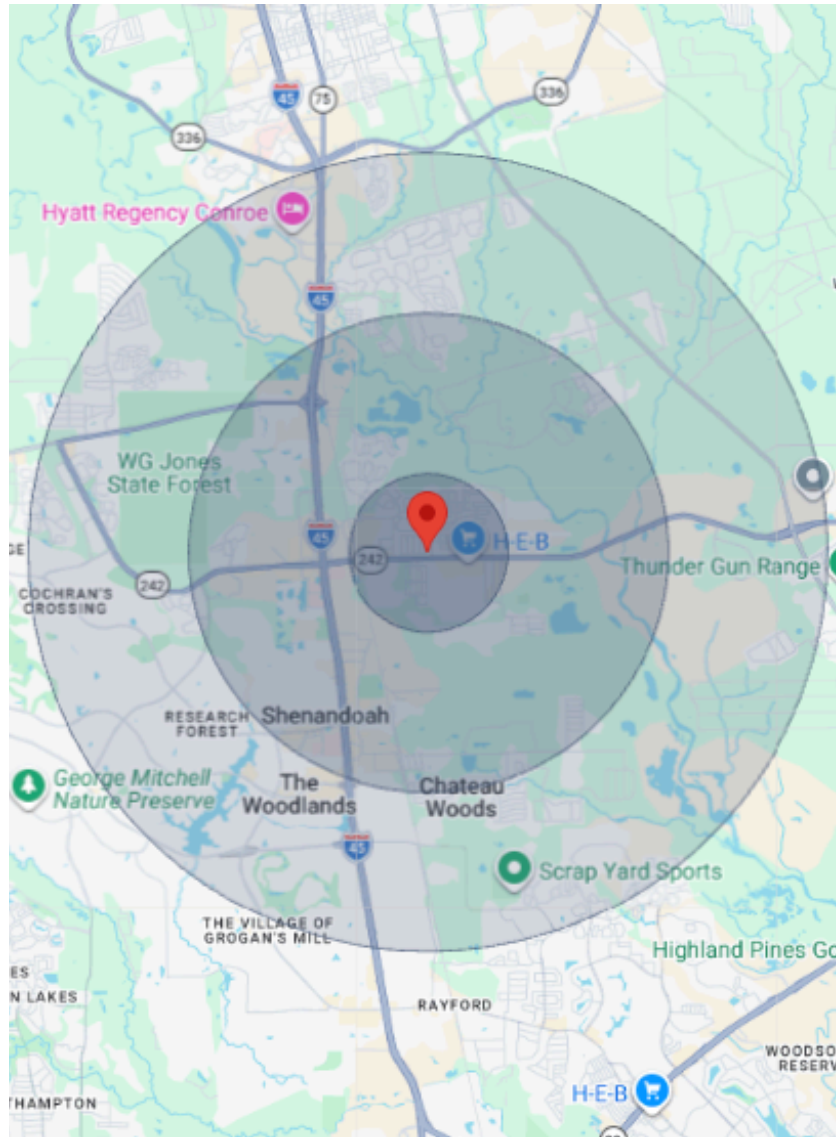
# Aerial Map



# Property Photos



# Demographics



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.

Centrally located for effortless access and exceptional convenience. Nearby traffic corridors deliver strong visibility and quick connectivity to medical, retail, and business hubs—including The Woodlands Medical Center, Conroe Regional, and the expanding 242 commercial corridor.

	1 Mile	3 Miles	5 Miles
<b>Total population</b>	7,644	33,037	99,723
<b>Workday Population</b>	3,896	15,950	47,409
<b>Total household</b>	2,318	12,990	37,840
<b>Average household income</b>	\$133,669	\$131,826	\$158,298
<b>Average age</b>	32.7	41.4	41.4
<b>Male Population</b>	3,564	15,580	48,576
<b>Female Population</b>	4,081	17,466	51,163

Demographics data derived from AlphaMap

# Market Overview

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Conroe, Texas is one of the fastest-growing cities in the Greater Houston metropolitan area and serves as the county seat of Montgomery County. Located along Interstate 45 and supported by strong regional infrastructure, Conroe offers excellent connectivity to The Woodlands, North Houston, and Downtown Houston. Its strategic location, combined with strong population growth and expanding commercial development, continues to position Conroe as a major driver of economic activity in North Houston.

The Conroe area has experienced significant residential expansion, with large-scale master-planned communities and new housing developments contributing to sustained population increases. This rapid residential growth has fueled increased demand for retail, healthcare, medical office, industrial, and service-oriented commercial uses. Continued commercial development along major corridors reflects strong consumer demand and ongoing investor confidence in the market.

From a real estate perspective, Conroe benefits from strong demographics, consistent absorption, and growing demand across multiple commercial property types. Limited availability of developable commercial sites in certain corridors, combined with rapid population growth, supports healthy occupancy and long-term value appreciation. As one of the most active growth markets in North Houston, Conroe remains well-positioned for long-term value creation and stable investment performance.



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