



CONROE MOB FOR SALE

1246 N FARM TO MARKET RD 3083 W | CONROE, TX 77304

9320 LAKESIDE BLVD | STE 250 | THE WOODLANDS, TX 77381 | 281-367-2220 | JBEARDCOMPANY.COM

PROPERTY OVERVIEW

INVESTMENT OPPORTUNITY

- At a GLA of 19,482 square feet, 1246 N FM 3083 W. provides an excellent owner operator opportunity with potential to perform at the top of the marketplace. Its location, tenant quality, and limited competition on the market of like assets creates an enhanced appeal for surgical operators.
- High Quality In Place Tenant: Next Level Urgent Care.
- Top of the line fully built-out 13,182 SF surgical clinic available for immediate occupancy with 2 large operating rooms and 2 procedural rooms.
- Situated on 5 acres with 7 additional acres available for sale.
- Strategically located and highly visible along FM 3083, 0.5 miles from I-45 allowing for convenient access and proximity to various amenities, including retail centers, restaurants, and other professional services of Conroe, The Woodlands, and surrounding areas.
- There is over \$1.67 billion in healthcare related expenditures within a 15 mile radius, 20% higher than the national average.
- According to recent TXDOT studies, approximately 115,000 vehicles per day pass by the property on I-45 and approximately 20,050 vehicles per day pass by on FM 3083.
- Conroe was named "Fastest Growing US City" by the US Census Bureau in 2017 and The Woodlands was distinguished as the "Best City to live in America" by Niche.com in 2021 and 2022.

DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
TOTAL POPULATION	90,789	257,676	465,770
TOTAL DAYTIME POPULATION	106,26	239,715	461,347
AVG HOUSEHOLD INCOME	\$102,843	\$129,498	\$146,437
*SOURCE: SITE TO DO BUSINESS 2025			



OFFERING SUMMARY

SALE PRICE	CALL BROKER FOR PRICING
BUILDING SIZE:	19,482 SF
LEASE TYPE	NNN; ANNUAL INCREASES
SURGICAL SPACE AVAILABLE	13,182 SF
YEAR BUILT	2017
PROJECTED STABILIZED NOI	\$691,227.12

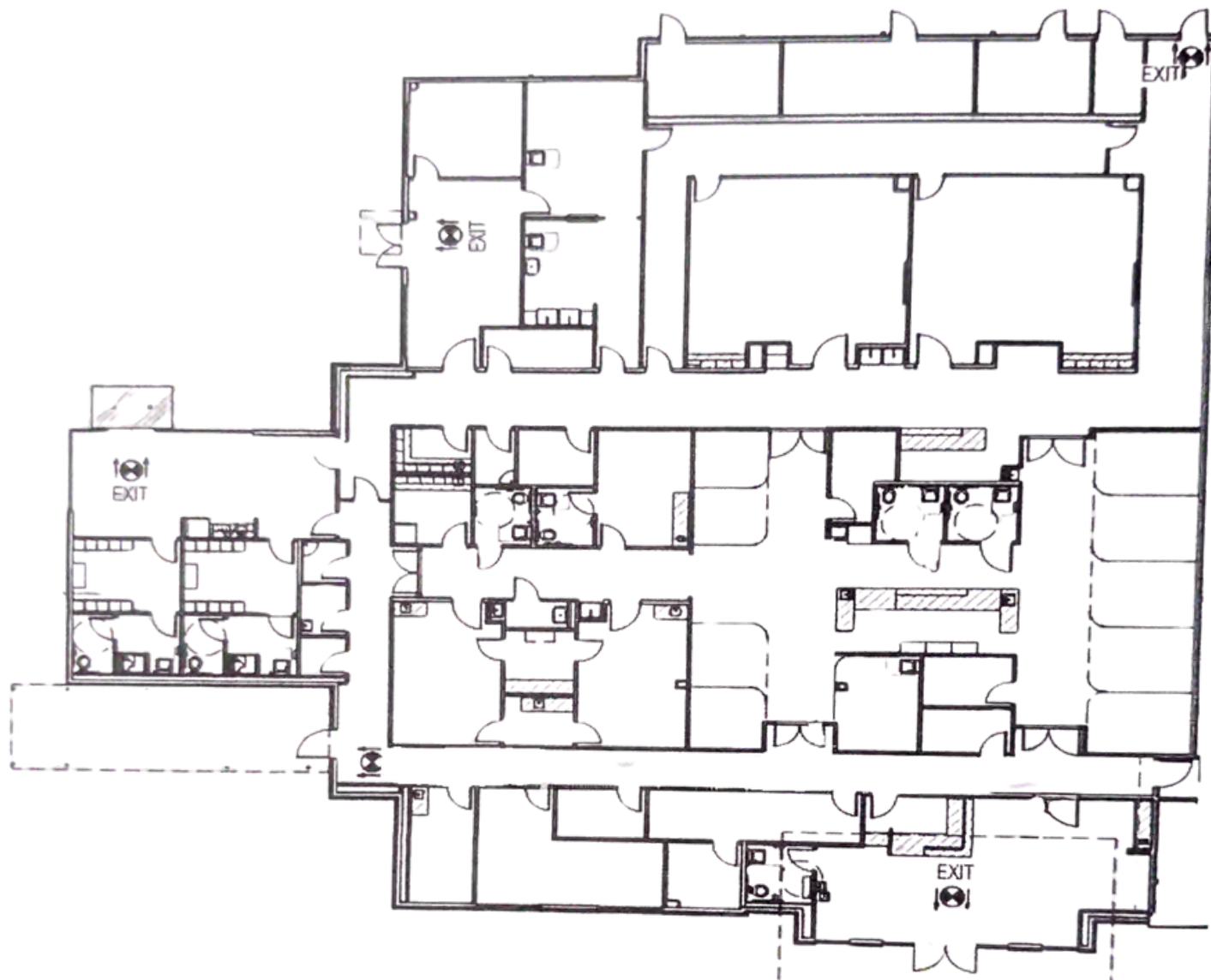
PROPERTY OVERVIEW

AVAILABLE SURGICAL SPACE

- 13,182 SF
- Piped Medical Gas
- External Gas Farm
- Commercial Back-up Generator
- Hospital Grade HVAC System and Air Control
- Surgical Lighting
- Covered Patient Pick-up
- Mechanical Area
- Monument Signage
- Multiple Offices
- 2 Large Operating Rooms
- 2 Procedural Rooms
- Pre-op/ Post-op Areas
- Clean Room
- Decontamination Room
- Soiled Work Room
- Equipment and Storage
- Women's and Men's Locker Rooms with Showers



SURGICAL SPACE - FLOOR PLAN



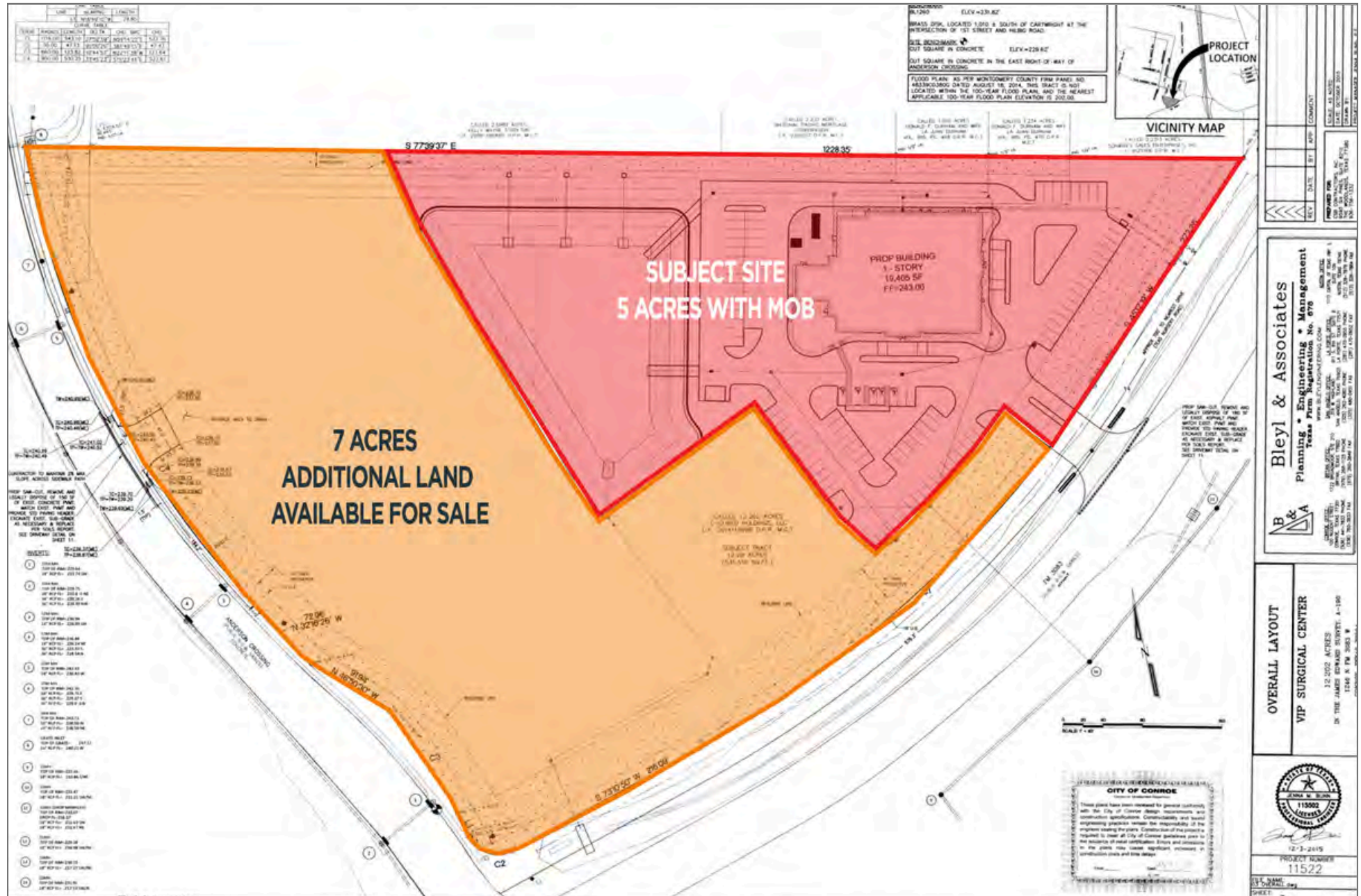
PROPERTY AERIAL



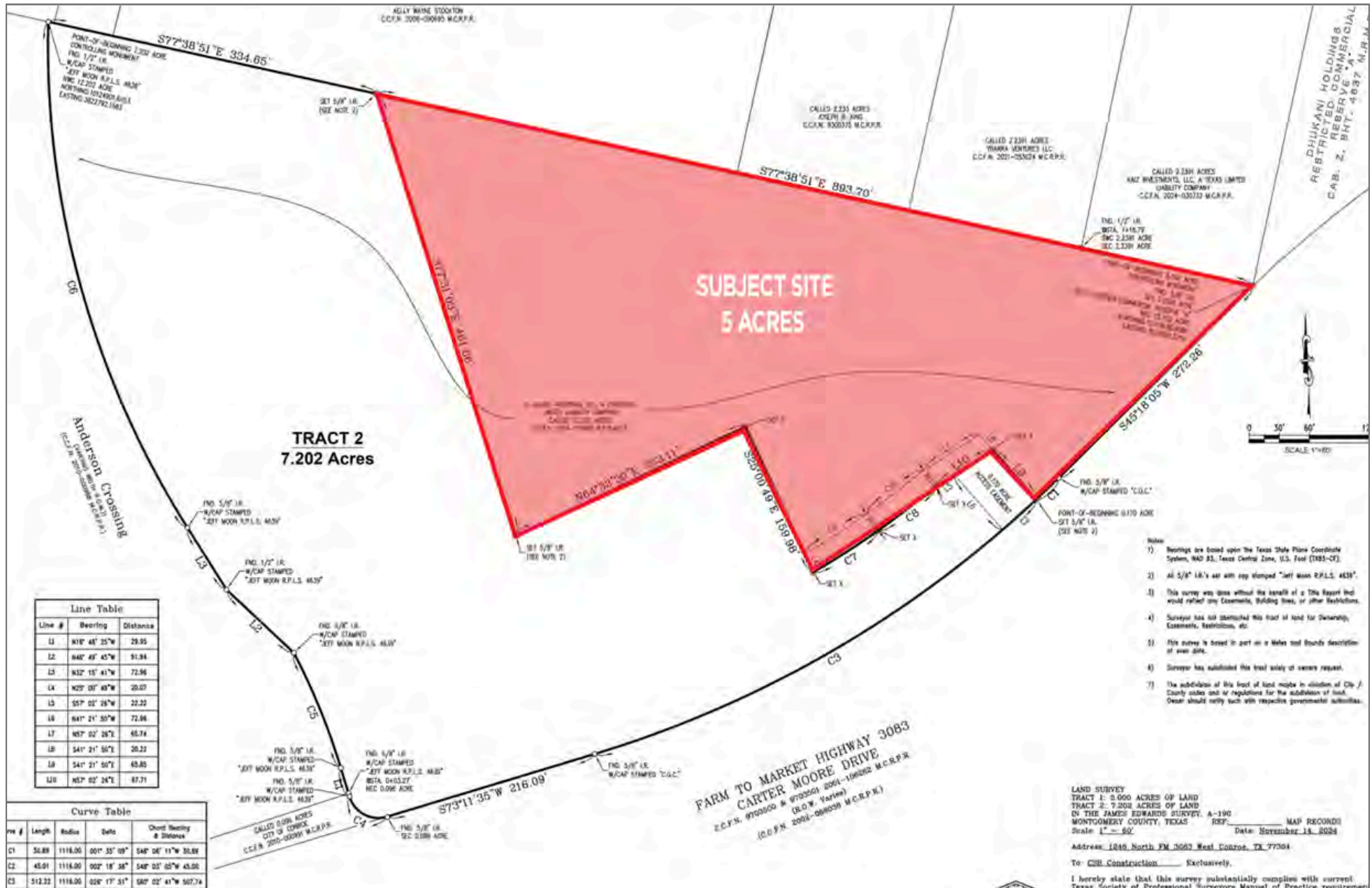
PROPERTY AERIAL



PROPERTY SURVEY



SITE PLAN



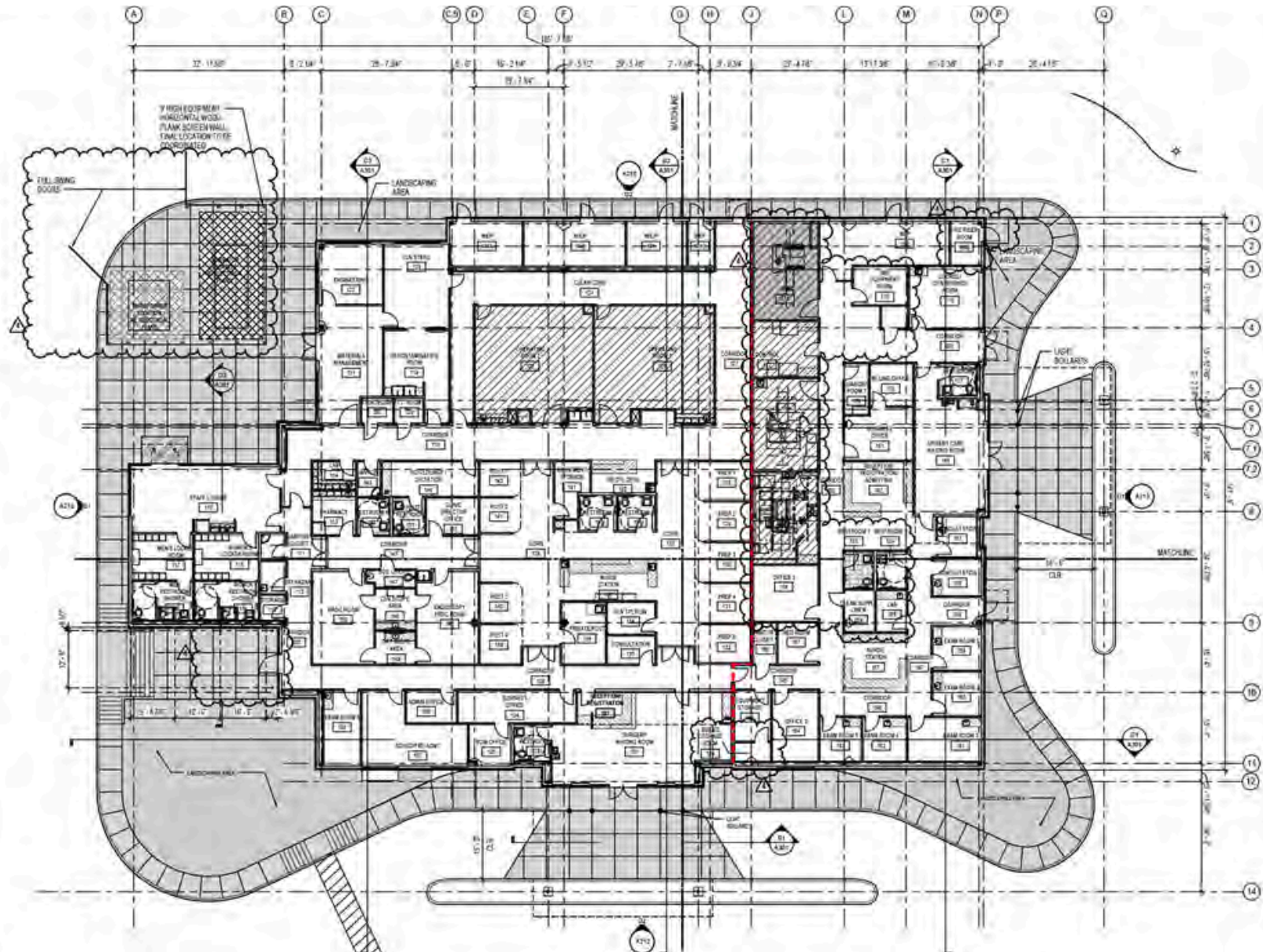
PROPERTY LOCATION



SURROUNDING RETAIL



FLOORPLAN



MARKET OVERVIEW

CONROE MARKET HIGHLIGHTS

Conroe is the county seat of Montgomery County, which is part of the Greater Houston Metropolitan Area. Conroe was recently identified as the fastest-growing city in the nation with an annual growth rate of 7.8%, 11 times higher than the national average.

The Medical sector in Conroe, Texas is anchored by HCA Houston Healthcare Conroe, a major regional hospital offering trauma, cardiac, and specialty care, supported by nearby facilities in The Woodlands. The region is experiencing strong healthcare demand due to rapid population growth, limited primary care access in outlying areas, and a rising need for behavioral health and rehabilitation services.

Educational institutions like Sam Houston State University's College of Osteopathic Medicine are helping to address workforce gaps by training future physicians locally. Despite its strengths, the market faces challenges, including infrastructure constraints like Conroe's current building moratorium, which has delayed new clinic developments. Overall, Conroe presents significant opportunities for outpatient expansion, primary care investment, and specialty service growth, particularly as the region continues to urbanize and attract healthcare providers.

There are several new housing developments in the area, including Johnson Development's Grand Central Park and Woodforest Developments and Howard Hughes newest master planned community, The Woodlands Hills. Current actively planned communities are providing an estimated additional 18,000 homes to the area.

Residential growth is spurring business growth in Conroe. Fortune 500 healthcare company McKesson has recently moved its regional distribution center to Conroe and major oil and gas manufacturer, Reed Hycalog, is building its new world headquarters in Conroe, as well as Tenaris, who also announced its resuming operations in Conroe.

Retail is also expanding, including the addition of "336 Marketplace," a 700,000+ SF power center located at S Loop 336 and I-45, as well as the redevelopment of the "Outlets at Conroe," a 340,000+ SF outlet mall located at League Line Rd. and I-45. The Conroe-North Houston Regional Airport recently underwent a \$17 million expansion to support the area's growth; the airport contributes a \$33 million economic impact to the local economy.



MARKET OVERVIEW

THE WOODLANDS MARKET OVERVIEW



The Woodlands is a 28,000-acre master-planned community, with a population of more than 120,000. It is located approximately 30 miles north of downtown Houston and consistently ranks among the top bestselling, master planned communities in the nation.

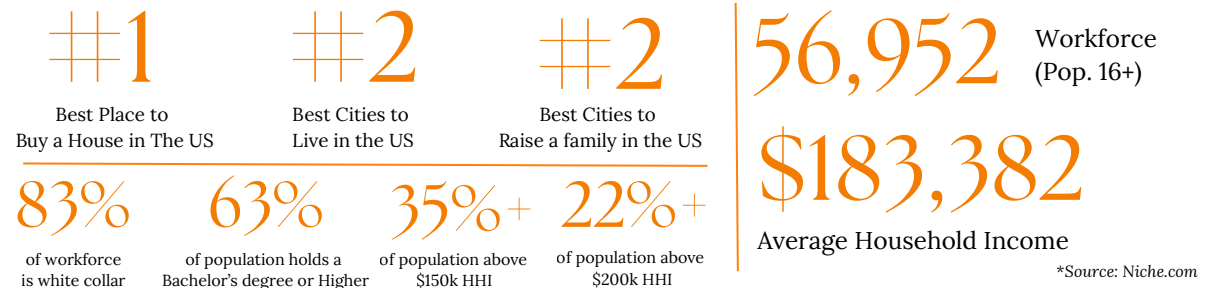
Currently 56,952 employees work in the area with such major employers as ExxonMobil Corp, CHI St. Luke's The Woodlands, Memorial Hermann The Woodlands, Huntsman Corp, Baker Hughes, Talisman Energy, Aon Hewitt, Nexeo Solutions, Chevron, McKesson and Repsol USA. Continued growth is driven in part by the 385-acre ExxonMobil corporate campus creating an estimated 10,000-12,000 jobs and is 3-4 million square feet, as well as the new HP corporate campus located in the new Springwoods master-planned development.

As a regional healthcare hub, The Woodlands is home to five acute-care centers including Memorial Hermann The Woodlands Medical Center, Houston Methodist The Woodlands Hospital, St. Luke's Health - The Woodlands and Lakeside Hospitals, Texas Children's Hospital and the University of Texas M.D. Anderson Cancer Center. Healthcare is currently the largest employment sector.

Acting as the Central Business District of the Woodlands is Town Center, a 1,000 acres master-planned development. Town Center attracts over 20 million visitors annually with popular destinations, such as The Woodlands Mall, Market Street, Woodlands Waterway and The Cynthia Woods Mitchel Pavilion.

The Ritz-Carlton Residence, Designed by world-renowned Robert A.M. Stern Architect's is a new 111-unit luxury residence projects rising on one of the last remaining development sites on the shores of Lake Woodlands. The 8-acre project is considered the first large-scale condo to be built in the master-planned community's 50-year history and is scheduled for completion in 2027.

There are nine distinct villages that make up The Woodlands: Alden Bridge, Cochran's Crossing, College Park, Creekside Park, Grogan's Mill, Indian Springs, Panther Creek, Sterling Ridge & May Valley. The Woodlands has seen tremendous growth over the past two decades, growing 135% since 1990, and benefits from its outstanding amenities including retail, hotel, entertainment,



FOR MORE INFORMATION:

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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.



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date