

FOR SALE | *Serenity Rose Estate*



12244 SERENITY ROSE DR, CONROE TX 77304

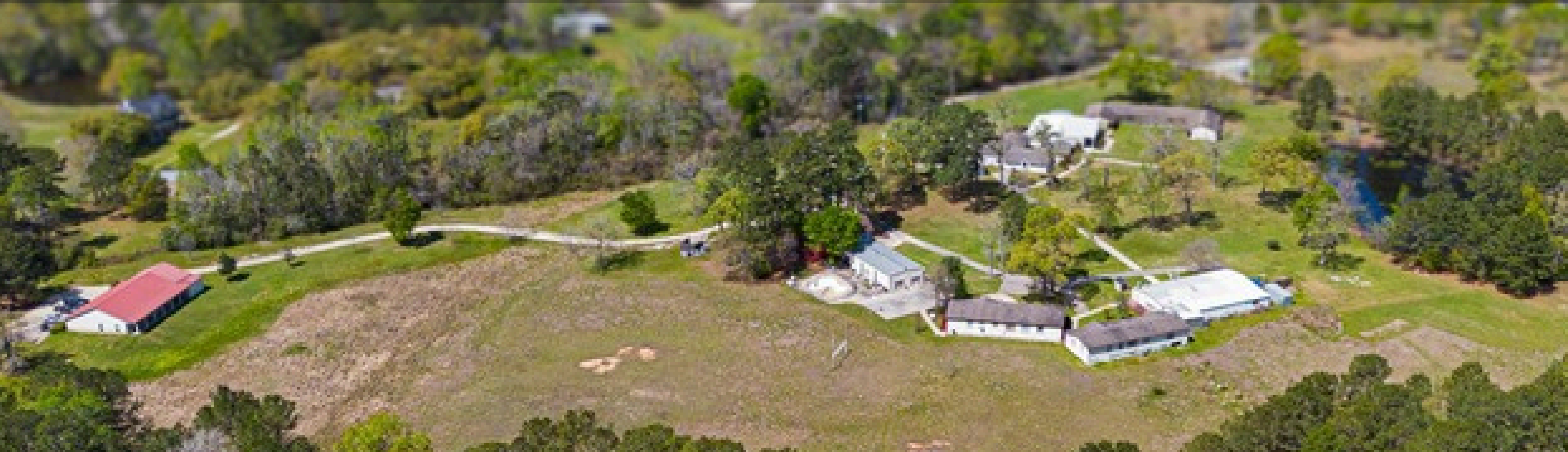
±25.38
ACRES

25,417 SF
TOTAL BLDG AREA

10
BUILDINGS

TURNKEY
INFRASTRUCTURE

UNRESTRICTED
ZONING



PROPERTY DESCRIPTION

Extraordinary ±25.38 acre multi use campus with 10 buildings totaling 25,417 SF in Conroe, TX. This one of a kind, turnkey property ideal for owner user or investment. Full infrastructure in place, unrestricted zoning offers maximum flexibility. Located near Hwy 105 and Sapp Road, just 12 minutes to I-45, 20 minutes to The Woodlands. Offered well below replacement cost.

REALTY ONE GROUP OPTIMA **Melissa Abrantes** 713-510-3570 melissa.abrantes.realtor@gmail.com

FOR SALE

PROPERTY DESCRIPTION

Serenity Rose Estate is a rare, turnkey multi-use campus on ±25.38 unrestricted acres in Conroe, TX, one of the fastest-growing cities in the Houston metro.

This one-of-a-kind property features 10 buildings totaling 25,417 SF, a swimming pool, a 1-acre private pond, and extensive infrastructure already in place, making it ready for immediate occupancy or adaptive reuse.

Zoning is unrestricted, offering maximum flexibility for a wide range of uses.

Offered well below replacement cost, the existing infrastructure minimizes upfront capital expenditure and supports fast startup and operations.

This is a rare opportunity to acquire a fully built-out campus with immediate income potential in a high-growth market.

IDEAL USES

- Behavioral Health / Treatment Center
 - Faith Based Organization / Religious Campus
 - Private School / Academy
 - Event Venue for Weddings or Corporate
 - Owner User
- Senior Living Community
 - Non Profit
 - Adventure or Glamping Camp
 - Wellness Center
 - Family Compound & More!

OFFERING SUMMARY

Sale Price:	\$2,799,000
Location:	12244 Serenity Rose Dr, Conroe TX 77304
Land Size:	±25.38 acres
Total SF	25,417 SF across 10 Buildings
Year Built:	1990-2005
County:	Montgomery County (unincorporated)
Zoning:	None / Unrestricted
Utilities	Well water, septic, internet, natural gas, underground electricity, waste removal
Price/SF	\$110.13/SF (building) \$2.53/SF (land)

SCHEDULE A PRIVATE TOUR

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Owner financing may be available for qualified buyers



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PROPERTY FEATURE HIGHLIGHTS

SERENITY ROSE ESTATE



10 buildings totaling 25,417 SF across event spaces, offices, cabins & more



±25.38 Acre of unrestricted land with no zoning restrictions



Commercial fire sprinkler & alarm System



Full infrastructure in place: well water, septic, electricity, internet & irrigation



Roads, pathways, bridges and driveways throughout for connectivity



Conroe: #20 fastest-growing U.S. city, #1 growing Houston suburb

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PROPERTY FEATURE HIGHLIGHTS

SERENITY ROSE ESTATE



Easy Access, just 12 minutes to I-45,
20 minutes to The Woodlands



Ultimate Privacy. ±25.38 acres of
seclusion yet accessible



Multiple business uses including owner
user or investment



1 Acre Pond & Nature
Serene water and surrounded by trees,
local wildlife and Egypt Creek.



Pool, basketball court, fishing and lots
of activities for visitors to have fun.



Offered well below replacement costs.
Turnkey supports FAST operations

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BUILDINGS MAP & INVENTORY

25,417 SF ACROSS 10 BUILDINGS ON A CAMPUS STYLE LAYOUT WITH PAVED INTERNAL ROADS

Building	Size (SF)	Year	Description
1	4,505	Built 2005	9 separate flex spaces. offices or dormitory.
2	3,500	Reno 2018	Event space with custom chandeliers, commercial sprinkler system and bathrooms.
3	3,230	Reno 2018	Event space, offices, or welcome center
4	404	Reno 2021	Office or private room. Irrigation & tech room.
5	1,292	Built 2005	15 showers, storage & upstairs apartment.
6	1,790		Pool house, side garage storage for tractor.
7	2,250	Reno 2019	Cabin with kitchen. Offices or dormitory.
8	2,041	Reno 2019	Cabin with kitchen. Offices or dormitory.
9	3,753		Dining hall with former commercial kitchen and storage.
10	3,254		Secluded building. Offices or dormitory.

BUILDINGS INFO

SERENITY ROSE ESTATE



Building 1
Built: 2005 | 4,505 SF
9 separate spaces. Offices, or dormitory.



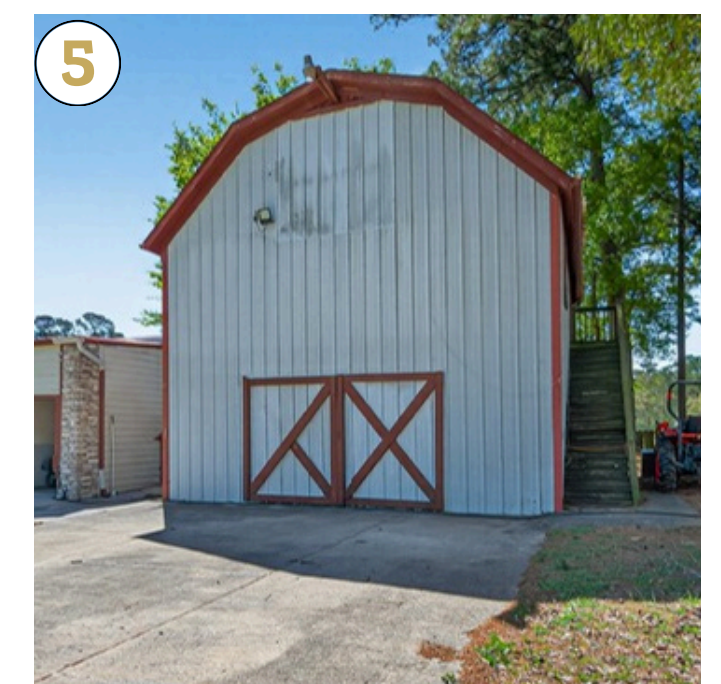
Building 2
Renovated: 2018 | 3,500 SF
Event space with custom lights, commercial sprinkler system and bathrooms.



Building 3
Renovated: 2018 | 3,230 SF
Event space, offices or welcome center.



Building 4
404 SF
Office or private room. Irrigation & Tech room.



Building 5
built: 2005. | 1,292 SF
15 showers & upstairs apartment.



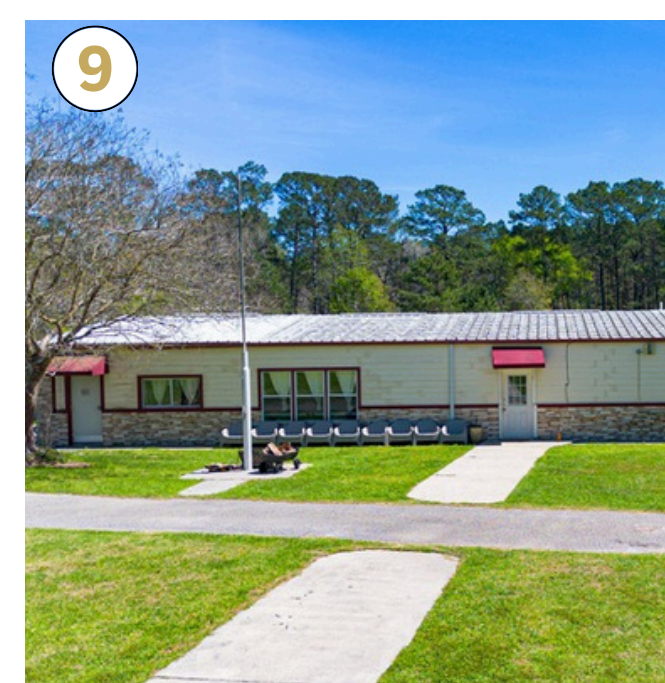
Building 6
1,790 SF
pool house, side garage storage for tractor



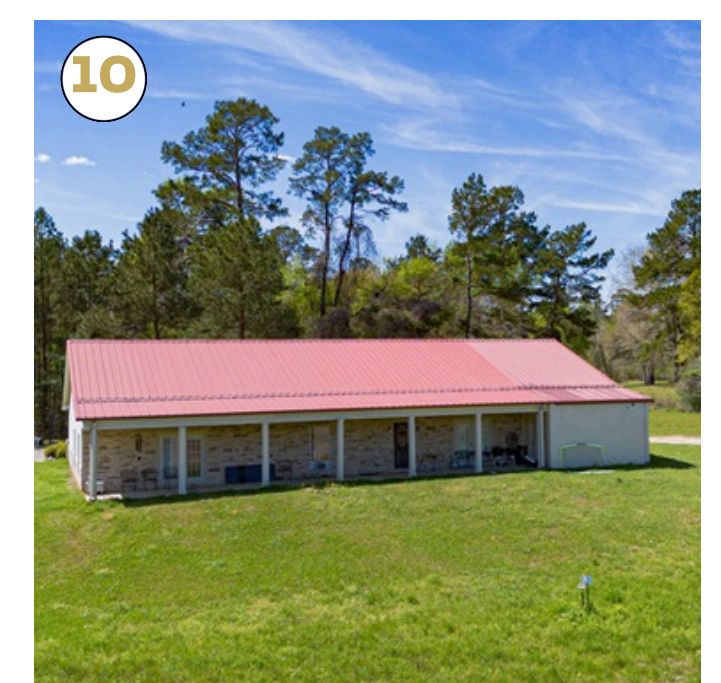
Building 7
renovated: 2019 | 2,250 SF
cabin. Offices or dormitory



Building 8
renovated: 2019 | 2,041 SF
cabin. Offices or dormitory. kitchen.



Building 9
3,753 SF
dining hall with former commercial kitchen



Building 10
3,254 SF
Secluded. Offices or dormitory.

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An aerial photograph of a large, rural property. In the center, there is a large, light-colored building with a blue roof, possibly a warehouse or industrial building. To its right, there is a smaller, L-shaped building. The property is surrounded by a mix of green grass and bare trees, suggesting a late autumn or winter setting. A small pond is visible on the right side of the property. In the background, there are more trees and some distant buildings. The sky is clear and blue.

REALTY**ONE**GROUP

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10 PERFECT USES FOR THIS PROPERTY

SERENITY ROSE ESTATE



Behavioral Health
Secure and peaceful environment for recovery & renewal programs.



Wellness Center
Holistic health hub for therapeutic treatments in tranquil atmosphere.



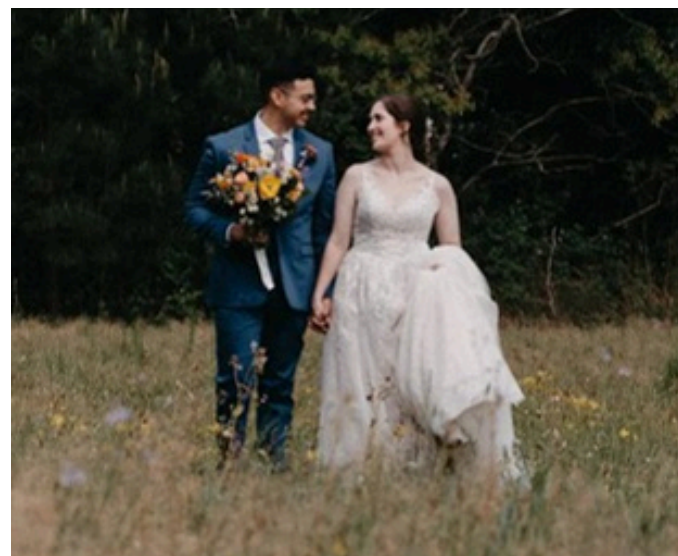
Private School
Campus ready suitable for specialized education, featuring classrooms, admin offices & rec.



Corporate Retreat
Destination for team building, strategic planning and executive meetings and lodging.



Adventure & Glamping Camp
Expansive site for outdoor education, summer camps, glamping, lodging and nature.



Wedding / Event Venue
Romantic & versatile setting for unforgettable celebrations. 2 event venues.



Church / Religious Retreat
Spiritual haven for congregation and community building.



Non Profit
Ideal headquarters for charitable missions.



Senior Living Community
Nature focused senior residences.



Owner User
Multiple uses for an owner occupied property

DEMOGRAPHIC SNAPSHOT 2024



112,800
POPULATION
5 MILE RADIUS



\$96,225
AVG HH INCOME
5 MILE RADIUS



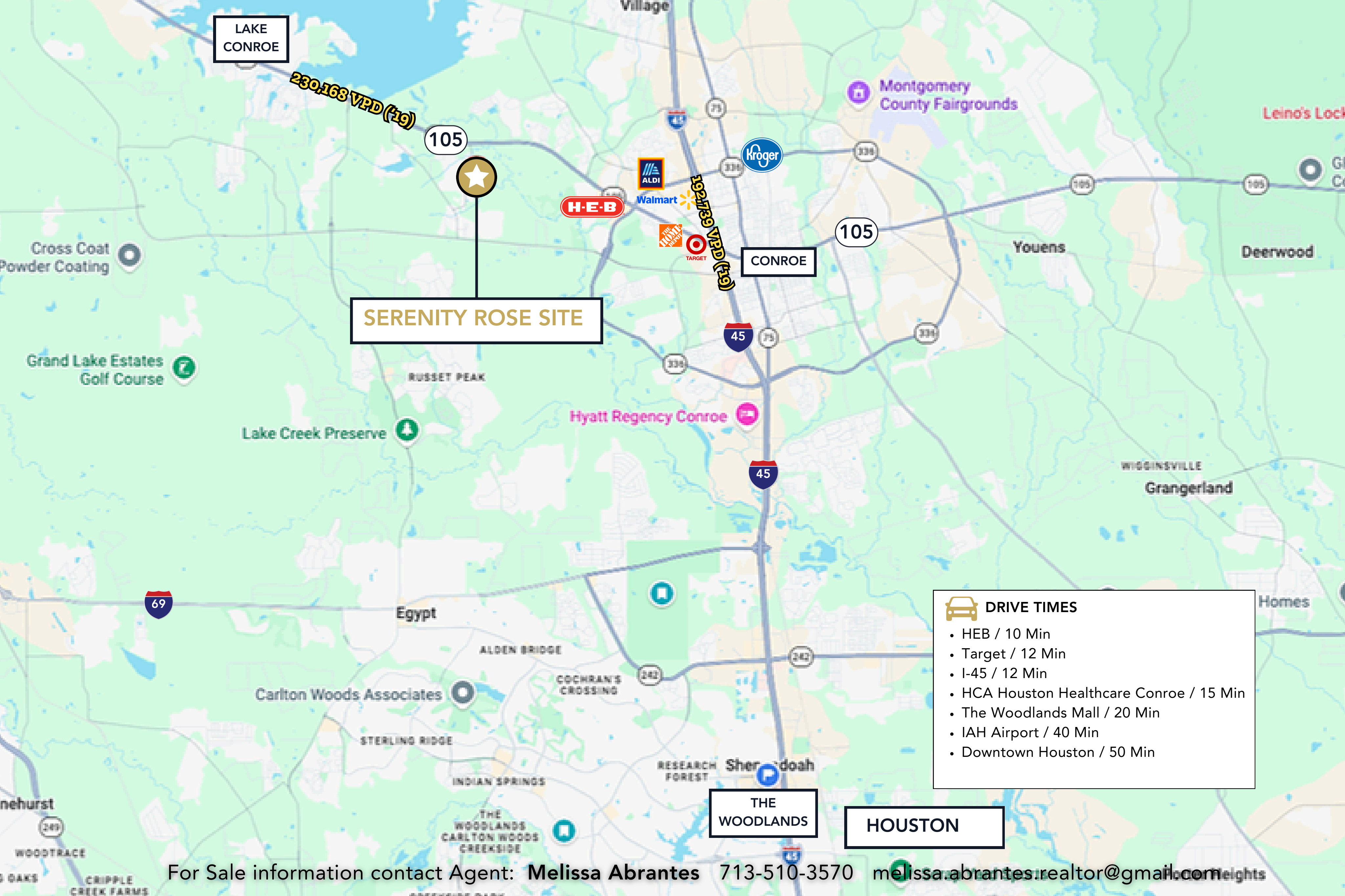
\$374,772
AVERAGE HOME VALUE
5 MILE RADIUS

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LAKE
CONROE

230.168 VPD (19)

105



SERENITY ROSE SITE

H-E-B



Walmart



TARGET



CONROE

105

45

45

Hyatt Regency Conroe

Cross Coat
Powder Coating

Grand Lake Estates
Golf Course

Lake Creek Preserve

RUSSET PEAK

Egypt

ALDEN BRIDGE

Carlton Woods Associates

STERLING RIDGE

INDIAN SPRINGS

THE WOODLANDS
CARLTON WOODS
CREEKSIDE

COCHRAN'S
CROSSING

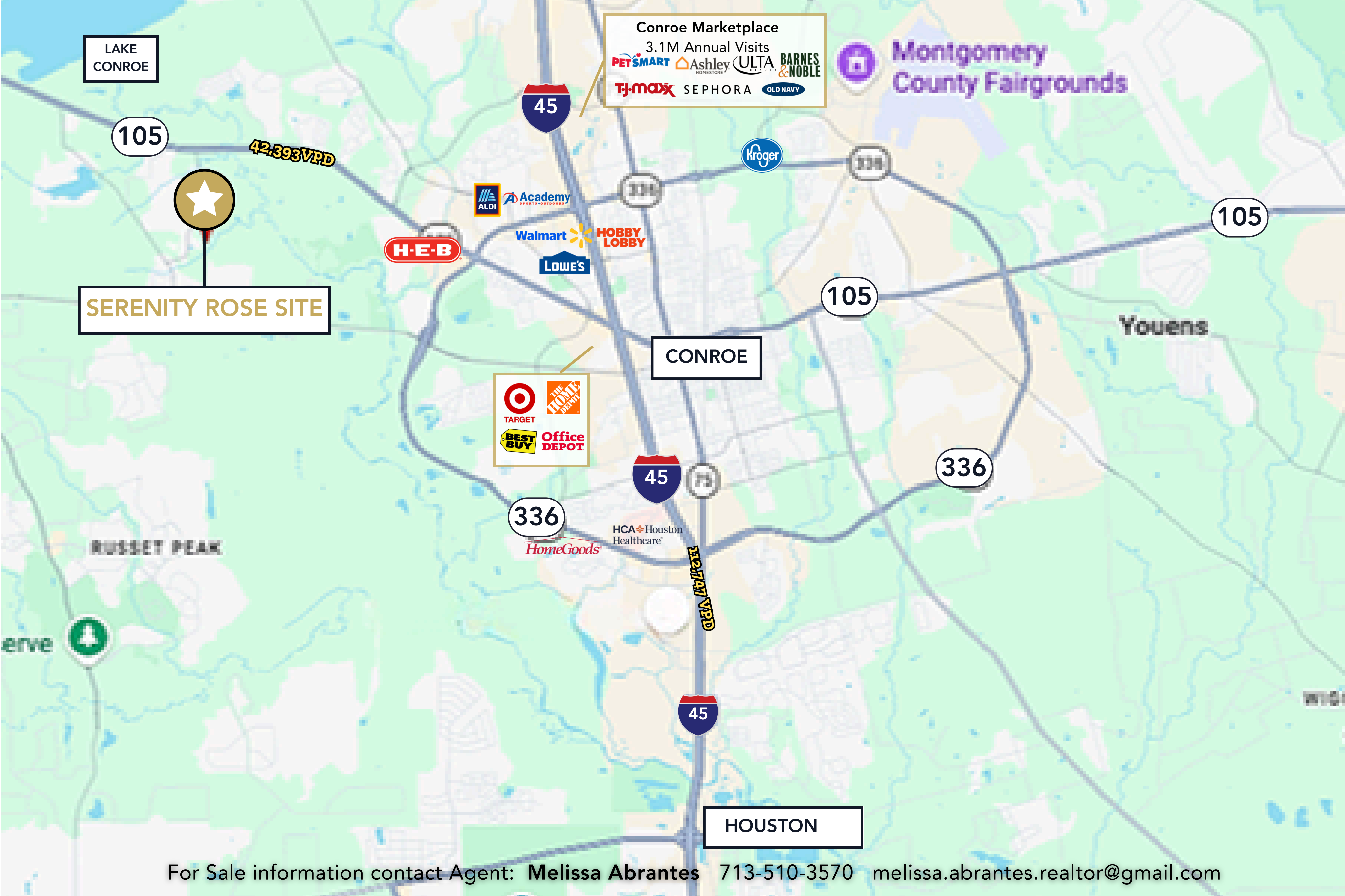
RESEARCH
FOREST

THE
WOODLANDS

HOUSTON

 **DRIVE TIMES**

- HEB / 10 Min
- Target / 12 Min
- I-45 / 12 Min
- HCA Houston Healthcare Conroe / 15 Min
- The Woodlands Mall / 20 Min
- IAH Airport / 40 Min
- Downtown Houston / 50 Min



LAKE
CONROE

105

42,393 VPD



SERENITY ROSE SITE

Conroe Marketplace
3.1M Annual Visits

PETSMART Ashley's HOMESTORE ULTA BARNES & NOBLE
TJ-maxx SEPHORA OLD NAVY



Montgomery
County Fairgrounds

45



105



105

Youens

CONROE

TARGET THE HOME DEPOT
BEST BUY Office DEPOT

45



336

336

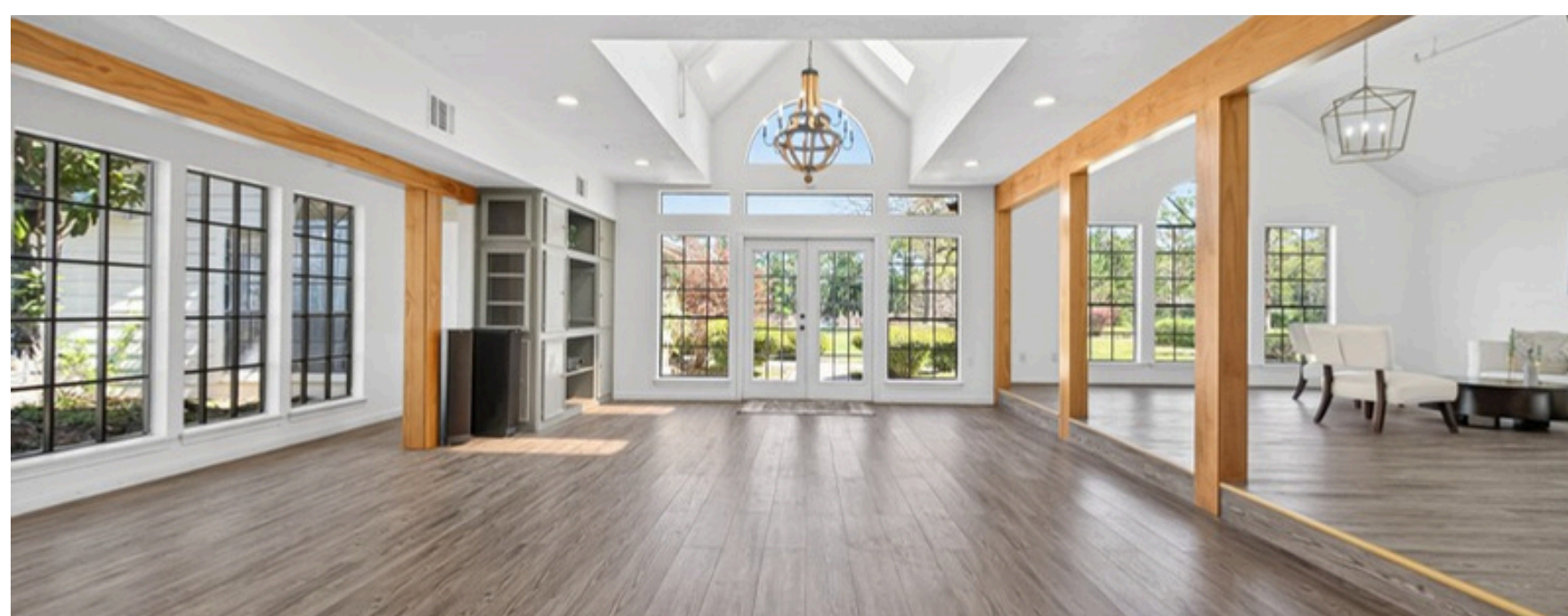
HCA Houston
Healthcare



112,747 VPD

45

HOUSTON



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BUILDING PHOTOS

Bldg 1: 4,505 SF



Bldg 2: 3,500 SF



Bldg 3: 3,230 SF



Bldg 4: 404 SF



Bldg 5: 1,292 SF



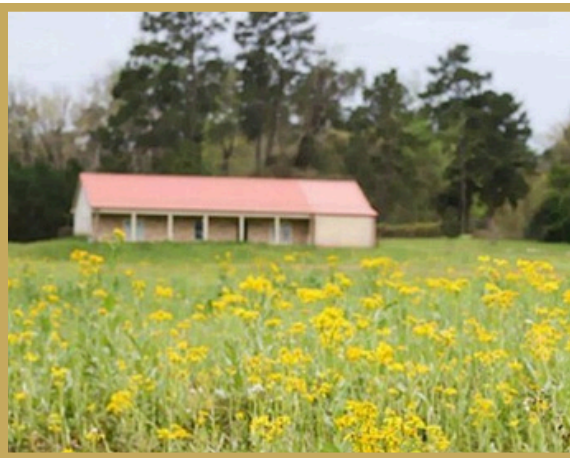
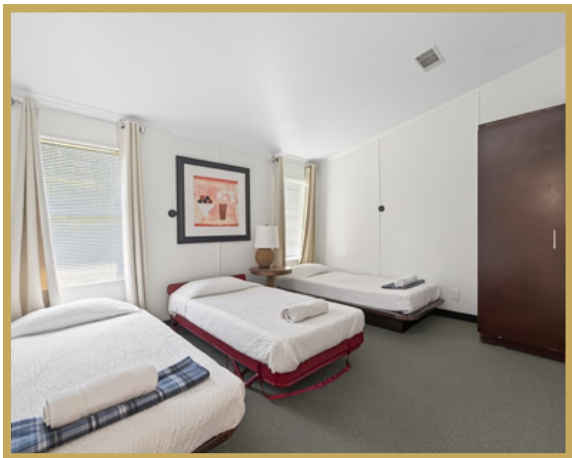
Bldg 6: 1,790 SF



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ONE REALTYONEGROUP

BUILDING & PROPERTY PHOTOS

Bldg 7: 2,250 SF	Bldg 8: 2,041 SF	Bldg 9: 3,753 SF	Bldg 10: 3,254 SF	OUTDOOR	INFRASTRUCTURE
					
					
					
					

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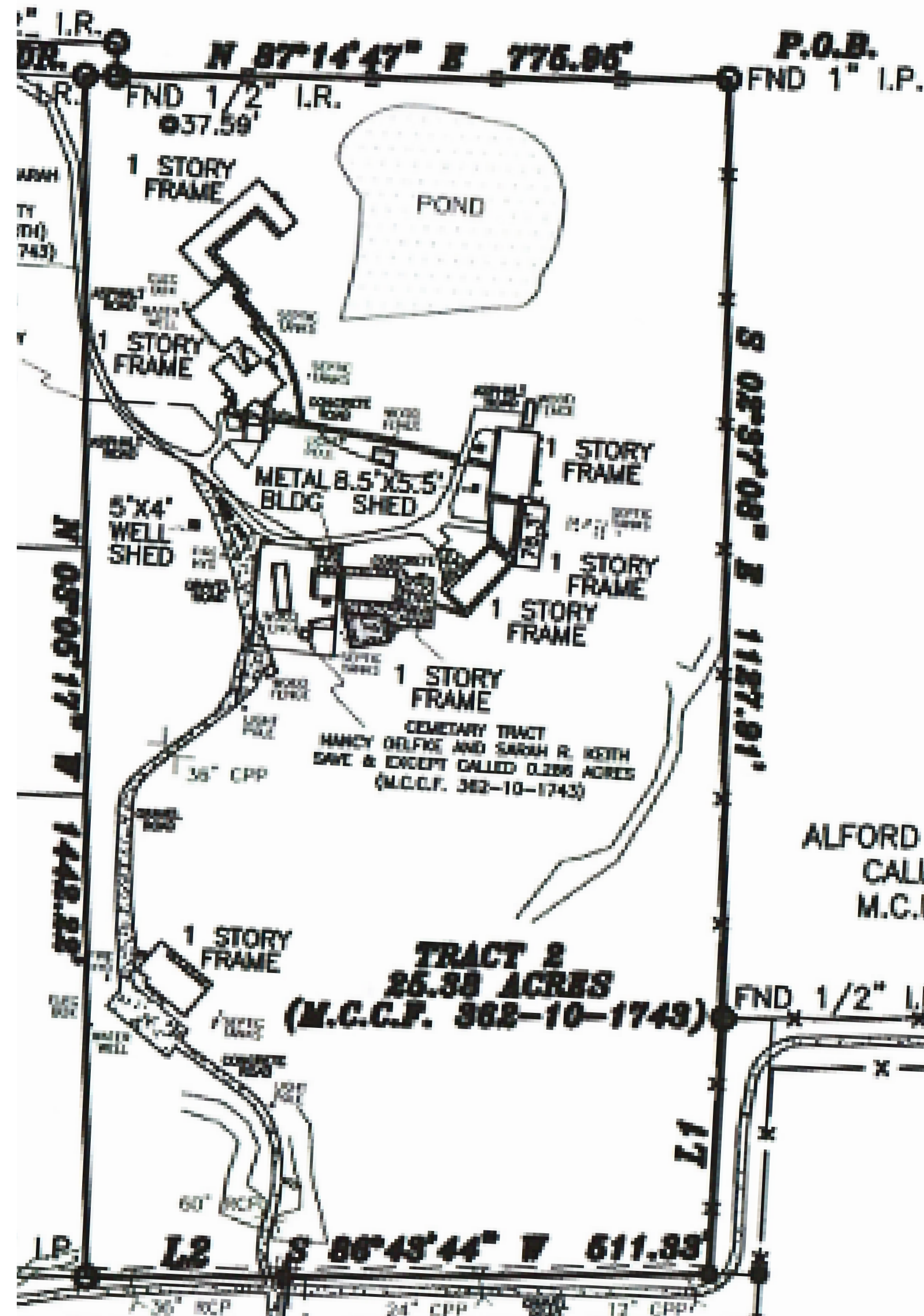


REALTYONEGROUP



SURVEY

SERENITY ROSE ESTATE



Serenity Rose Dr

Serenity Rose Dr



30.329222, -95.544632

MONTGOMERY COUNTY
UNINCORPORATED AREAS

480483

48339C03 JG
eff. 8/18/2014

Zone AE

157

Egypt Creek

EGYPT CREEK

154

tery Rd

FLOOD MAP

Zone AE

Zone AE

163

161

SERENITY ROSE ESTATE

12244 SERENITY ROSE DR, CONROE TX 77304

PROFESSIONAL BACKGROUND



Melissa Abrantes focuses on advising investors, small, and medium sized businesses find or sell their mixed use, retail, and land real estate. She holds a real estate license in Texas.

Prior to real estate, Melissa spent ten (10) years as the co-owner of the Avenida Brazil Churrascaria Steakhouse chain. Avenida Brazil is one of the most beloved and best reviewed restaurants in Houston. Later she co-founded an AI art e-commerce business called Craiyon, with her husband, used by millions of people per month. She additionally invests in commercial real estate in Houston.

Melissa is a proud Longhorn and earned a B.A. in Economics from The University of Texas at Austin and her Real Estate License from Champions School of Real Estate.

She believes in helpful honesty and her goal is to assist her clients grow their investments, businesses and real estate portfolios.

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Realty ONE Group Optima	9071973	info@rogoptima.com	832.856.9799
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Amber Ludwinek	691936	amber.ludwinek@rogoptima.com	775.450.7739
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Melissa Abrantes	808934	melissa.abrantes.realtor@gmail.com	713.510.3570
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/ Tenant/ Seller/Landlord Initials Date