



±9,940 SF Class A Flex Building

1617 N Loop 336 E | Conroe, Texas

Located within Park 336, a professionally planned Class A flex business park along Conroe's N Loop 336 E growth corridor, this ±9,940 SF free-standing building combines storefront entry, grade-level loading, dedicated parking, and secured rear yard access in a flexible layout suited for service, light industrial, showroom, recreational, and office-support users.

WHY PARK 336

- Located along Conroe's N Loop 336 E growth corridor
- Strong access to I-45, SH 105, Downtown Conroe, and The Woodlands
- Montgomery County growth supports flex and service-user demand
- Campus-style layout with internal circulation and dedicated parking
- Multi-phase park designed for long-term visibility and tenant mix

All information is preliminary and subject to change without notice. This flyer is for informational purposes only and does not constitute an offer, commitment, or agreement of any kind. Demographic and traffic data are provided for informational purposes only. Traffic counts from TxDOT AADT.

SITE

NNN Lease

Rate Upon Request

18' Clear Height

Warehouse / Flex Utility

4 Grade-Level Doors

Loading Access

Secured Rear Yard

Operational Feature

MARKET SNAPSHOT

Population **±749,600**
Montgomery County, 2024

Population Growth **+64%**
Montgomery County, Since 2010

Daily traffic **15.1k VPD**
Loop 336 E

Put This Space to Work

Call or Email Tonya Richardson
Tonya@NewmanCRE.com

(936) 522-6236

Built for Flexible Use

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Designed for users who need both customer-facing presentation and functional back-of-house space, this ±9,940 SF Class A flex building combines storefront entry, dedicated parking, grade-level loading, clear height, and secured rear yard access in one free-standing facility. The layout supports a wide range of service, showroom, light industrial, recreational, and office-support users within a professionally planned business park environment.

BUILDING HIGHLIGHTS

- ±9,940 SF free-standing Class A flex building
- 18' clear height
- 4 grade-level overhead doors
- Secured rear yard component
- Storefront entry with natural light
- Dedicated on-site parking
- Efficient internal site circulation

FLEXIBLE USER FIT

Service Users

Showroom

Recreation

Office Support

Light Industrial



Secured yard area with drive-in door.



Storefront entry and dedicated parking.



Private drive with dedicated parking and central access.



Standing seam metal roof and efficient site configuration.

Park 336 Site Context

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Park 336 is a planned multi-phase Class A flex business park designed to support modern flex, service, light industrial, showroom, recreational, and office-support users. Phase I is delivered, with future phases planned to expand the park's scale, tenant mix, and visibility along N Loop 336 E.





PARK 336

Access & Visibility

1617 N Loop 336 E | Conroe, Texas

Park 336 benefits from strong regional connectivity and daily traffic exposure along Conroe's primary commercial corridors. Direct access to Loop 336 E and proximity to I-45 position the property within a high-visibility growth corridor serving both local and regional traffic.

- 4 miles to I-45
- 10 minutes to Downtown Conroe
- 30 minutes to The Woodlands

Traffic Counts (2024)

- 1 I-45: ±130,489 VPD
- 2 FM 3083: ±12,941 VPD
- 3 Loop 336 E: ±15,091 VPD

Source: TxDOT AADT (2024)



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.



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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|--|----------------|----------------------------|----------------------|
| <u>Nate Newman Brokerage, Inc</u> | <u>9004564</u> | <u>nate@newmancre.com</u> | <u>(281)703-0715</u> |
| Name of Sponsoring Broker (Licensed Individual or Business Entity) | License No. | Email | Phone |
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| Name of Licensed Supervisor of Sales Agent/Associate, if applicable | License No. | Email | Phone |
| <u>Tonya Richardson</u> | <u>660938</u> | <u>tonya@newmancre.com</u> | <u>(936)522-6236</u> |
| Name of Sales Agent/Associate | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date