



FOR SALE/LEASE

OWNER-USER • INVESTMENT •
PROFESSIONAL OFFICE

214 N Loop 336 E Conroe, TX 77301



📞 936-900-6564

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HIGHLIGHTS

214 N Loop 336 E Conroe, TX 77301

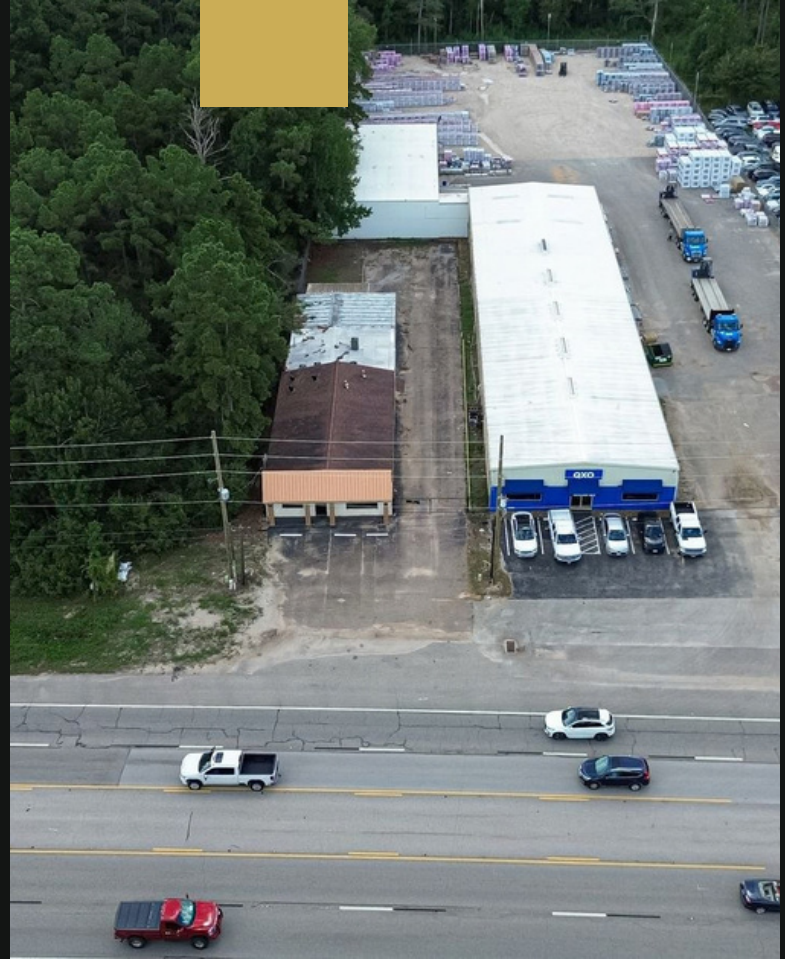


- ✓ Established Commercial Corridor
- ✓ High-Visibility Conroe Location
- ✓ Flexible Professional Office Layout
- ✓ ±4,200 SF of Functional Workspace
- ✓ Excellent Signage & Visibility Potential
- ✓ Convenient Access to 105 & I-45

±4,200 SF Building
±0.33 AC Site

IDEAL FOR

Professional Services • Medical/Service Users • Law
• Accounting • Mortgage • Title • Real Estate •
Insurance • Consulting • Sales & Corporate Office



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THE PROPERTY

\$850,000

Positioned along N Loop 336 E in Conroe, 214 N Loop 336 E presents an excellent opportunity to acquire a versatile $\pm 4,200$ SF commercial office building on approximately ± 0.33 acres. The property offers an efficient single-story layout with a combination of private office areas, conference space, flex space, kitchen/break area, and multiple restroom facilities, providing a functional environment for a variety of professional and business users.

The property is well suited for an owner-user seeking to establish or expand a business in Conroe, as well as investors looking for a strategically located commercial asset. Potential uses include professional offices, medical or service oriented businesses, legal and accounting firms, mortgage or title companies, real estate operations, sales offices, consulting firms, and other commercial users, subject to applicable approvals.





OUR MARKET

214 N Loop 336 E Conroe, TX 77301

Strong Population Growth:

Conroe continues to experience significant population growth, creating increasing demand for commercial services, professional offices, retail, and businesses serving the expanding local population.

Economic Expansion:

Conroe has developed into a major commercial and employment center within Montgomery County, supported by healthcare, manufacturing, retail, professional services, logistics, and other industries. The city's expanding employment base and proximity to The Woodlands and the greater Houston area continue to support demand for well-located commercial properties.

Strategic Commercial Location:

Located along N Loop 336 E, 214 N Loop 336 E benefits from its position within an established commercial corridor with convenient connectivity to major Conroe thoroughfares. The location provides access toward SH-105, FM 3083, Airport Road and I-45, connecting businesses to surrounding residential communities, employment centers, and commercial developments.

Owner-User & Business Potential:

The ±4,200 SF building provides an opportunity for a business owner to establish or expand operations while owning the underlying real estate. The existing office configuration, conference areas, kitchen/break area, and flexible workspace can accommodate a variety of professional and service-oriented businesses, subject to applicable approvals.

Long-Term Commercial Opportunity:

With continued population growth, expanding economic activity, and ongoing commercial development, Conroe remains an active market for businesses seeking to establish a presence in Montgomery County. 214 N Loop 336 E offers an opportunity to acquire a functional commercial property in an established location while positioning an owner-user or investor to participate in the continued growth of the Conroe market.



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