



GABE RODARTE
(936) 218-2723
2800 POST OAK BLVD SUITE
4100 HOUSTON, TX 77056

ADAM OLSEN
(713) 614-2670
2800 POST OAK BLVD SUITE
4100 HOUSTON, TX 77056

7,000 SF PRIME LOCATION FOR LEASE

610 N LOOP 336 E | CONROE, TX 77301



OFFERING SUMMARY

SALE PRICE

\$.90/SF/MO + \$.10

NNN=\$1.00

YEAR BUILT

1981

PROPERTY TYPE

OFFICE

LEASE SPACE SIZE

7,000 - ENTIRE FIRST FLOOR

LOT SIZE

37,985 SF

PROPERTY HIGHLIGHTS

Exceptional 7,000 SF office space available for lease on the first floor at 610 N Loop 336 E, Conroe, TX. This property offers a professional setting with excellent visibility and convenient access to I-45, Downtown Conroe, and surrounding business districts.

The space encompasses the entire ground floor, providing a flexible layout ideal for corporate offices, medical practices, call centers, or professional service firms. Large windows bring in abundant natural light, while the open floor plan allows for easy customization to meet tenant needs. Ample parking and prominent building signage further enhance accessibility and visibility for clients and employees alike.

610 N LOOP 336 E | FOR LEASE

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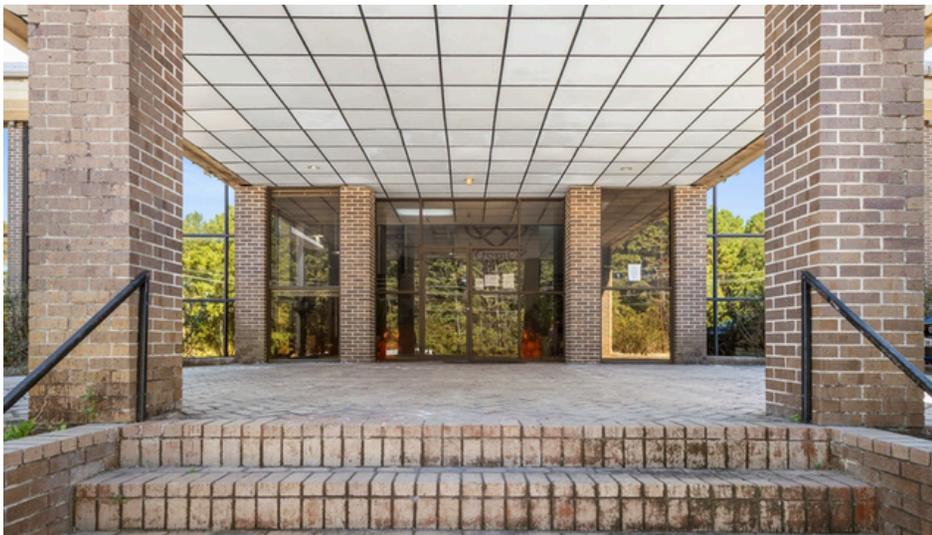
Property Floor Plan



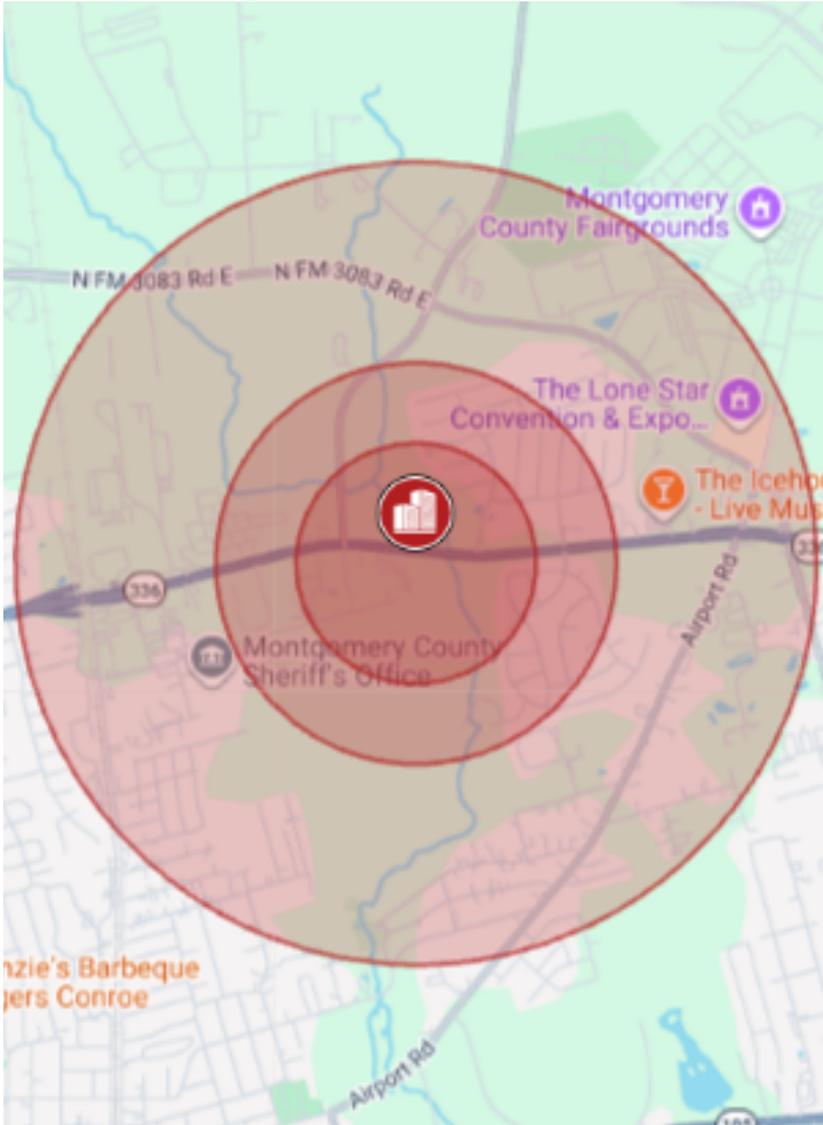
Aerial Map



Property Photos



Demographics



Located along the highly traveled N Loop 336 East corridor, this property offers outstanding visibility and access in the heart of Conroe's main commercial district. Positioned just minutes from I-45, the site connects easily to Downtown Conroe, The Woodlands, and nearby master-planned communities.

With expanding residential growth, strong demographics, and loop frontage exposure, 610 N Loop 336 E offers an ideal setting for businesses looking to establish or expand their presence in one of Montgomery County's fastest-growing submarkets.

	1 Mile	3 Miles	5 Miles
Total population	8,172	43,708	94,613
Workday Population	4,828	50,029	93,094
Total household	1,926	14,727	33,457
Average household income	\$72,392	\$78,315	\$93,108
Average age	35	36	37
Male Population	34	35	36
Female Population	36	37	38

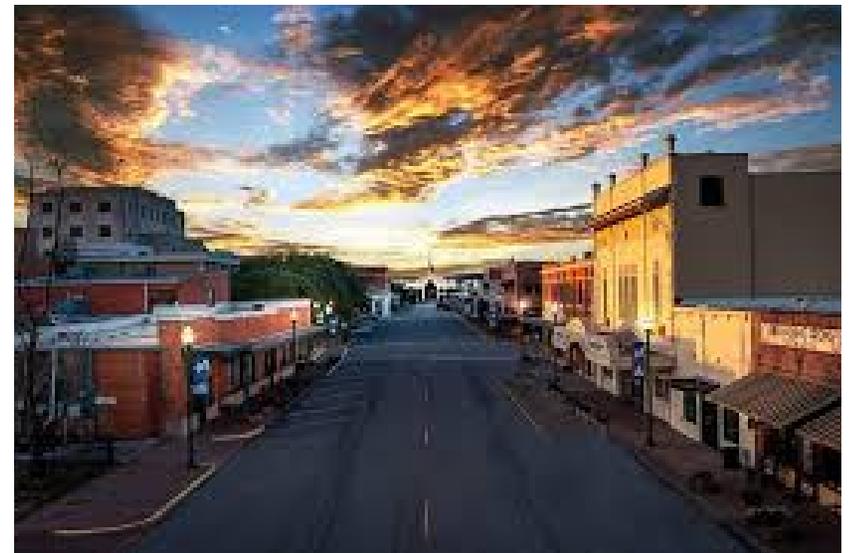
Demographics data derived from AlphaMap

Market Overview

Conroe, Texas is one of the fastest-growing cities in the Greater Houston metropolitan area and serves as the county seat of Montgomery County. Located along Interstate 45 and supported by strong regional infrastructure, Conroe offers excellent connectivity to The Woodlands, North Houston, and Downtown Houston. Its strategic location, combined with strong population growth and expanding commercial development, continues to position Conroe as a major driver of economic activity in North Houston.

The Conroe area has experienced significant residential expansion, with large-scale master-planned communities and new housing developments contributing to sustained population increases. This rapid residential growth has fueled increased demand for retail, healthcare, medical office, industrial, and service-oriented commercial uses. Continued commercial development along major corridors reflects strong consumer demand and ongoing investor confidence in the market.

From a real estate perspective, Conroe benefits from strong demographics, consistent absorption, and growing demand across multiple commercial property types. Limited availability of developable commercial sites in certain corridors, combined with rapid population growth, supports healthy occupancy and long-term value appreciation. As one of the most active growth markets in North Houston, Conroe remains well-positioned for long-term value creation and stable investment performance.



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