



5.6 ACRES

~12,000+ VPD



Wedgewood Dr.

Longmire Rd.

Longmire Ct.

Pine Springs Dr.

**FOR SALE – 5.6 ACRE DEVELOPMENT SITE
2536 LONGMIRE RD, CONROE, TX 77304**



RYAN HUTSON // (936) 270-1024 EXT. 1 // RYAN@HRPTX.COM

The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not in any way, warranted by Hutson Realty Partners or by any agent, independent associate, subsidiary or employee of Hutson Realty Partners. This information is subject to change.

PROPERTY HIGHLIGHTS

- 5.6 acres (*unrestricted*) located approximately ~4 miles from downtown Conroe and ~2-miles from Lake Conroe.
- Situated at the intersection of Longmire Road @ Wedgewood Drive.
- Property is free of pipelines and utility easements.
- Gentle sloping topography with positive drainage to the east.
- Utilities (*water & sewer*) available via the City of Conroe (*CCN/Regnum 20135*).

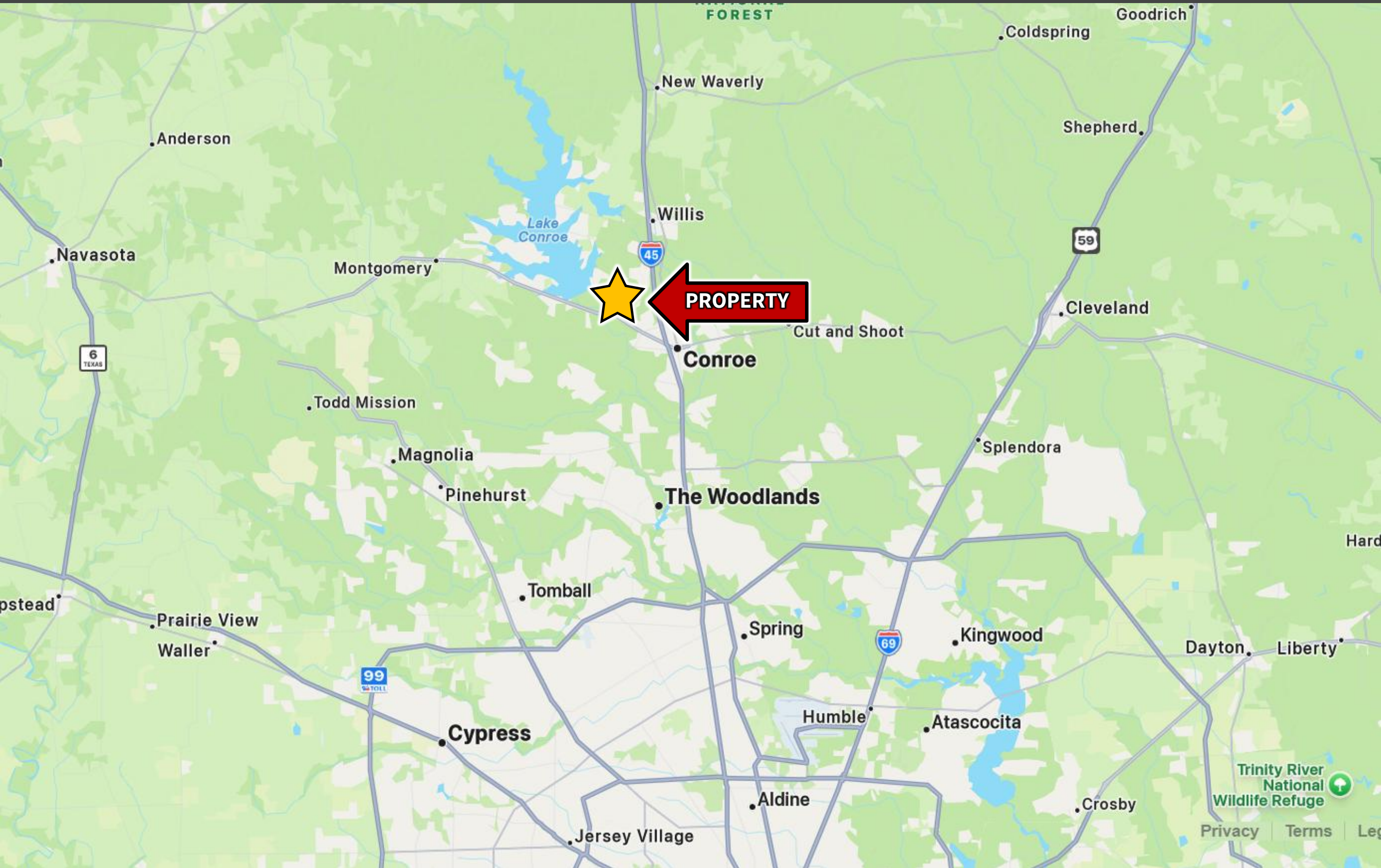


DEMOGRAPHICS

2026	1-MILE	3-MILE	5-MILE
Daytime Population	2,741	37,375	98,017
Total Population	4,158	43,226	98,933
Total Households	1,549	17,784	38,228

FOR MORE INFORMATION CONTACT:
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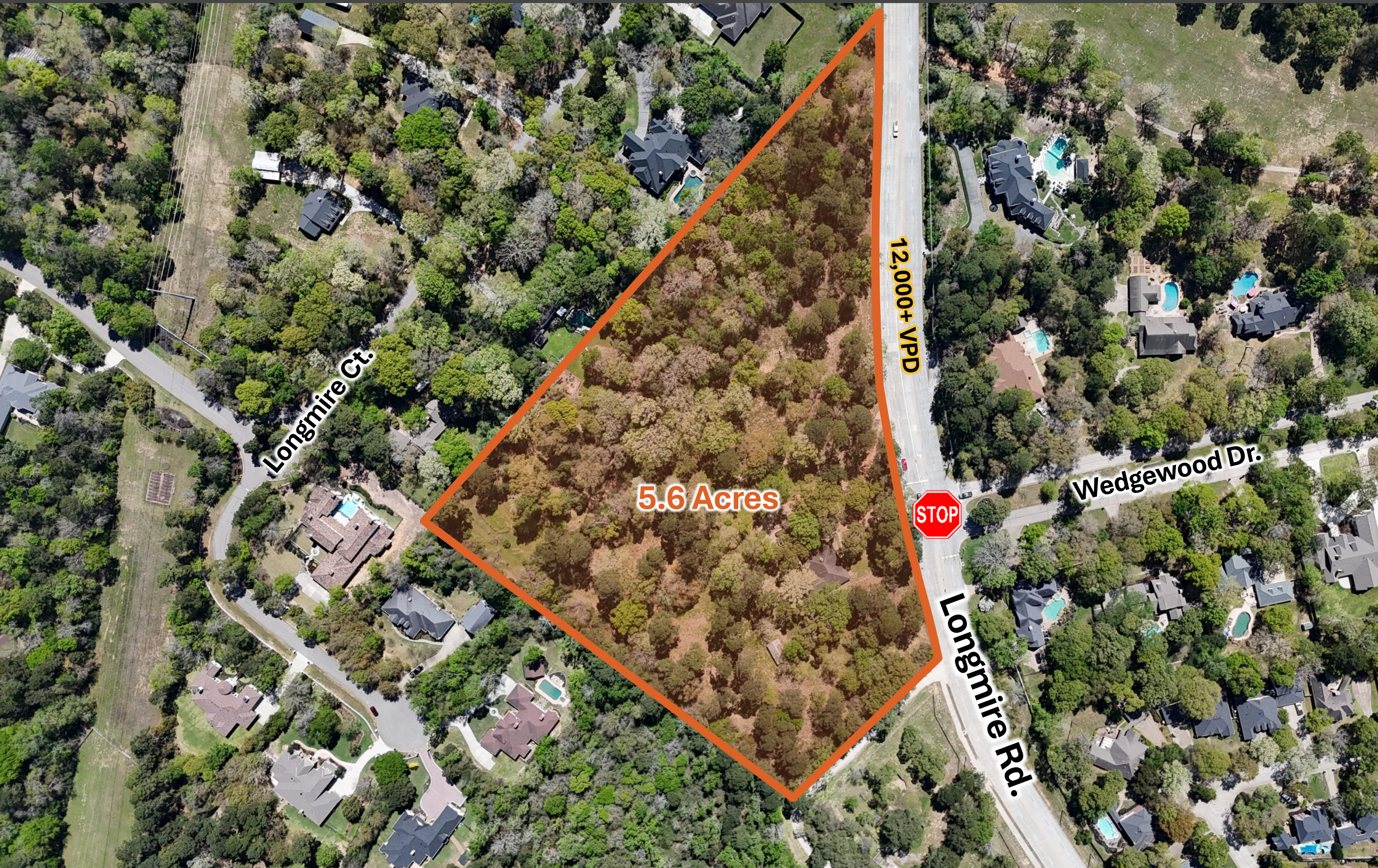


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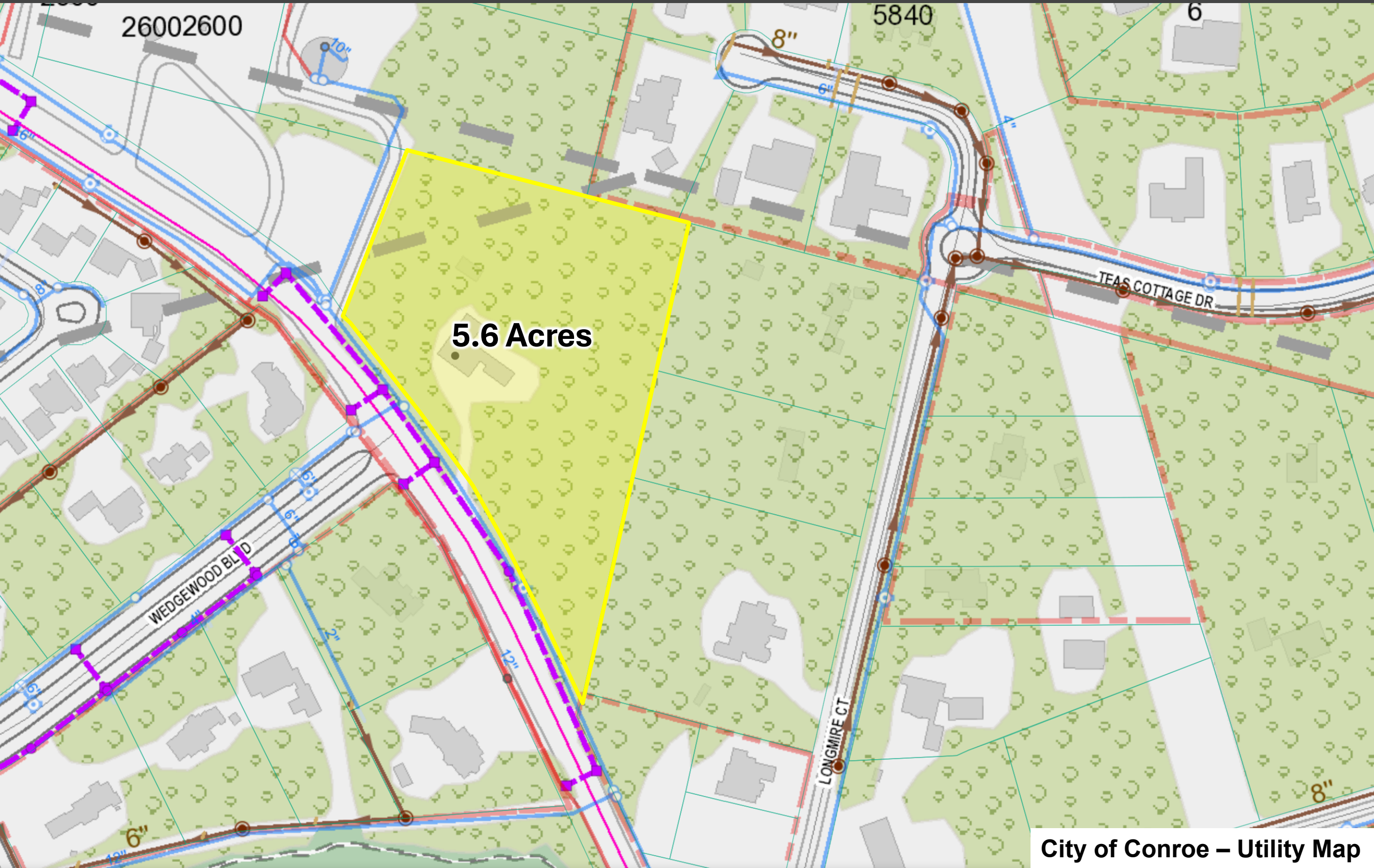


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City of Conroe – Utility Map



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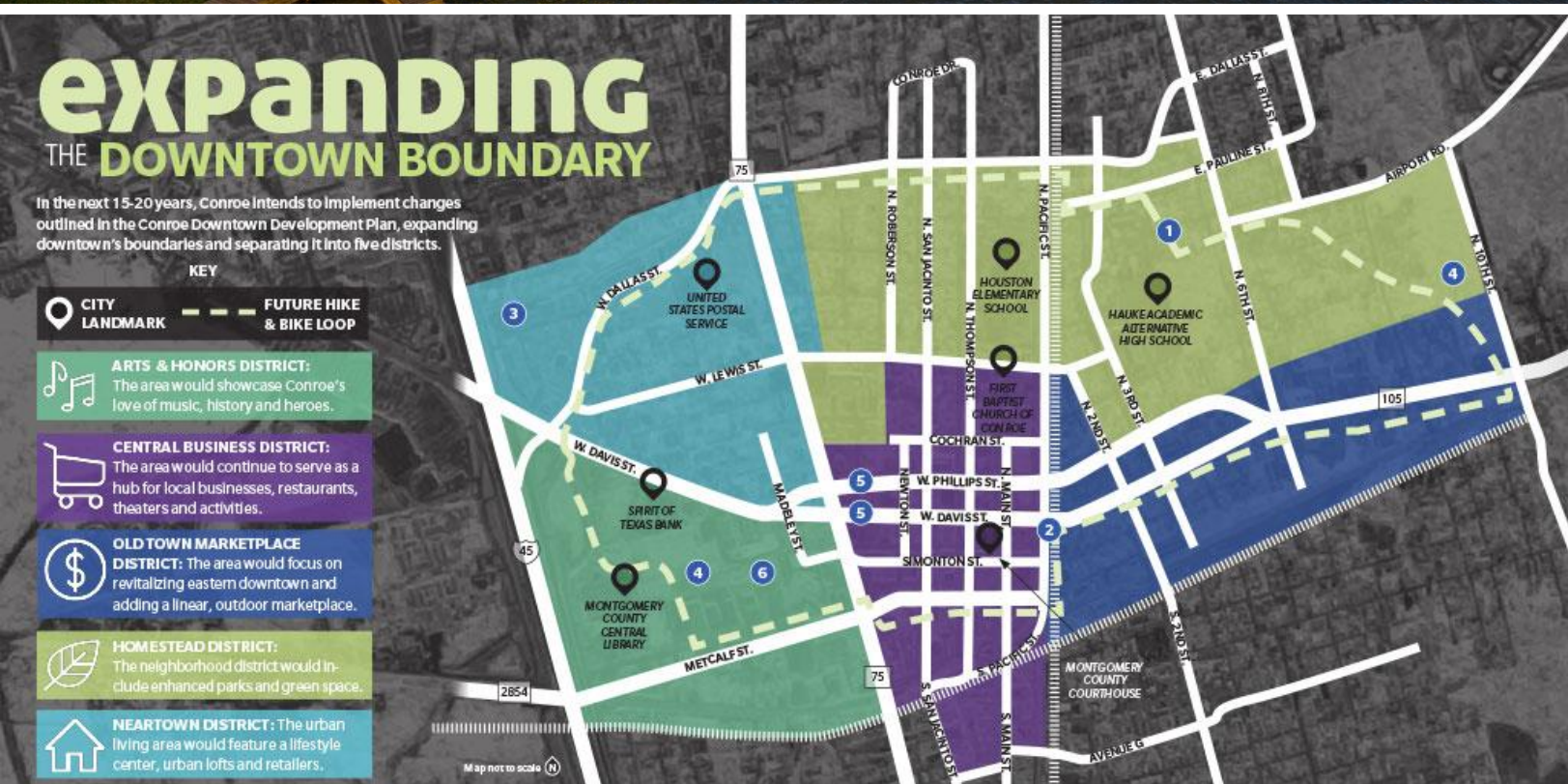


CONROE MARKET OVERVIEW

Conroe, the county seat of Montgomery County, is one of the fastest-growing communities in the Greater Houston MSA, with population increasing from approximately 90,000 in 2020 to over 125,000 residents today.

Montgomery County now exceeds 750,000 residents, reflecting continued strong immigration and economic expansion. Residential development remains a key driver, with 50,000+ new homes planned across 25+ communities in the Conroe trade area. This rapid population growth is fueling increased demand for retail, industrial, and service-oriented commercial development.

Strategically located along I-45 and just north of The Woodlands, Conroe continues to attract new investment, supported by major infrastructure improvements and a business-friendly environment, positioning the market for sustained long-term growth.





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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Hutson Realty Partners, LLC	9011707	ryan@hutsonrealtypartners.com	(936) 270-1024
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Ryan Hutson	669668	ryan@hutsonrealtypartners.com	(936) 270-1024
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Ryan Hutson	669668	ryan@hutsonrealtypartners.com	(936) 270-1024
Sales Agent/Associate's Name	License No.	Email	Phone

 Buyer/Tenant/Seller/Landlord Initials

 Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0



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