

# FOR SALE | *Serenity Rose Estate*



12244 SERENITY ROSE DR, CONROE TX 77304

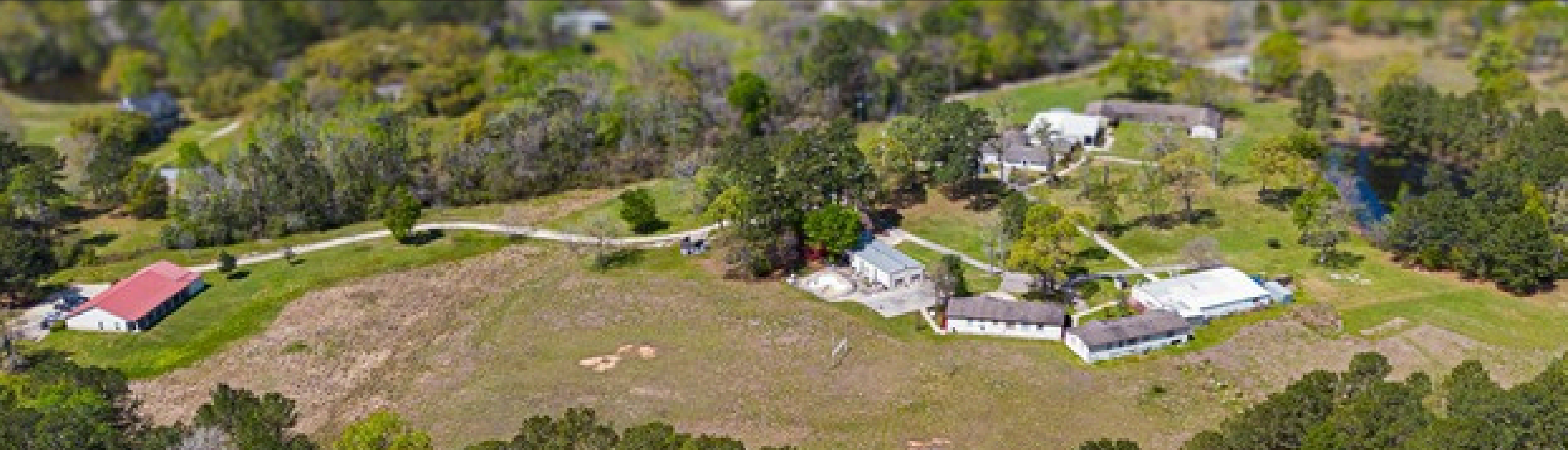
**±25.38**  
ACRES

**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](mailto: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

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

## SCHEDULE A PRIVATE TOUR

**Melissa Abrantes** 713-510-3570 (Call & Text) | [melissa.abrantes.realtor@gmail.com](mailto:melissa.abrantes.realtor@gmail.com)

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

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.

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 melissa.abrantes.realtor@gmail.com

# BUILDINGS INFO

## SERENITY ROSE ESTATE



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



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



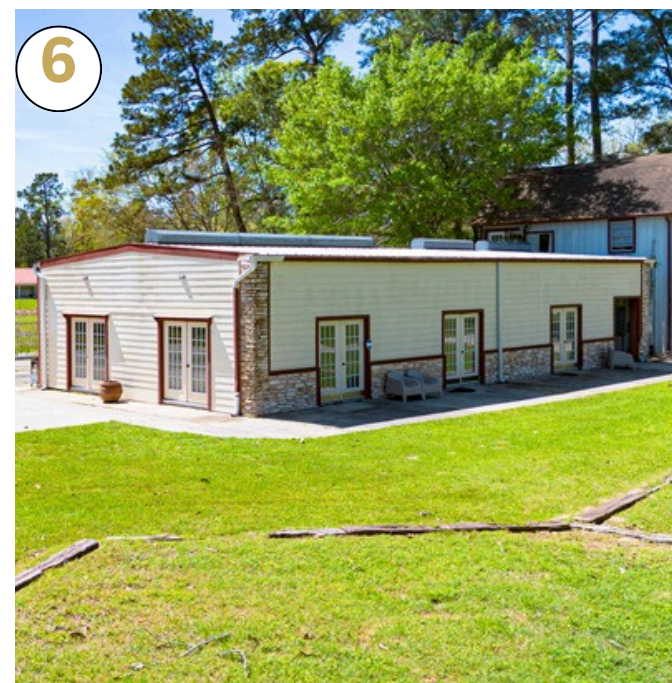
**3**  
Building 3  
Renovated: 2018 | 3,230 SF  
Event space, offices or welcome center.



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



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



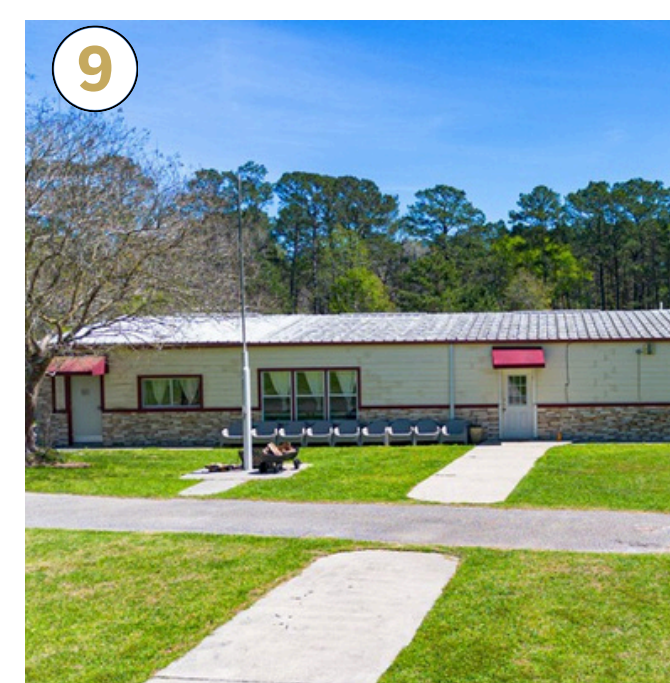
**6**  
Building 6  
1,790 SF  
pool house, side garage storage for tractor



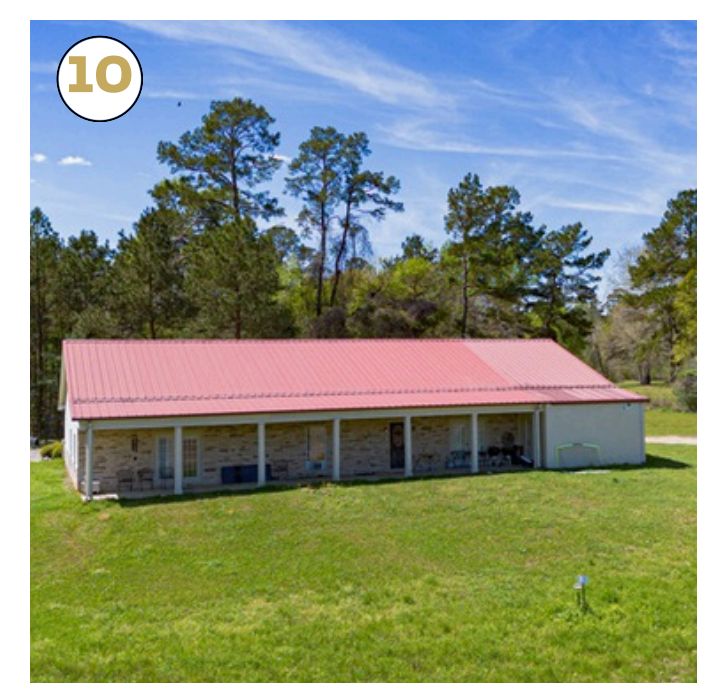
**7**  
Building 7  
renovated: 2019 | 2,250 SF  
cabin. Offices or dormitory



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



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



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

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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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# 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



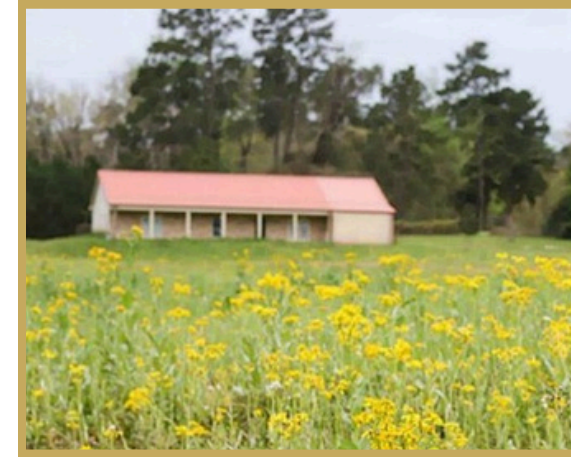
Bldg 8: 2,041 SF



Bldg 9: 3,753 SF



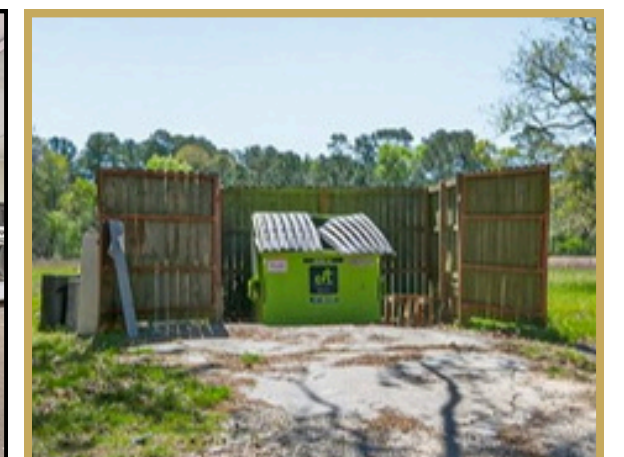
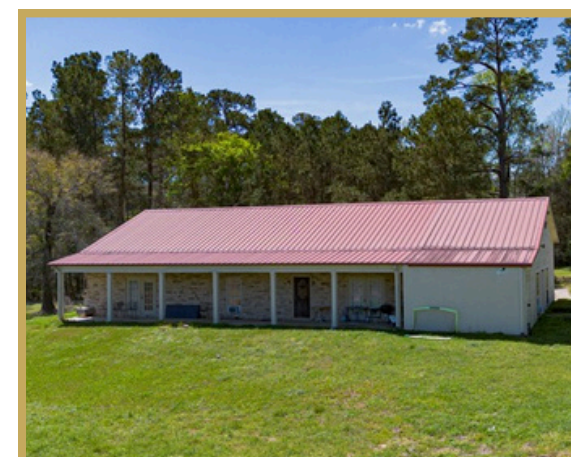
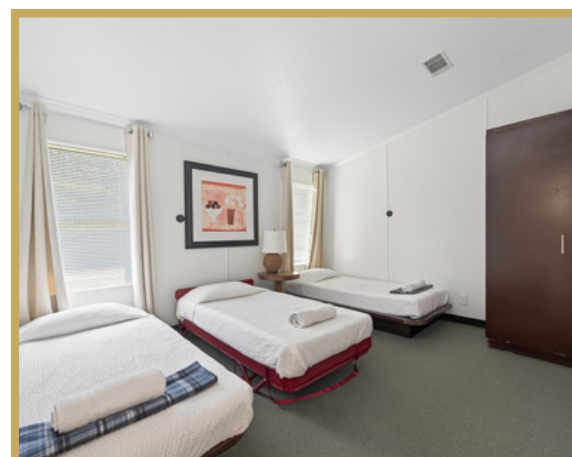
Bldg 10: 3,254 SF



OUTDOOR



INFRASTRUCTURE

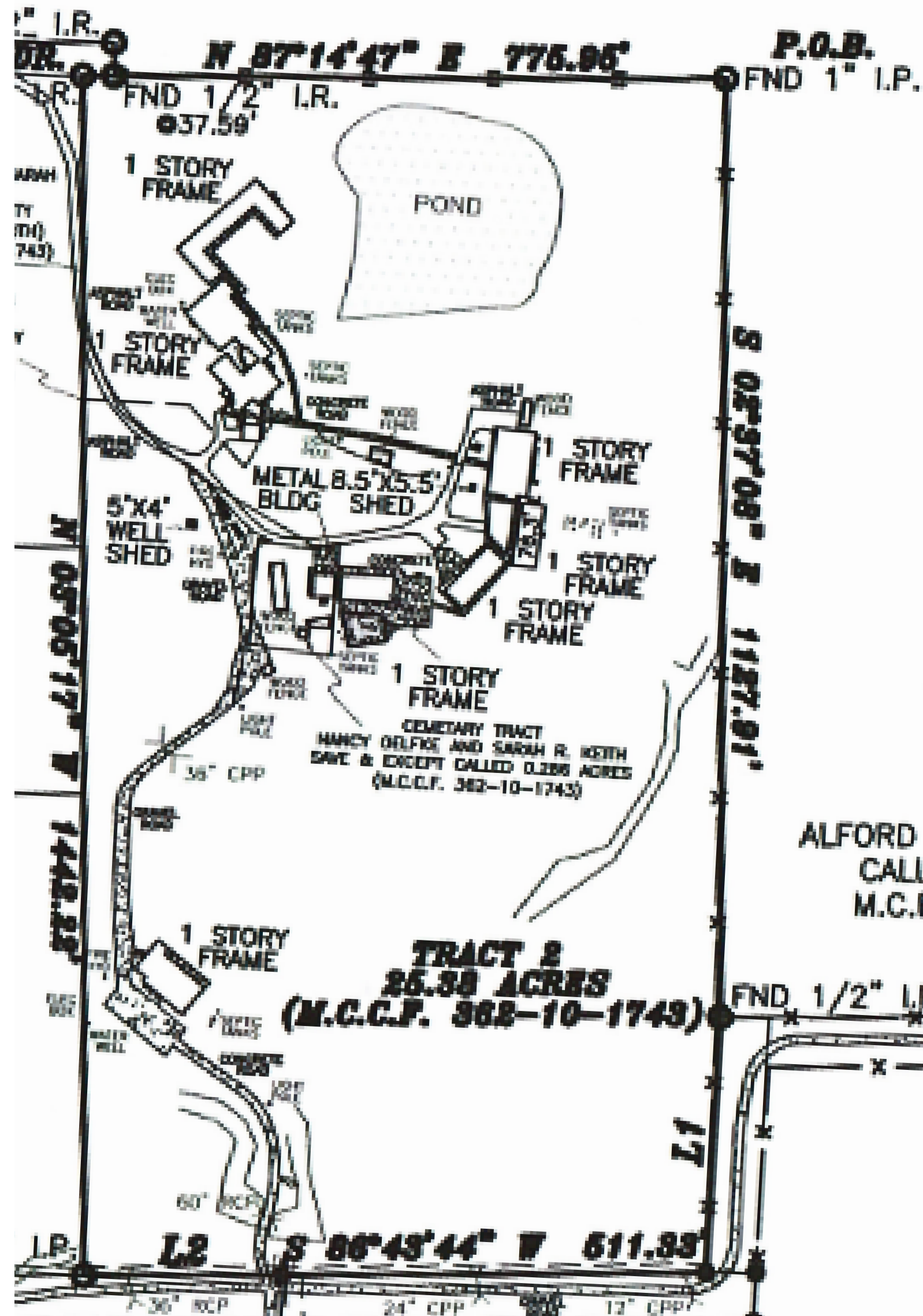


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# SURVEY

# 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.

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Buyer/ Tenant/ Seller/Landlord Initials                      Date