

FOR SALE | *Serenity Rose Estate*



12244 SERENITY ROSE DR, CONROE TX 77304

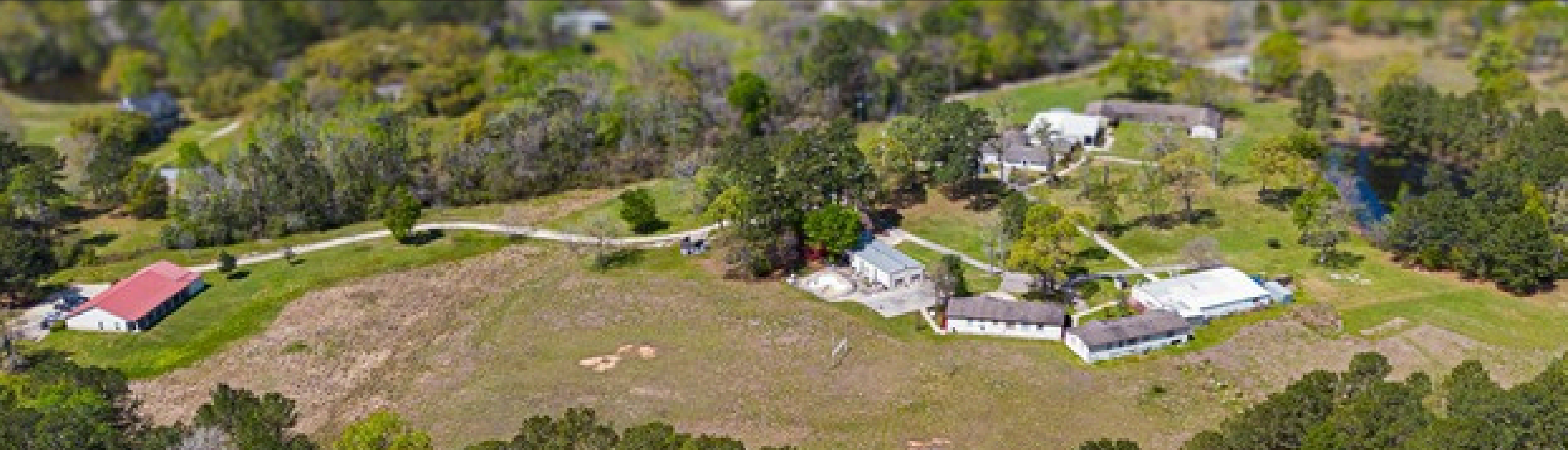
±25.38
ACRES

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

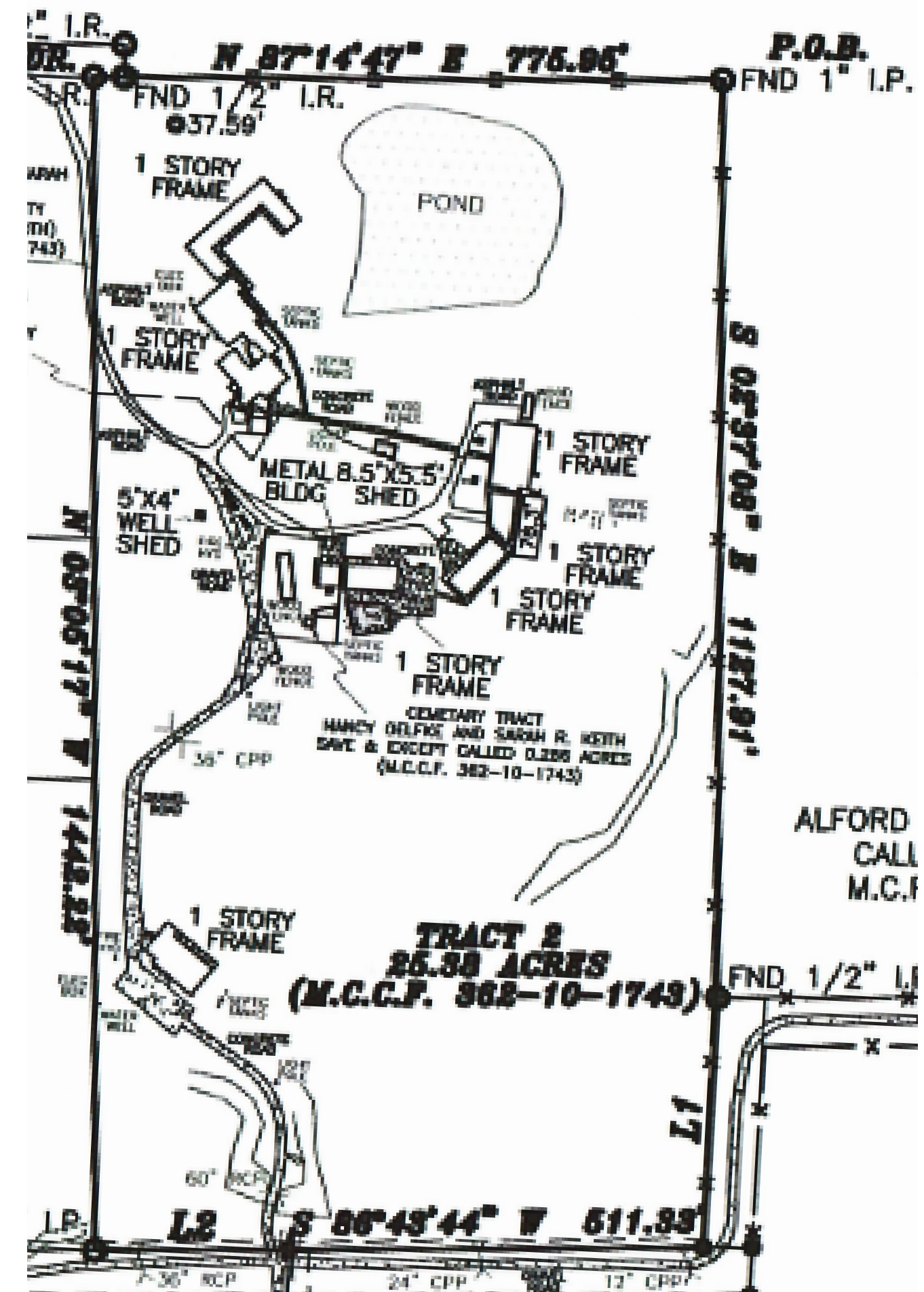


The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, no guarantee or warranty is made.

PROPERTY FEATURE HIGHLIGHTS

- ±25.38 Acre of unrestricted land with no zoning restrictions
- 10 buildings totaling 25,417 SF across event spaces, offices, cabins & more
- Full infrastructure in place: well water, septic, electricity, internet & irrigation
- Commercial fire sprinkler & alarm System
- Roads, pathways, bridges and driveways throughout for connectivity
- Ultimate Privacy. ±25.38 acres of seclusion yet accessible
- 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.
- Conroe: #20 fastest-growing U.S. city, #1 growing Houston suburb
- Multiple business uses including owner user or investment
- Easy Access, just 12 minutes to I-45, 20 minutes to The Woodlands
- Offered well below replacement costs. Turnkey supports FAST operations

SURVEY





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.

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LAKE
CONROE

230,168 VPD (19)

105



SERENITY ROSE SITE

H-E-B



Walmart



Montgomery
County Fairgrou

CONROE

105

192,739 VPD (19)

45

45

Hyatt Regency Conroe

RUSSET PEAK

e Creek Preserve

Egypt

ALDEN BRIDGE

Carlton Woods Associates

COCHRAN'S
CROSSING

STERLING RIDGE

INDIAN SPRINGS

THE
WOODLANDS
CARLTON WOODS
CREEKSIDE

RESEARCH
FOREST

Sherwood
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

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BUILDING PHOTOS

Bldg 1: 4,505 SF



Bldg 2: 3,500 SF



Bldg 3: 3,230 SF



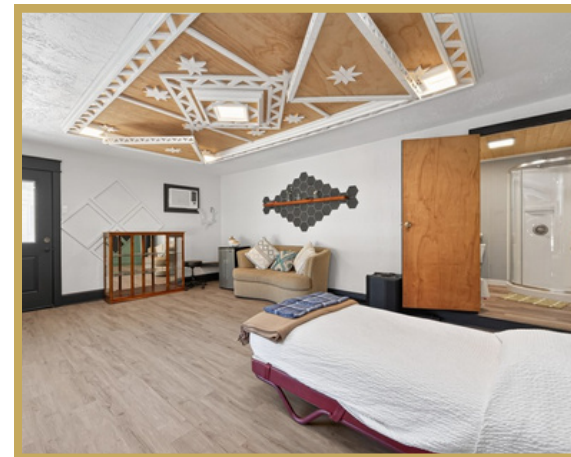
Bldg 4: 404 SF



Bldg 5: 1,292 SF



Bldg 6: 1,790 SF



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BUILDING & PROPERTY PHOTOS

Bldg 7: 2,250 SF



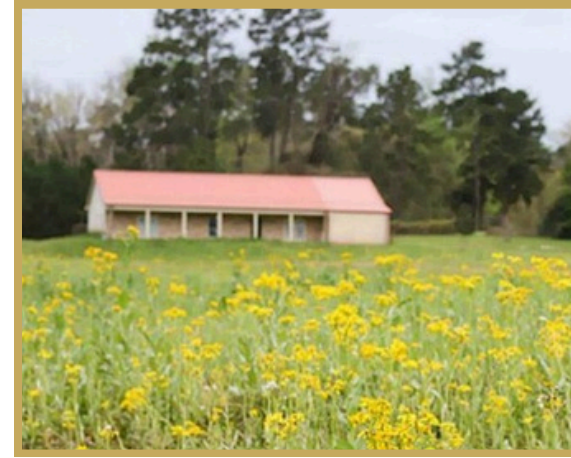
Bldg 8: 2,041 SF



Bldg 9: 3,753 SF



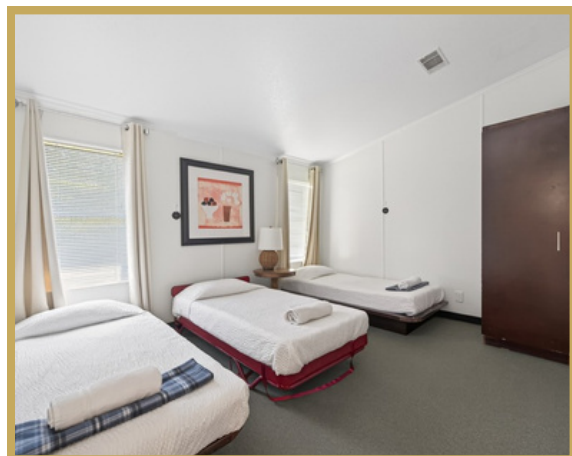
Bldg 10: 3,254 SF



OUTDOOR



INFRASTRUCTURE



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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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