

# 1211 NORTH LOOP 336 EAST | FOR SALE

CONROE, TX 77303



## Property Description

1211 North Loop 336 East presents a rare land offering with direct frontage on the eastbound Loop 336 corridor. This expansive parcel provides a blank canvas for investors seeking to capitalize on Conroe's commercial growth, allowing for tailored site planning, build-to-suit opportunities, or future re-use concepts. The property is positioned to command visibility from both northbound and southbound traffic flows while maintaining straightforward ingress and egress options. Its flexible configuration supports a range of commercial, retail, or mixed-use strategies, making it a strategic acquisition for investors targeting long-term value creation along this established thoroughfare.

## Property Highlights

- Direct frontage on North Loop 336 East providing exceptional visibility
- Land ready for investor-driven commercial development opportunities
- Flexible parcel supports retail, office, or mixed-use concepts

## Offering Summary

Sale Price:	\$3,000,000
Lot Size:	8.443 Acres

## Demographics

	0.25 Miles	0.5 Miles	1 Mile
Total Households	50	212	681
Total Population	153	702	2,959
Average HH Income	\$82,085	\$92,521	\$103,354

### FOR MORE INFORMATION:



**BRYAN ROBERTS**  
BROKER  
979.219.0819  
BRYAN@TX-CRG.COM

**1211 NORTH LOOP 336 EAST | FOR SALE**

CONROE, TX 77303



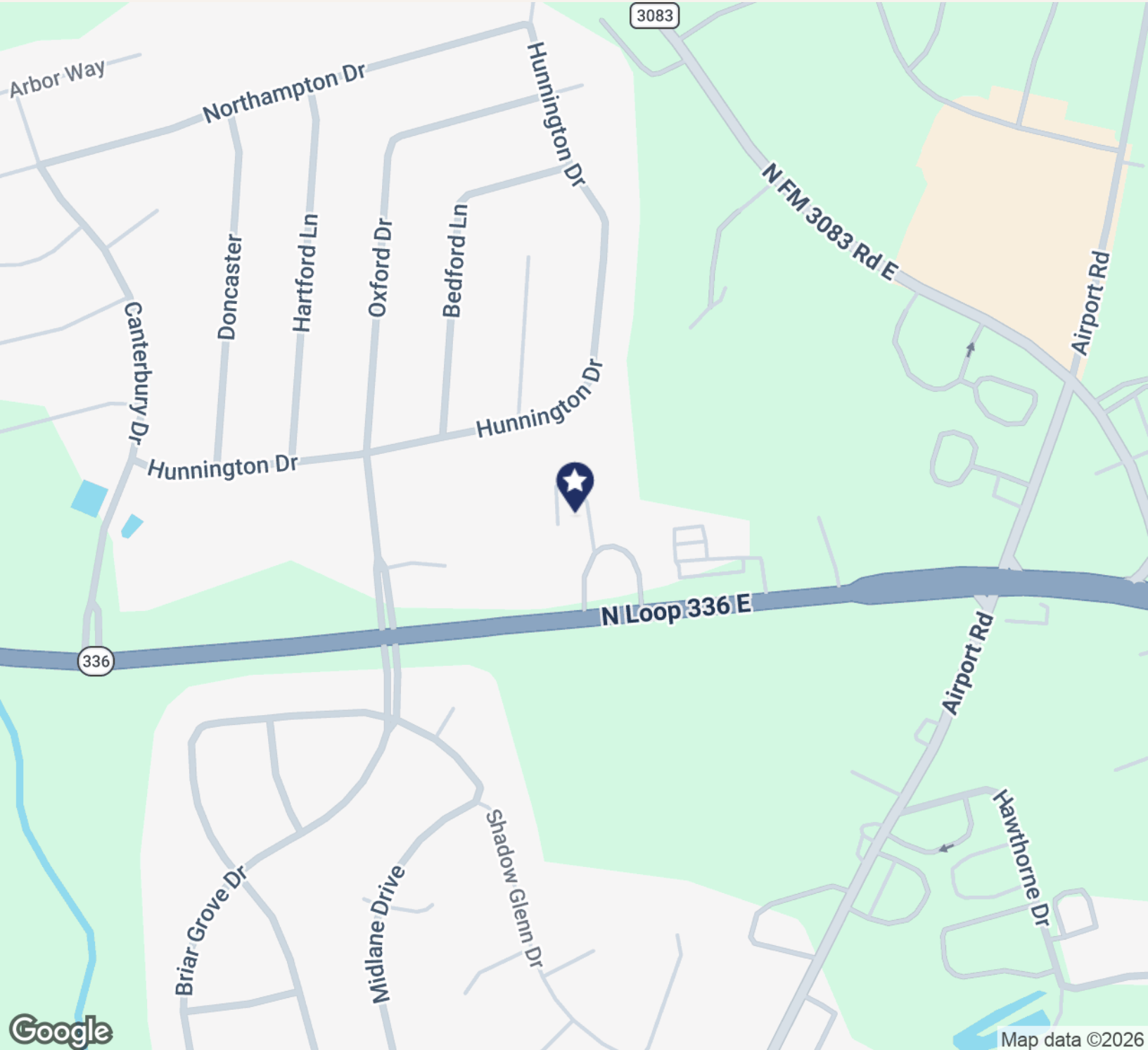
FOR MORE INFORMATION:



**BRYAN ROBERTS**  
BROKER  
979.219.0819  
BRYAN@TX-CRG.COM

# 1211 NORTH LOOP 336 EAST | FOR SALE

CONROE, TX 77303



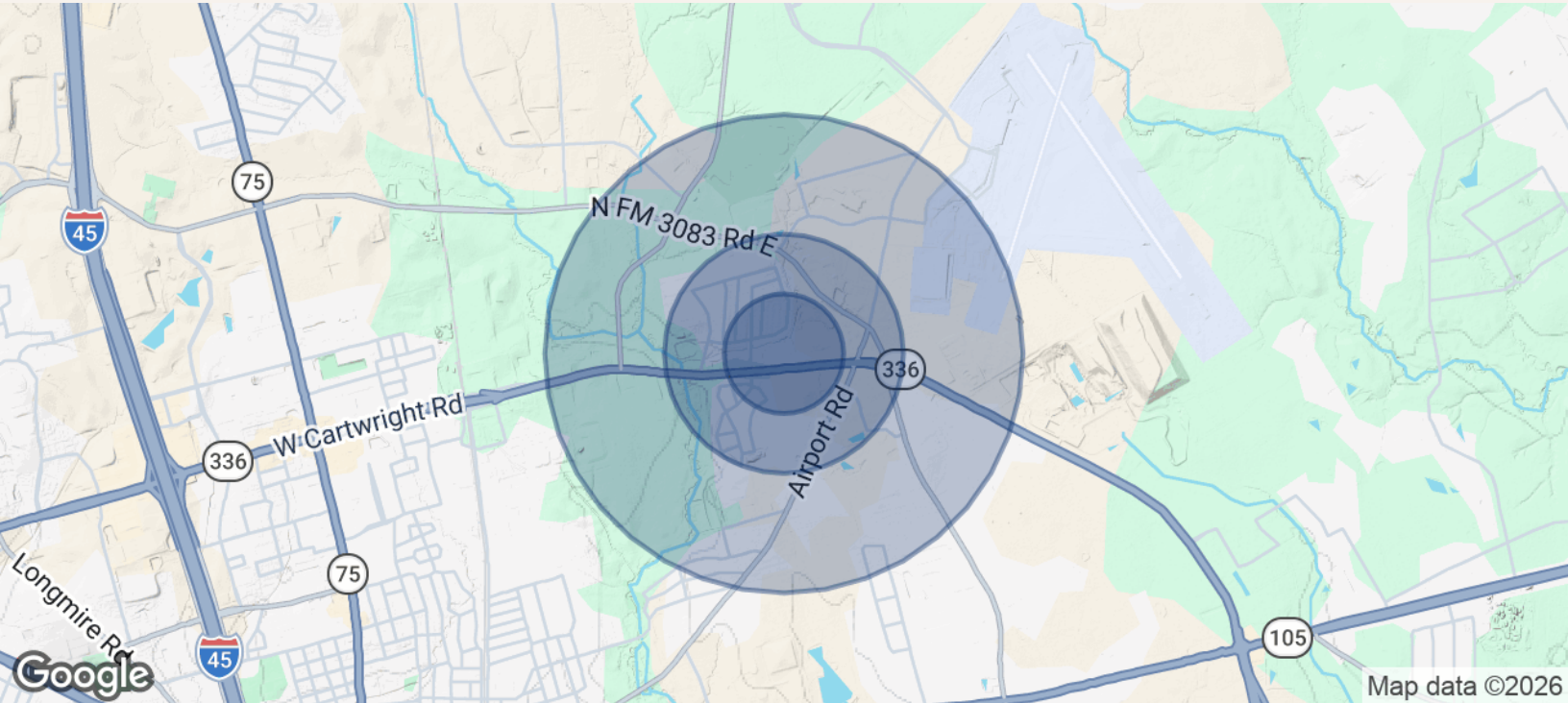
FOR MORE INFORMATION:



**BRYAN ROBERTS**  
BROKER  
979.219.0819  
BRYAN@TX-CRG.COM

# 1211 NORTH LOOP 336 EAST | FOR SALE

CONROE, TX 77303



Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	153	702	2,959
Average Age	31.9	31.4	31.3
Average Age (Male)	32.2	32.1	32.2
Average Age (Female)	29.6	29.1	30.9
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	50	212	681
# of Persons per HH	3.1	3.3	4.3
Average HH Income	\$82,085	\$92,521	\$103,354
Average House Value	\$239,118	\$243,469	\$245,195

2023 American Community Survey (ACS)

FOR MORE INFORMATION:



**BRYAN ROBERTS**  
BROKER  
979.219.0819  
BRYAN@TX-CRG.COM



## Information About Brokerage Services

*Texas law requires all real estate licensees 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.

**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.

**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.

#### Texas Commercial Realty Group, LLC

Licensed Broker /Broker Firm Name or

Primary Assumed Business Name

#### Bryan Roberts

Designated Broker of Firm

Licensed Supervisor of Sales Agent/  
Associate

Sales Agent/Associate's Name

9014666

License No.

670049

License No.

License No.

License No.

info@tx-crg.com

Email

bryan@tx-crg.com

Email

Email

Email

(855)489-2734

Phone

(979)219-0819

Phone

Phone

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date