

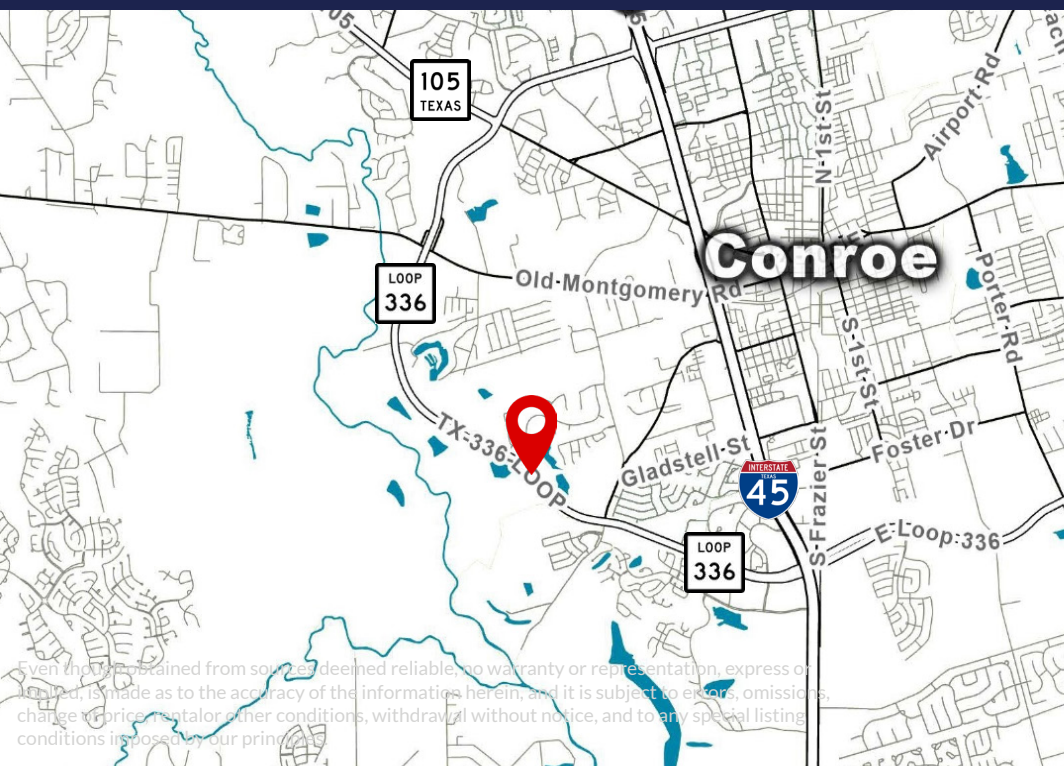
# South Loop 336 West

Conroe, Tx 77304

For Sale



## NEWCOR



### Land For Sale

**\$600K PRICE REDUCTION**

**Lot Size: 5 Acres - Divisible**

**Utilities: City of Conroe/Off-Site**

**Detention**

**Sale Price: \$2,000,000**

### Features:

- Medical, office, retail, hospitality, self-storage, multi-family
- Just 2 miles to Interstate 45
- 845' of frontage on Loop 336
- Ready for development
- VPD: 16,020 (2024)

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## Points of Interest

For Sale



Located just west of Grand Central Park, a new 2,046-acre master planned community and 1 mile west of Conroe Medical Center on the south side of Loop 336 West. Approximately a 15-minute drive north to Lake Conroe and south to The Woodlands.

## Aerials





## Proposed Office Condos



### Proposed Office Condos

**Building 100**  
4 Units - 5,000 SF Total

**Building 200**  
6 Units - 7,500 SF Total

**Building 300**  
6 Units - 7,500 SF Total

