

FOR SALE



200 VALLEYWOOD ROAD

THE WOODLANDS, TEXAS



SALE PRICE

\$4.5M



PRICE/SF

\$221.92



IN-PLACE CAP

7.04%



CURRENT NOI

\$316,922



PROFORMA CAP

8.6%



PROFORMA NOI

\$385,680

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NEWCOR

Property Overview

This property features a relaxing interior courtyard complete with a koi pond, ensuring a tranquil environment. It is secured with keypad-controlled access and gated entry, and offers a large parking ratio including covered reserved spaces. Excellently located, it sits just one block west of I-45, a mile from the Hardy Toll Road, and a mile from City Place — and is only a 20-minute drive to IAH airport, making it convenient for frequent travelers.

Building Size	20,278 SF
Lot Size	±2.88 Acres
Year Built	2000
Construction	Single-story, multi-tenant
Access	Keypad controlled, gated entry
Amenity	Interior courtyard with koi pond

Traffic Counts

33,237 I-45 VPD	3,724 VALLEYWOOD VPD	1,487 OAK RIDGE VPD
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Site Plan

VALLEYWOOD PROFESSIONAL MEDICAL CENTER

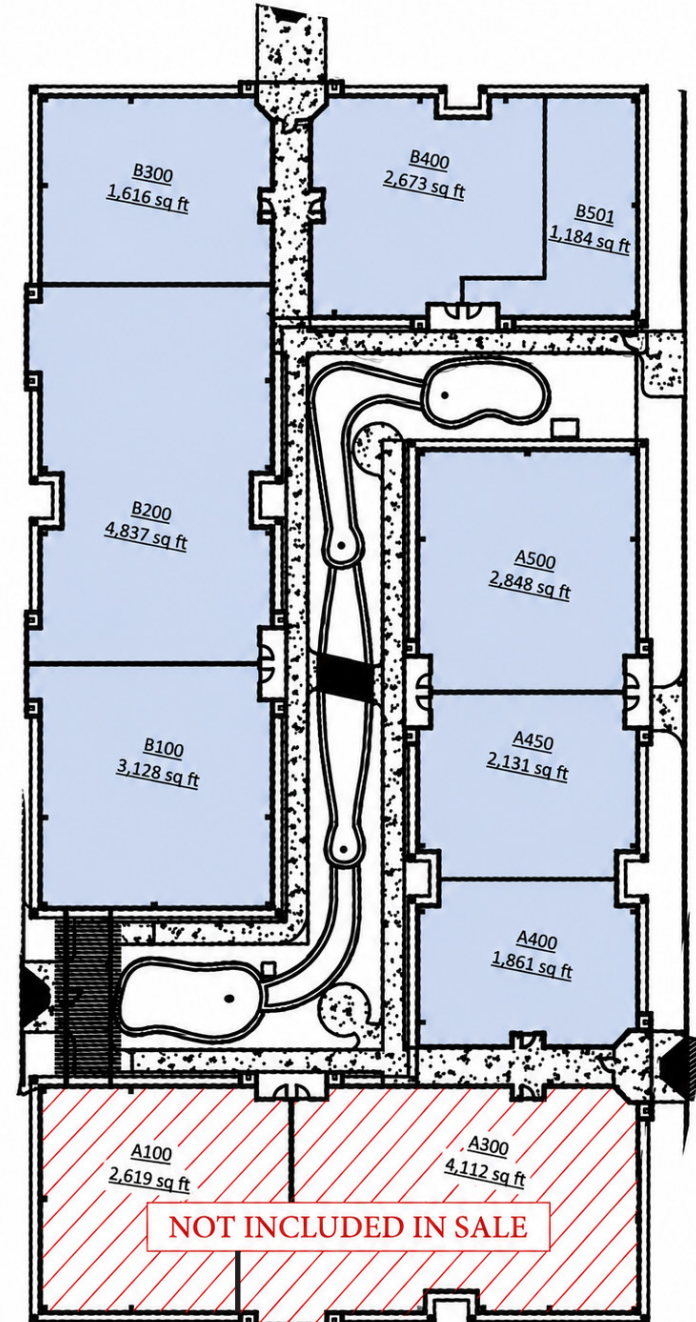
Eight suites totaling 20,278 SF are offered for sale, arranged in two wings around a landscaped courtyard with a koi pond. The southern wing (Suites A100 & A300) is not included.

Included in sale - 8 suites | 20,278 SF

Not included in sale (A100 | A300)

SUITE FOR SALE

B300	1,616 SF
B400	2,673 SF
B501	1,184 SF
B200	4,837 SF
B100	3,128 SF
A500	2,848 SF
A450	2,131 SF
A400	1,861 SF
TOTAL	20,278 SF



Location & Access

THE WOODLANDS / I-45 CORRIDOR

CONNECTIVITY

- One block west of Interstate 45 - direct corridor exposure
- ±1 mile to Hardy Toll Road
- ±1 mile to City Place/Springwoods Village
- Minutes to the Grand Parkway (99-Toll)
- ±20 minute drive to George Bush Intercontinental (IAH)

IN THE AREA

- The Woodlands Towers, The Woodlands Mall & Cynthia Woods Mitchell Pavilion
- National I-45 Retail: Rooms To Go, Mattress Firm, Goodyear, Hertz, Enterprise, HEB
- Dining & Services: Carrabba's, IHOP, Prosperity Bank, Chase Bank

