

# Woodhaven Medical Plaza

2101 S Loop 336 W | 8,968 SF of Office/Medical Space

Available in Conroe, TX



**PADUA**  
REALTY CO

- Freestanding ~ 9K SF medical office
- Prime signalized corner on highly trafficked intersection (~24K VPD)
- ~1 mi from I-45 & HCA Conroe Hospital
- Easy Access and tons of parking
- Explosive population growth (6% average / year) and High Income (\$105K Average) \*
- Next to Grand Central Park MPC (thousands of new homes)  
[www.grandcentralparktx.com](http://www.grandcentralparktx.com)

Contact Antonio Padua today!  
[tpadua@paduarealty.com](mailto:tpadua@paduarealty.com)  
713-840-7719





LOOP  
336

RIVERSHIRE  
SUBDIVISION

RIVERWALK  
APARTMENT HOMES

WOODHAVEN  
FOREST  
SUBDIVISION

WOODHAVEN VILLAGE  
SENIOR LIVING COMMUNITY

MEDICAL CENTER

HCA  
Healthcare

IHop

INTERSTATE  
TEXAS  
45

RiverWood  
APARTMENTS

Future connection to  
The Woodlands

GRAND  
CENTRAL  
PARK

THE STRAKE  
GRAND CENTRAL  
APARTMENTS

Wendy's

McDonald's

APPLE  
HOUSE

Starbucks  
COFFEE

Marshall's

Kroger

Love's

DSW

2,000+ ACRES MASTERPLANNED DEVELOPMENT  
THOUSANDS OF HOMES & APARTMENTS,  
OFFICES, UNIVERSITY, SHOPPING, ETC.

SH

Sam Houston  
State University  
Medical

**Freestanding Medical Office on Highly Trafficked Signalized Intersection**  
**2101 S. Loop 336, Conroe, TX 77304**  
**8,968 SF Medical Office Bldg**  
**2.1 acre site, Expandable to 4.4 Acres**  
**Available for sale or lease, ideal for office, medical, retail, or flex use.**



WOODHAVEN FOREST SUBDIVISION  
250 SINGLE FAMILY HOMES



WOODHAVEN VILLAGE  
SENIOR LIVING COMMUNITY

WOODHAVEN  
LAKE

ADJACENT  
2.3 ACRE SITE  
AVAILABLE

**SUBJECT  
PROPERTY  
2.1 ACRES  
8,968 SF  
BUILDING**

NEWLY CONSTRUCTED  
ACTIVE ADULT  
APARTMENTS

Sgt Ed Holcomb Blvd

SOUTH

LOOP  
336

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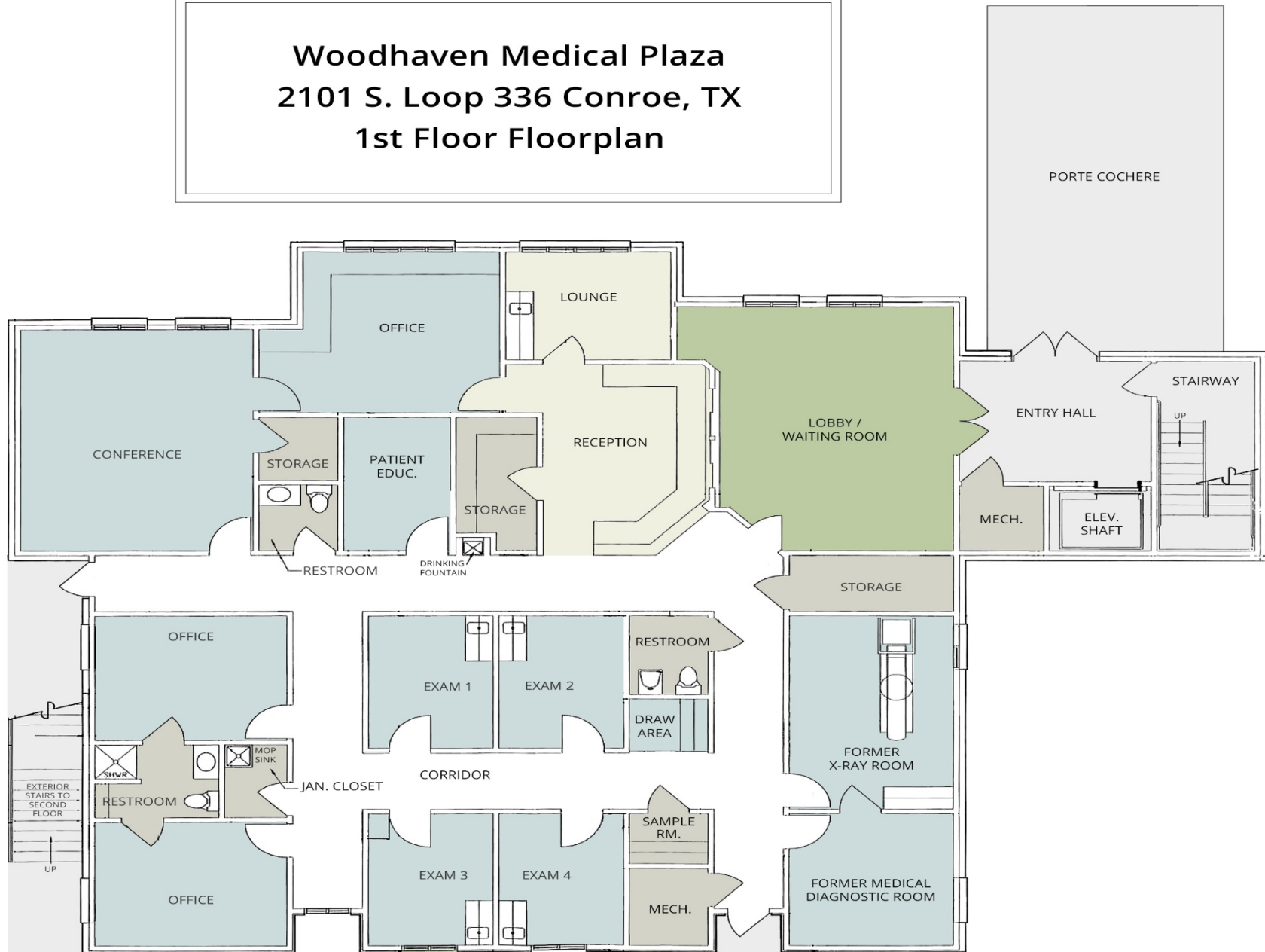


PADUA  
REALTY CO



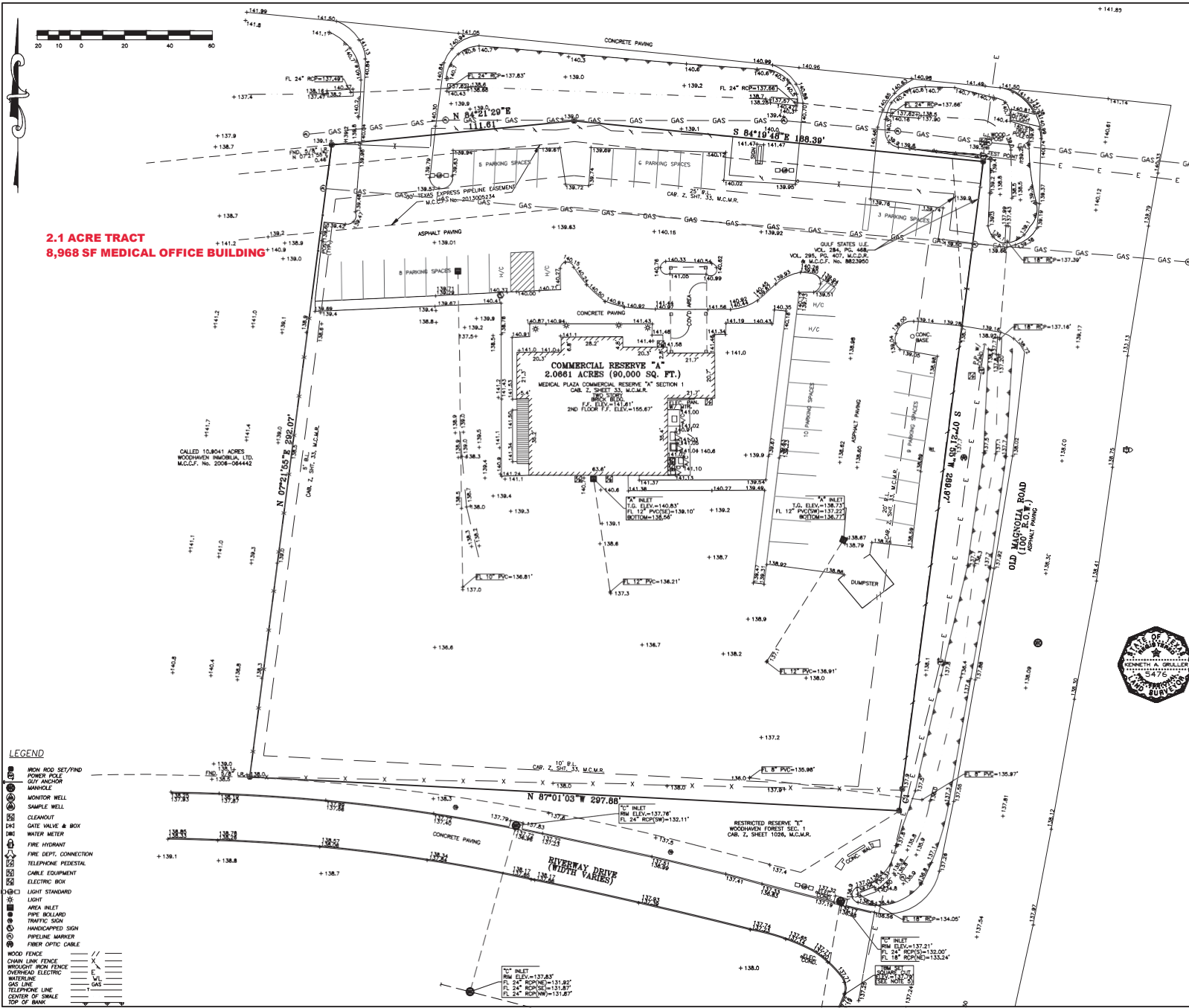
- Two existing driveways on S. Loop 336 and one on Sgt Ed Holcomb Blvd provide great access to highly trafficked intersection.
- Sgt Ed Holcomb Blvd expansion to 4 lane blvd connecting to the Woodlands to occur within a few years, which will make this a very busy corner
- Across the Sgt Ed Holcomb from Grand Central Park ([www.grandcentralparktx.com](http://www.grandcentralparktx.com))

Woodhaven Medical Plaza  
2101 S. Loop 336 Conroe, TX  
1st Floor Floorplan



- Steel framing allows for flexible buildout
- Seller can build to suit





**2.1 ACRE TRACT  
8,968 SF MEDICAL OFFICE BUILDING**

CALLED 10.8041 ACRES  
WOODHAYEN HARBOR, LTD.  
M.C.C.P. NO. 2008-08442

RESTRICTED RESERVE "E"  
WOODHAYEN FOREST SEC. 1  
CAR. 2, SHEET 1026, M.C.M.R.

NO INLET  
FIN. ELEV. = 137.83'  
FL 24" RCP(S) = 131.85'  
FL 24" RCP(S) = 131.87'  
FL 24" RCP(S) = 131.87'

- NOTES
- The surveyor has not abstracted the subject property.
  - This survey was created with the benefit of a title commitment prepared by North American Title Insurance Company under C.T. Number 14638-20-03919, dated October 20, 2020.
  - Backs of Bearings for the survey is the subdivision plot of Medical Plaza Commercial Reserve "A" Section 1 of record in Cabinet Z, Sheet 33, M.C.M.R.
  - By graphs plotting only, the subject property lies within Zone "A", areas determined to be within the 1% annual chance flood, as defined by the Federal Emergency Management Agency Flood Insurance rate map number 48358C03900, dated 08-18-2014.
  - Control benchmark: City of Corvosa Benchmark CO-21 AZ, Elevation: 160.0'.  
TBM "A" Square set on the back of a concrete curb located near the southeast corner of the subject tract, and near the west R.O.W. line of Old Magnolia Road, as shown hereon, Elev. = 137.97'
  - Subject to Easement granted to American Telephone and Telegraph Company of record in Vol. 307, Page 423, M.C.C.P. (not photostatic).
  - Subject to Pipeline easement granted to Texas Intrastate Gas Company by instruments recorded in Vol. 585, Page 390, M.C.C.P. and Vol. 585, Page 392, M.C.C.P. (not photostatic).



I do hereby certify that this survey was this day made on the ground. This plat correctly represents the facts found at the time of the survey.

*Kenneth A. Gruller*  
Texas Registered Professional Land Surveyor No. 5476

- LEGEND
- IRON ROD SET/PIND
  - POWER POLE
  - GUY ANCHOR
  - MANHOLE
  - MONITOR WELL
  - SAMPLE WELL
  - CLEANOUT
  - GATE VALVE & BOX
  - WATER METER
  - FIRE HYDRANT
  - FIRE DEPT. CONNECTION
  - TELEPHONE PEDISTAL
  - CABLE EQUIPMENT
  - ELECTRIC BOX
  - LIGHT STANDARD
  - LIGHT
  - AREA INLET
  - PIPE BOLLARD
  - TRAFFIC SIGN
  - HANDICAPPED SIGN
  - PIPELINE MARKER
  - FIBER OPTIC CABLE
  - WOOD FENCE
  - CHAIN LINK FENCE
  - BRIGHT IRON FENCE
  - OVERHEAD ELECTRIC
  - UNDERGROUND ELECTRIC
  - GAS LINE
  - TELEPHONE LINE
  - CENTER OF STRALE
  - TOP OF BANK

PLAT OF SURVEY

BOUNDARY AND TOPOGRAPHY  
OF A 2.0661 ACRE TRACT,  
COMMERCIAL RESERVE "A"  
MEDICAL PLAZA COMMERCIAL  
RESERVE "A" SECTION 1  
CABINET Z, SHEET 33, M.C.M.R.  
LOCATED IN THE  
KENNETH HYMAN SURVEY, A-249,  
MONTGOMERY COUNTY, TEXAS

**Gruller Surveying, LLC**

PROFESSIONAL LAND SURVEYING  
5099 SAN PABLO, SUITE 1420  
HOUSTON, TEXAS 77056  
www.grullersurveying.com

SCALE: 1"=20'      FIELD BOOK: 2020-02      DATE: 11-17-2020

ADDRESS:      PHONE: (713) 333-1466      FAX: (713) 788-3756      E-MAIL: K.A.G.@GRI.LLC

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

**IF THE BROKER REPRESENTS THE OWNER:**

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

**IF THE BROKER REPRESENTS THE BUYER:**

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

**IF THE BROKER ACTS AS AN INTERMEDIARY:**

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act.

**A broker who acts as an intermediary in a transaction:**

1. shall treat all parties honestly;
2. may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
3. may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
4. may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

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Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

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BROKER FIRST NAME

LICENSE NO.

EMAIL

PHONE

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BUYER, SELLER, LANDLORD OR TENANT

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BUYER, SELLER, LANDLORD OR TENANT