

FOR SALE

Offering Summary

Sale Price:	\$4,500,000
Building Size:	20,278 SF
Lot Size:	±2.558 Acres
Price / SF:	\$221.92/SF
Existing Cap Rate:	7.8%
NOI:	\$351,302.00
Year Built:	2000

Proforma

NOI:	\$385,680
Cap Rate:	8.6%



NEWCOR
Listing Page

200 VALLEYWOOD ROAD
The Woodlands, Texas 77380

NEWCOR



Ryan Dierker

📞 281.210.2484

✉️ ryan@newcorcre.com

Newcor Commercial Real Estate

📞 281.210.3090

🌐 newcorcre.com

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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. The facility offers a large parking ratio, including covered reserved spaces. Excellently located, it is just one block west of I-45, a mile from the Hardy Toll Road, and a mile from City Place, facilitating easy access. Additionally, it's only a 20-minute drive to IAH airport, making it convenient for frequent travelers.



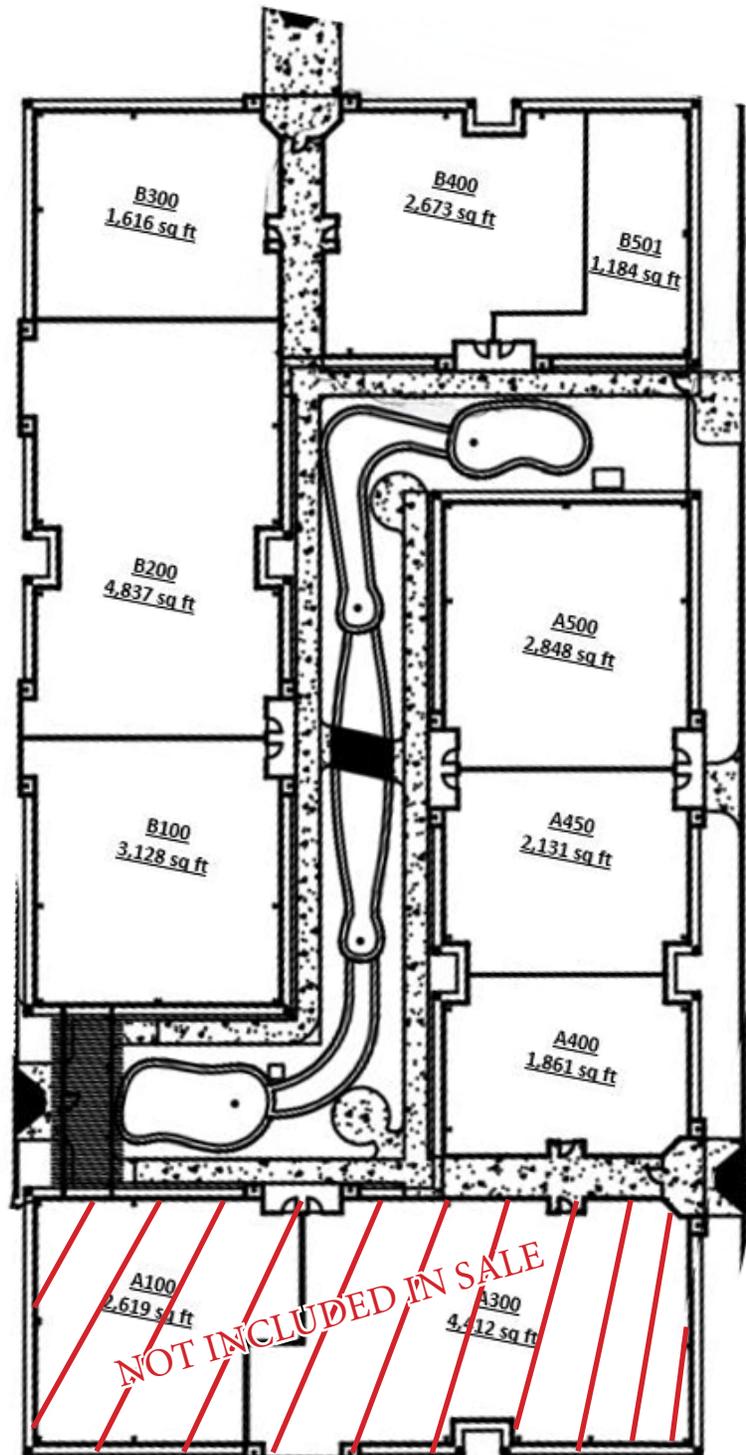
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**VALLEYWOOD
PROFESSIONAL
MEDICAL CENTER**

Site Plan



NOT INCLUDED IN SALE