

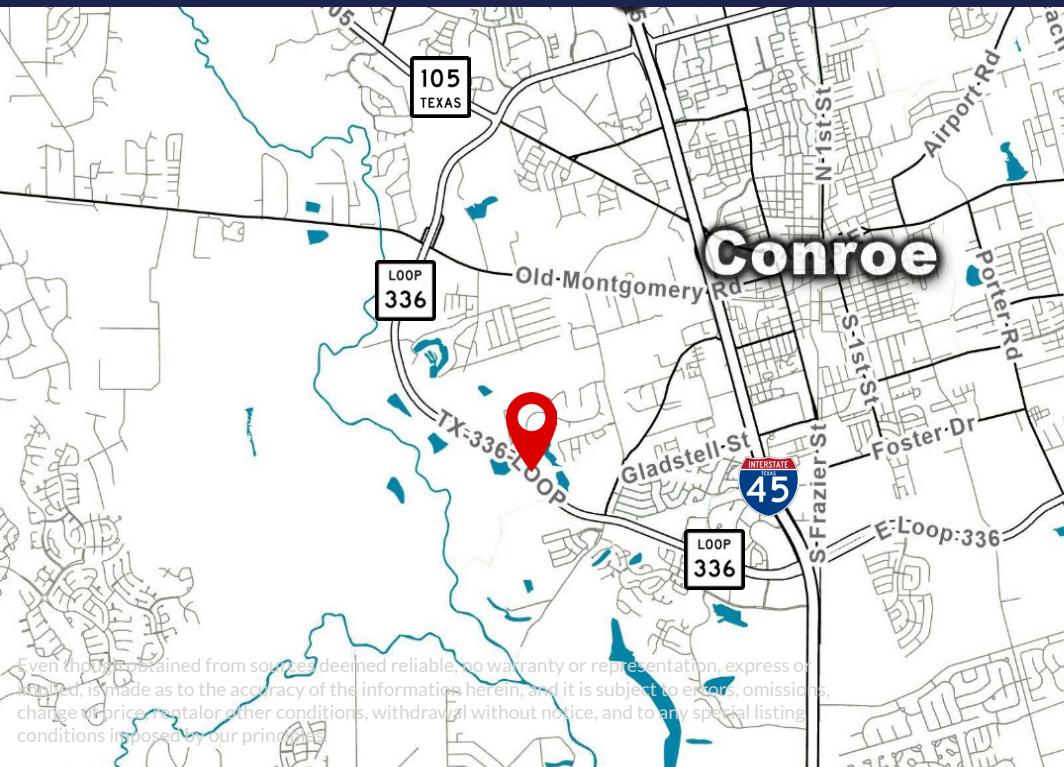
South Loop 336 West

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)

David Alexander

david@newcorcre.com

281.210.0095

Rob Banzhaf

rob@newcorcre.com

281.210.0093

Newcor Commercial Real Estate

281.210.3090

newcorcre.com

Points of Interest

For Sale

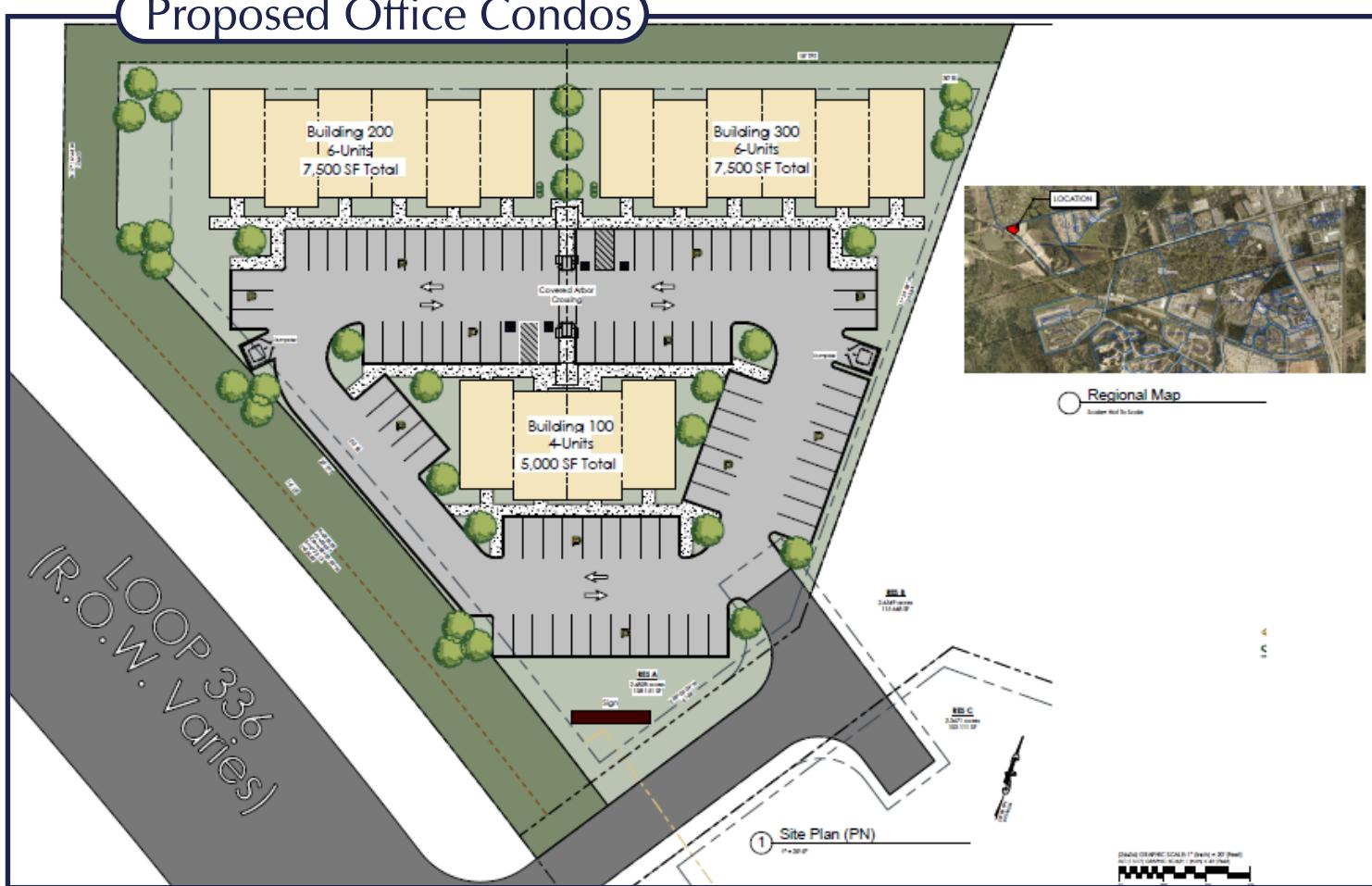


Located just west of Grand Central Park, a new 2,046-acre master planned community and 1 mile west of Conroe Medical Center on the south side of Loop 336 West. Approximately a 15-minute drive north to Lake Conroe and south to The Woodlands.

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

