

MEDICAL OFFICE FOR LEASE



CONROE MEDICAL ARTS CENTER

1501 RIVER POINTE DR | CONROE, TX 77304

825 TOWN & COUNTRY WAY, SUITE 1200, HOUSTON, TX 77024 | 281-367-2220 | JBEARDCOMPANY.COM

PROPERTY HIGHLIGHTS

- 2nd Gen medical office space for lease
- Bypass the build-out with immediate occupancy available
- Plug-and-play medical infrastructure with existing sinks in each exam room
- Newly upgraded suites with premium-finishes
- First floor availability with lobby exposure
- Multi-specialty medical community
- Anchored by Memorial Hermann and strategic proximity to Conroe Regional Medical Center
- Ample parking 4.2/1,000
- Located near the entry to Conroe Medical Center, a full-service member of the HCA Healthcare network with 1,200 employees and over 400 physicians on staff.



ASSET OVERVIEW



OFFERING SUMMARY

ADDRESS	1501 River Pointe Dr Conroe, TX 77304
LEASE RATE	Call for Pricing
AVAILABLE SPACE	2,001 - 3,990 SF
PROPERTY TYPE	Medical Office
YEAR BUILT	2002
BUILDING SIZE	68,832 SF
BUILDING CLASS	A
BUILDING HEIGHT	2 Stories
PARKING	200 Surface Parking Spaces

AVAILABLE SPACES

LEASE TYPE	NNN	LEASE TERM/LEASE RATE	Call for Pricing
TOTAL SPACE	2,001 - 3,990 SF	TENANT IMPROVEMENT ALLOWANCE	Negotiable

SUITE	SIZE (SF)	TYPE	LEASE TYPE	DESCRIPTION	
110	2,492	Medical Office	NNN	2nd Gen OBGYN. First floor, Main lobby exposure, Beautiful frosted glass entry. Newly upgraded suite with high-end finishes, Move-in Ready	EXPLORE 3D SPACE jbeardcompany.com/properties
120	3,990	Medical Office	NNN	2nd Gen ENT Medical Office. First floor, Move-in ready. Existing sinks in each exam room	EXPLORE 3D SPACE jbeardcompany.com/properties
140	2,001	Medical Office	NNN	Newly upgraded suite with high-end finishes. First Floor, Move-in ready	EXPLORE 3D SPACE jbeardcompany.com/properties
160	3,765	Medical Office	NNN	First Floor, Move-in ready. Existing sinks in each exam room	



PROPERTY PHOTOS - SUITE 110



PROPERTY PHOTOS - SUITE 120



PROPERTY PHOTOS - SUITE 140

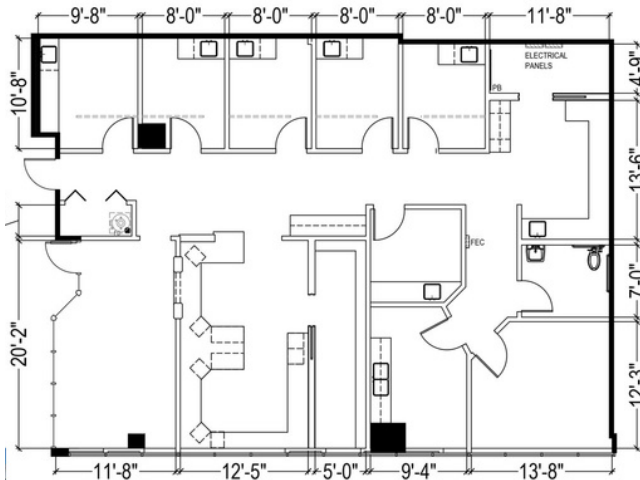


PROPERTY PHOTOS - SUITE 160

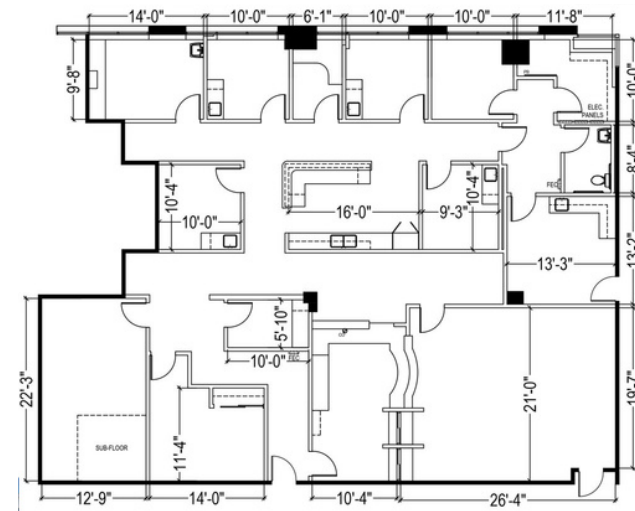


PROPERTY FLOORPLANS

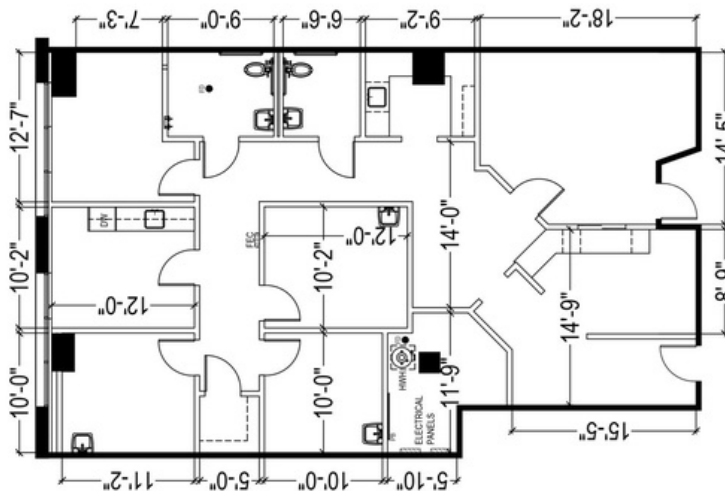
SUITE 110 - 2,492 SF



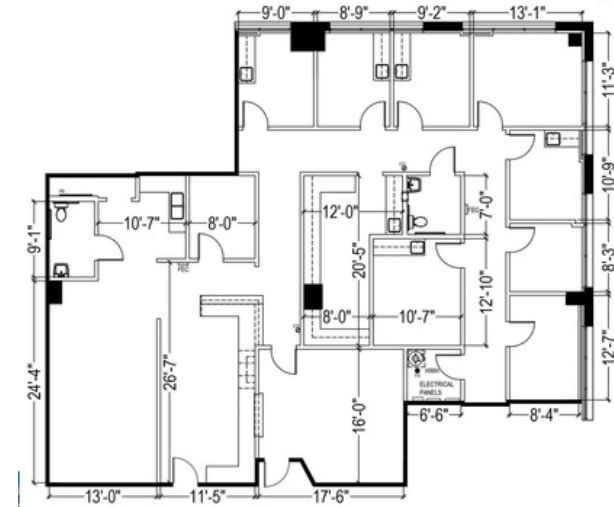
SUITE 120 - 3,990 SF



SUITE 140 - 2,001 SF



SUITE 160 - 3,765 SF





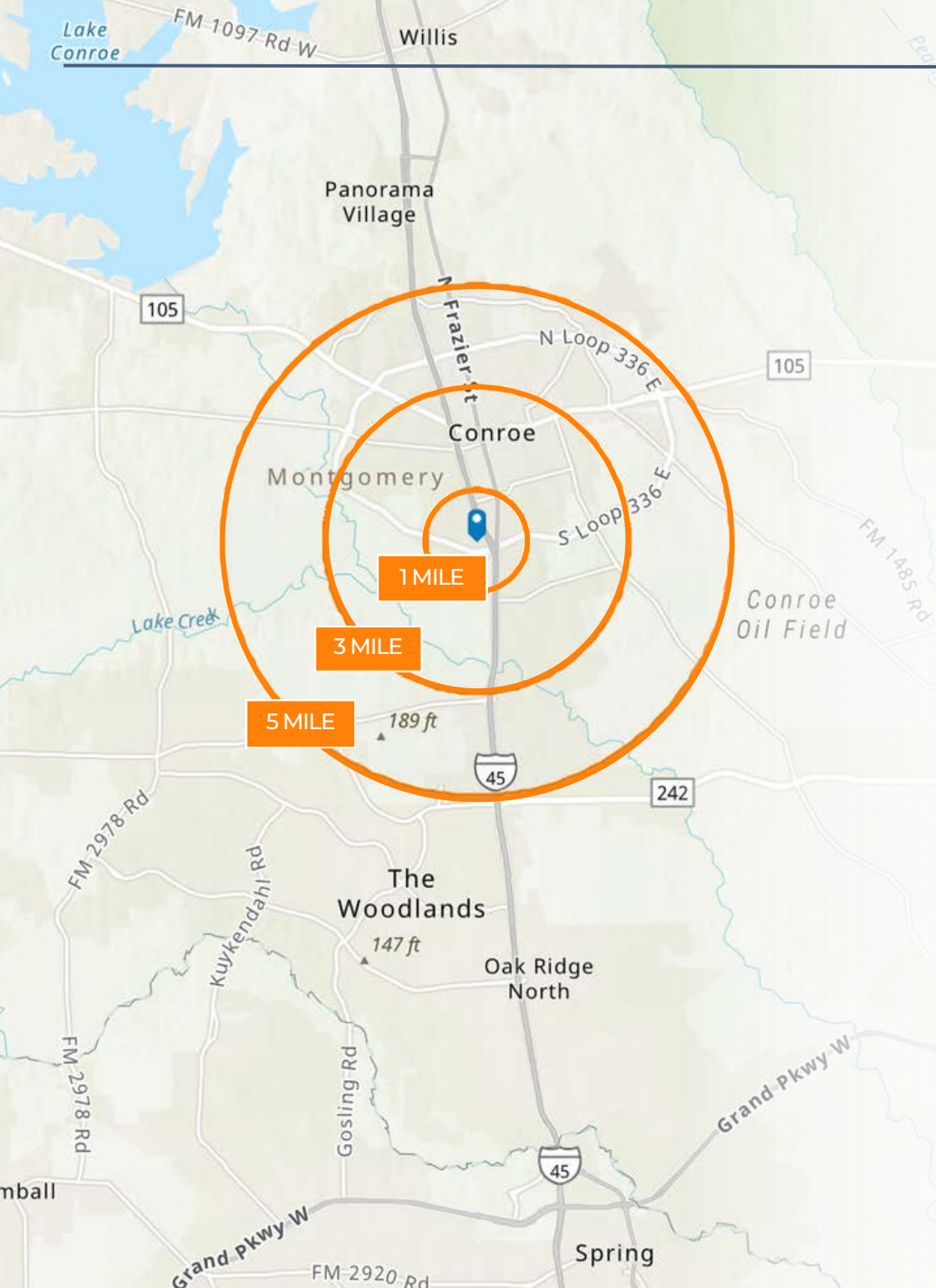
SURROUNDING AMENITIES



PROPERTY LOCATION



DEMOGRAPHICS



METRIC	1 Miles	3 Miles	5 Miles
Population Summary			
2025 Total Population	8,254	46,852	121,392
2025 Total Daytime Population	13,862	56,130	124,643
Workers	9,717	31,147	60,751
Residents	4,145	24,983	63,892
Household Summary			
2025 Average Household Size	2.34	2.67	2.63
2030 Average Household Size	2.30	2.62	2.63
2025 - 2030 Annual Rate	1.81%	2.05%	2.57%
Housing Unit Summary			
2025 Housing Units	3,831	19,222	48,970
Owner Occupied Housing Units	42.6%	54.7%	60.4%
Renter Occupied Housing Units	57.4%	45.3%	39.6%
Income			
2025 Household Income Base	3,475	17,410	45,051
Average Household Income	\$104,491	\$111,805	\$117,295
Median Household Income			
2025	\$73,877	\$79,677	\$85,926
2030	\$79,912	\$88,122	\$95,571
Per Capita Income			
2025	\$42,531	\$41,671	\$43,377
2030	\$47,852	\$47,231	\$48,683



CONROE - MARKET OVERVIEW

Conroe is the county seat of Montgomery County, which is part of the Greater Houston Metropolitan Area. Conroe was recently identified as the fastest-growing city in the nation with an annual growth rate of 7.8%, 11 times higher than the national average.

The Medical sector in Conroe, Texas is anchored by HCA Houston Healthcare Conroe, a major regional hospital offering trauma, cardiac, and specialty care, supported by nearby facilities in The Woodlands. The region is experiencing strong healthcare demand due to rapid population growth, limited primary care access in outlying areas, and a rising need for behavioral health and rehabilitation services.

Educational institutions like Sam Houston State University's College of Osteopathic Medicine are helping to address workforce gaps by training future physicians locally. Despite its strengths, the market faces challenges, including infrastructure constraints like Conroe's current building moratorium, which has delayed new clinic developments. Overall, Conroe presents significant opportunities for outpatient expansion, primary care investment, and specialty service growth, particularly as the region continues to urbanize and attract healthcare providers.

There are several new housing developments in the area, including Johnson Development's Grand Central Park and Woodforest Developments and Howard Hughes newest master planned community, The Woodlands Hills. Current actively planned communities are providing an estimated additional 18,000 homes to the area.

Residential growth is spurring business growth in Conroe. Fortune 500 healthcare company McKesson has recently moved its regional distribution center to Conroe and major oil and gas manufacturer, Reed Hycalog, is building its new world headquarters in Conroe, as well as Tenaris, who also announced its resuming operations in Conroe.

Retail is also expanding, including the addition of "336 Marketplace," a 700,000+ SF power center located at S Loop 336 and I-45, as well as the redevelopment of the "Outlets at Conroe," a 340,000+ SF outlet mall located at League Line Rd. and I-45. The Conroe-North Houston Regional Airport recently under-went a \$17 million expansion to support the area's growth; the airport contributes a \$33 million economic impact to the local economy.

FOR MORE INFORMATION:

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is **not** otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does **not** provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date