

OFFERING MEMORANDUM

610 N LOOP 336 E,
CONROE, TX 77301

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.



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PROPERTY SUMMARY

610 N Loop 336 E, Conroe, TX 77301

LEASE RATE: \$1.00 SF/month (NNN)

YEAR BUILT: 1981

PROPERTY TYPE: Office

BUILDING CLASS: B

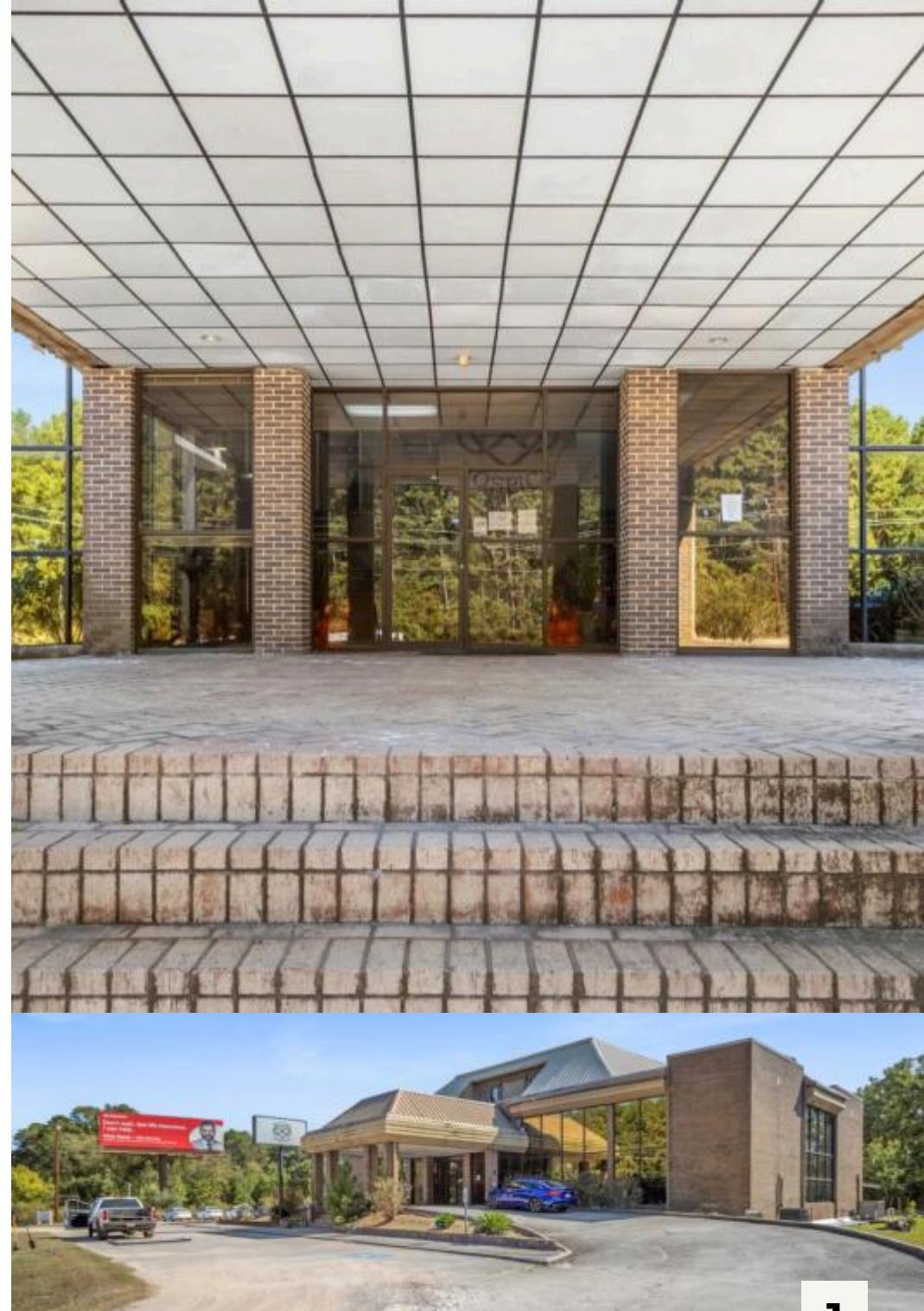
AVAILABLE SF: 7,000 SF

LOT SIZE: 37,985 SF

BUILDING SIZE: 15,508 SF

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.



PROPERTY HIGHLIGHTS

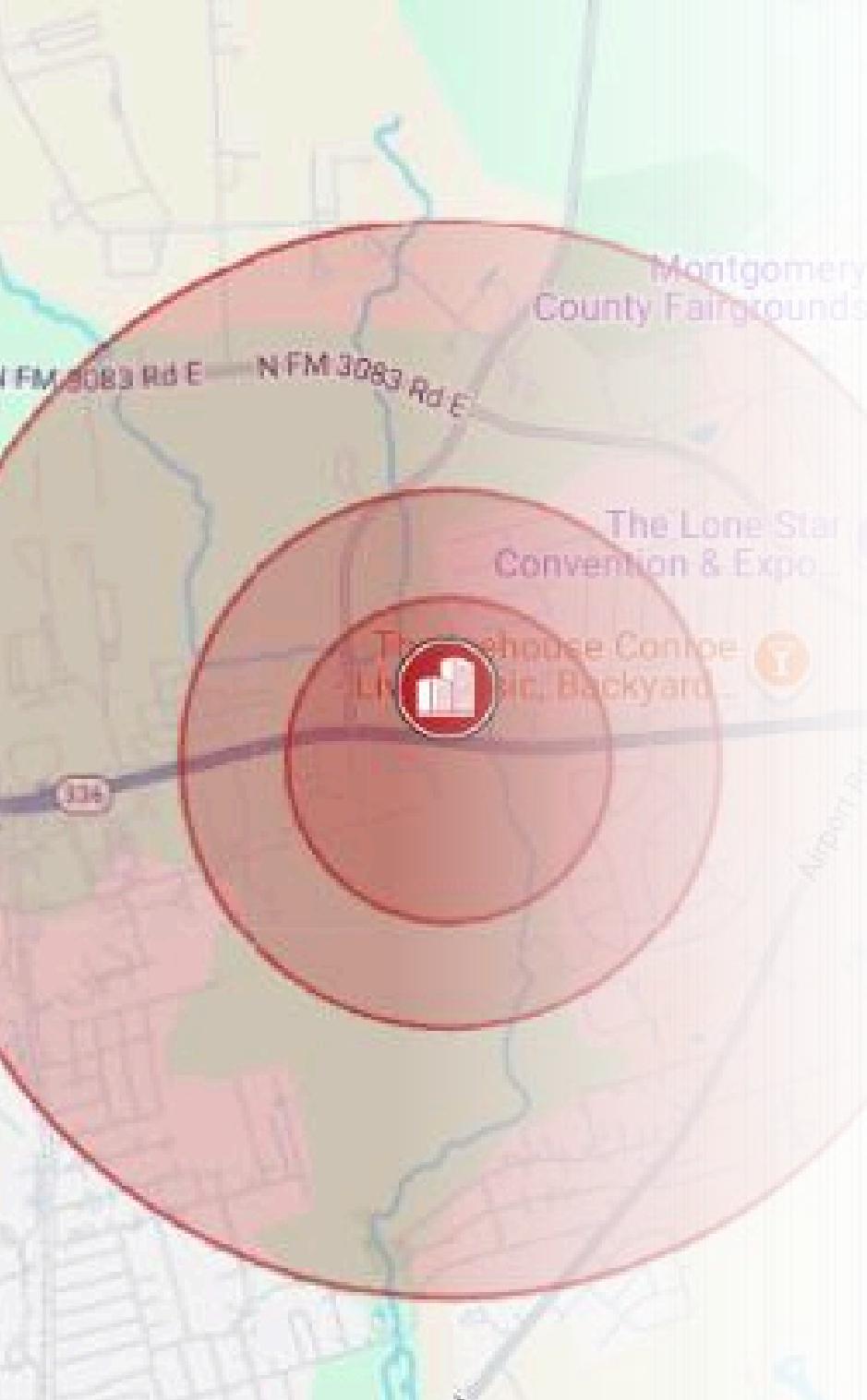
7,000 SF for Lease | Prime Location on N Loop 336 E.

At just \$1.00/SF/MO + \$0.10 NNN, this property presents an outstanding value for businesses seeking quality office space in a high-growth area with strong demographics and nearby amenities, including major retailers, restaurants, and healthcare providers.

- 7,000 SF – entire first floor available
- \$1.00/SF/MO + \$0.10 NNN
- Ideal for professional or medical office use
- Ample on-site parking for employees and clients
- Strong visibility on Loop 336 East with easy access to I-45
- Close to Downtown Conroe, hospitals, and major retail centers



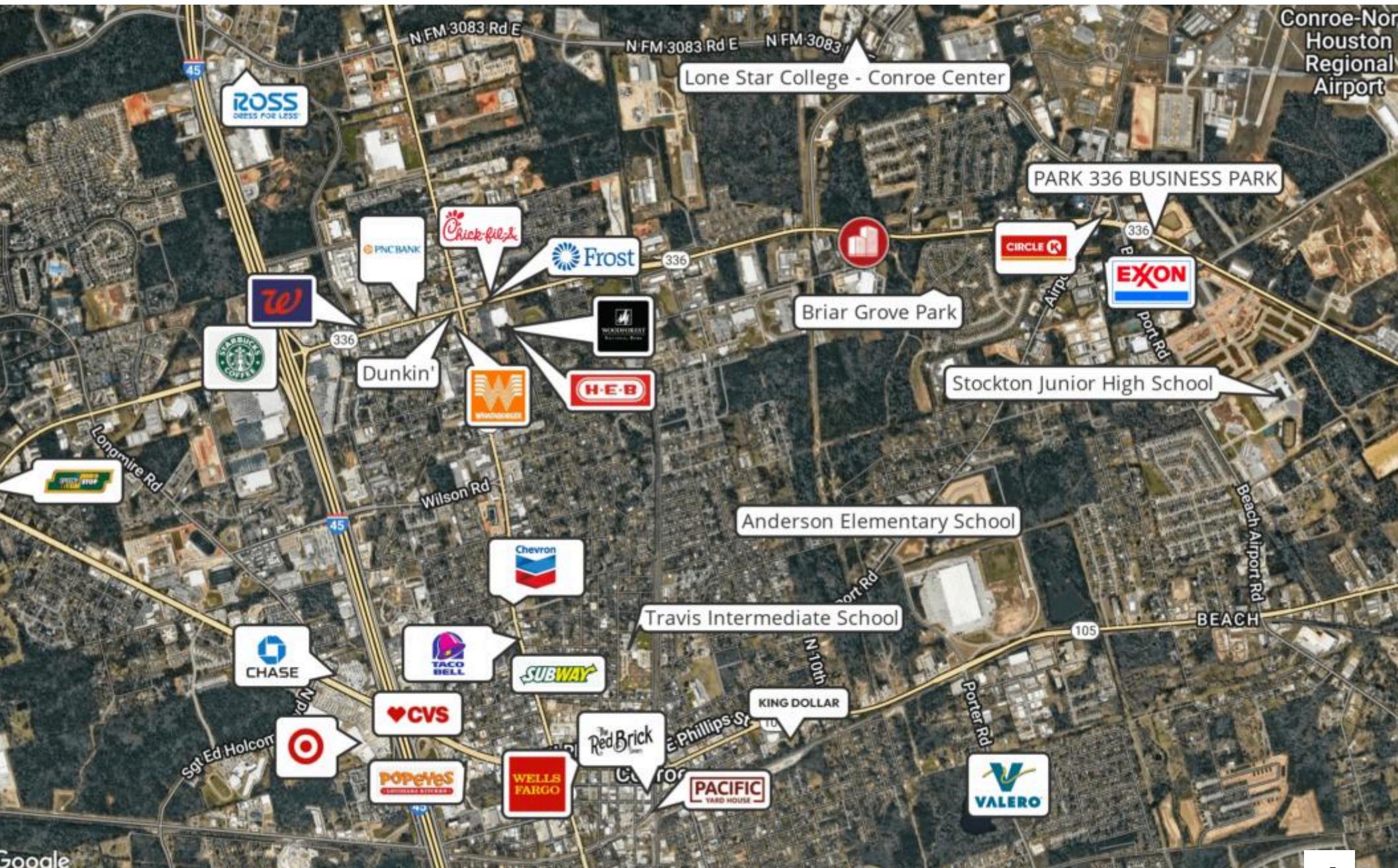
AREA OVERVIEW



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.

	0.3 Miles	0.5 Miles	1 Miles
Total households	316	842	2,716
Total population	914	2,462	8,095
Persons per household	2.9	2.9	3
Average household income	\$46,138	\$45,001	\$44,632
Average house value	\$192,781	\$185,462	\$163,447
Average age	37	37	38
Average age male	37	36	37
Average age female	38	38	39

RETAILER MAP





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