



OFFICE PARK FOR SALE

2643 - 2751 S LOOP 336 W | CONROE, TX 77304

9320 LAKESIDE BLVD | STE 250 | THE WOODLANDS, TX 77381 | 281-367-2220 | JBEARDCOMPANY.COM

PROPERTY HIGHLIGHTS



MALLARD COVE PROFESSIONAL BUILDING

Class A 20K SF multi-tenant retail/office park located in Conroe, TX



CONROE, TEXAS

Listed as a top-10 fastest growing city in the nation according to the US Census Bureau's May 2020 report.



LOCATION & ACCESS

Situated on 4.16 acres with visibility and access from Loop 336 W. Close proximity to Johnson Development and Central Park MPC



RETAIL

Within one mile of the property is 336 Marketplace, a 560,000 square foot retail development, featuring grocery and national big-box anchors.



NEW BUILD

Newly built in 2022 features beautiful modern buildings and elevated aesthetics.



FEATURES

Walking path, back patio spaces and lake with ample signage.



FULLY STABILIZED INVESTMENT

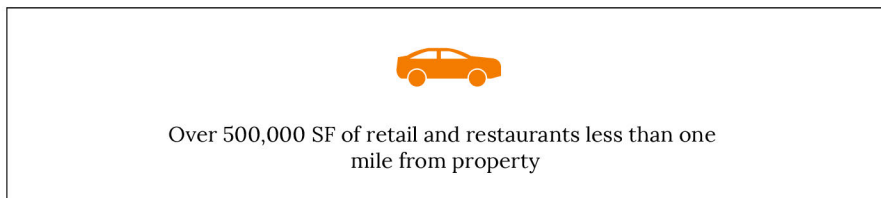
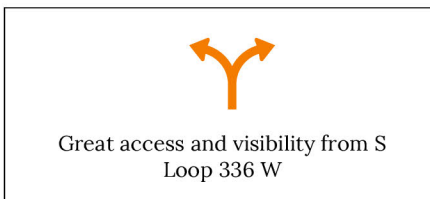
Fully stabilized property provides consistent predictable returns with rising upside and minimal owner responsibility.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,678	41,982	125,202
TOTAL DAYTIME POPULATION	3,011	55,584	124,925
AVERAGE HH INCOME	\$138,653	\$115,347	\$122,012

**Demographics data derived from 2026 STDB*

INVESTMENT SUMMARY

BUILDING SIZE	20,000 SF
BUILDING CLASS	Class A Office
LAND AREA	4.167 AC
FLOORS	Single Story
YEAR BUILT	2022
CURRENT OCCUPANCY	100%
PARKING RATIO	4:1,000



INVESTMENT OVERVIEW

SVN | J. Beard Real Estate is pleased to present Mallard Cove - Office Park, a Class A new professional multi-tenant retail/office investment sale. Located in the fast-growing City of Conroe on S Loop 336 W, this retail/office development has easy access to Interstate 45. It sits just West of Grand Central Park's 336 Marketplace Retail Shopping Center, which is part of Johnson Development's 2,046-acre Master planned mixed-use development. This Texas Hill Country inspired development boasts a beautiful park like setting, large private lake with a total of 20,000 sf on over 4.167 AC. Each building has new contemporary finishes throughout, high ceilings, interior kitchen/break area, private restrooms, and natural & LED lighting. Each suite has access to back patio space, where employees can enjoy their break in a parklike setting. The property has great visibility and ample parking.

SALE PRICE



\$6,250,000

IN-PLACE NOI



\$478,466

IN-PLACE CAP RATE



7.65%

OCCUPANCY



100.0%



RENT ROLL

Address	Tenant	Unit Size	Annual Rent/Sf	Type of Lease	Rent/ Month	Annual Rent	Annual opex recovery	Lease Begin	Lease Expiration	Bumps	Renewal Options
2685											
Suite A	Compassionate Care Hospice of Southeastern Texas, LLC	2,500	\$30.36	Gross	\$6,325	\$75,900	-	1-May-22	30-Apr-27	None	Two 3-yr terms lesser of market rates or current lease rate
Suite B	Defiance Press & Publishing, LLC	2,500	\$26.40	Gross	\$5,500	\$66,000	-	5-Jul-22	5-Jul-27	Yr4 - \$5,750; Yr 5 - \$6,000	Three 1-yr options at current base rents
2671											
Suite A	Realty One, LLC	2,500	\$25.50	NNN	\$5,313	\$63,750	\$13,125	1-Dec-24	30-Nov-29	\$0.50 Annual	1 - 5-Year Option at Market Rate
Suite B	Quatro Tax, LLC	2,500	\$25.50	NNN	\$5,313	\$63,750	\$13,125	1-Oct-25	30-Spet-28	\$0.50 Annual	No Option
2657											
Suite A	Ryan Nelson Chiropractor	2,500	\$25.50	Gross	\$5,250	\$63,000	-	1-Feb-23	29-Feb-28	5% Annual	None
Suite B	Investar	2,500	\$24.97	NNN	\$5,202	\$62,425	\$12,500	1-Apr-24	31-Mar-29	2% Annual	One 5-year renewal at market rates
2643											
Suite A	Manuel Builders	2,500	\$25.75	NNN	\$5,365	\$64,375	\$12,500	1-Apr-24	31-Jan-30	3% Annual	One 5-year renewal at market rates
Suite B	Core Movement Studio	2,500	\$26.00	NNN	\$5,417	\$65,000	\$13,125	7-Jul-26	6-Jun-30	2.5% Annual	None
TOTALS		20,000			\$43,683	\$524,200	\$64,375				



Compassionate Care Hospice Of Southeastern Tx, LLC

COMPASSIONATE CARE HOSPICE OF SOUTHEASTERN TX, LLC) is a hospice care administrative office located in Conroe, Texas. They are a national hospice care company with the corporate headquarters located in Baton Rouge, LA.

amedisys.com



Investar Community Bank

Headquartered in Baton Rouge, Investar Bank is a full-service community bank Chartered in 2006, that offers a superior level of products and services to individuals, professionals and small, medium and large businesses. This includes specialty accounts, bill paying services, cash management, electronic transactions and a wide variety of loan services. Recent purchase of First National Bank as of 1/2/2026 increasing assets to \$2.8 Billion with 29 plus locations in Texas, Louisiana, Mississippi, and Alabama.

investarbank.com



Manuel Builders

Build On Your Lot & Communities - Proud National Housing Quality Award Winner. A family-owned home builder with over 65 years of experience in building Residential Homes and Commercial Construction. Regional locations include South and Central Louisiana and the Greater Houston area in Texas. Our build zones include: Leesville, Alexandria, Marksville: Lake Charles, Lafayette, Baton Rouge, Covington, Mandeville, Morgan City, Thibodaux, Louisiana and Greater Houston area, including Montgomery, Liberty, and Waller Counties, Texas.

manuelbuilders.com



Quatro Tax LLC

A property tax consulting firm located in Conroe, Texas with other offices in Houston, and Dallas Forth Worth, Texas. They specialize in assisting clients to reduce their property tax liabilities. They have over 30 years of experience and manage significant assets, managing ad valorem taxes for over \$12.4 billion in real estate and business personal property across the country. Their services include various property types, including commercial, residential and senior housing.

quatrotax.com



Defiance Press & Publishing

A publisher of very high-quality, principled fiction, non-fiction, and current events. Defiance Press & Publishing, a hybrid publisher, is committed to promoting high-quality and thought-provoking books to conservative and libertarian readers by partnering with talented authors in politics, fiction, business, and non-fiction genres via our worldwide distribution methods for print, ebooks and audiobooks.

defiancepress.com



Experience Network Realty, AKA Grand Terra Realty

Grand Terra Realty is an independent brokerage with 75 agents that is committed to serving Montgomery and surrounding counties. Grand Terra has been passionate about Residential Real Estate and serving their community for almost 10 years.

grandterrearealty.com



Dr. Ryan & Douglas Nelson

They specialize in combining chiropractic with rehabilitation. Treatments combine the use of physiotherapy, stretching, and strengthening exercises along with spinal manipulation. Counseling patients in areas such as proper exercise and nutrition are all part of Dr. Ryan & Douglas Nelson's Chiropractic approach to a total healthcare program.

conroespine.com

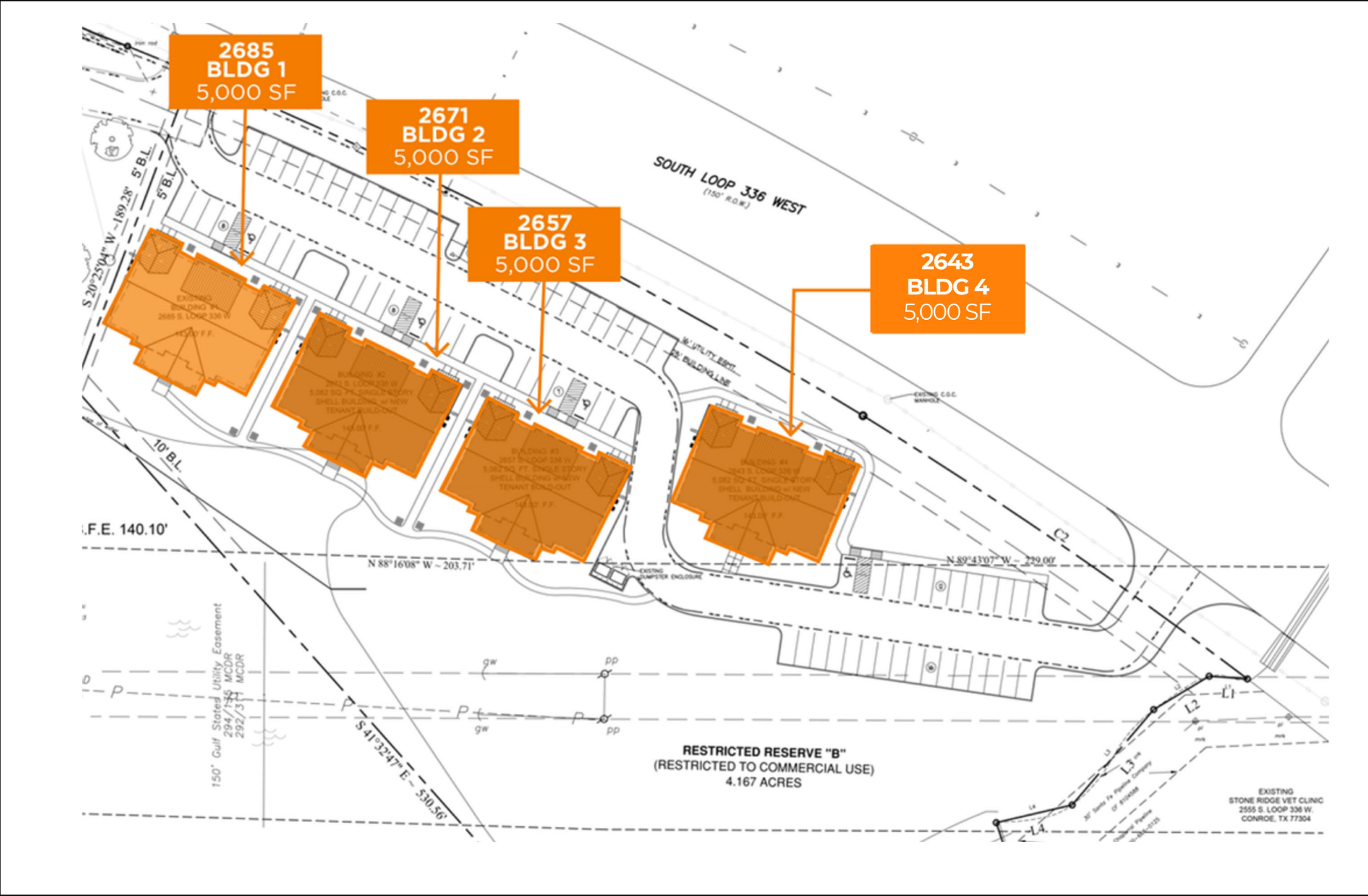


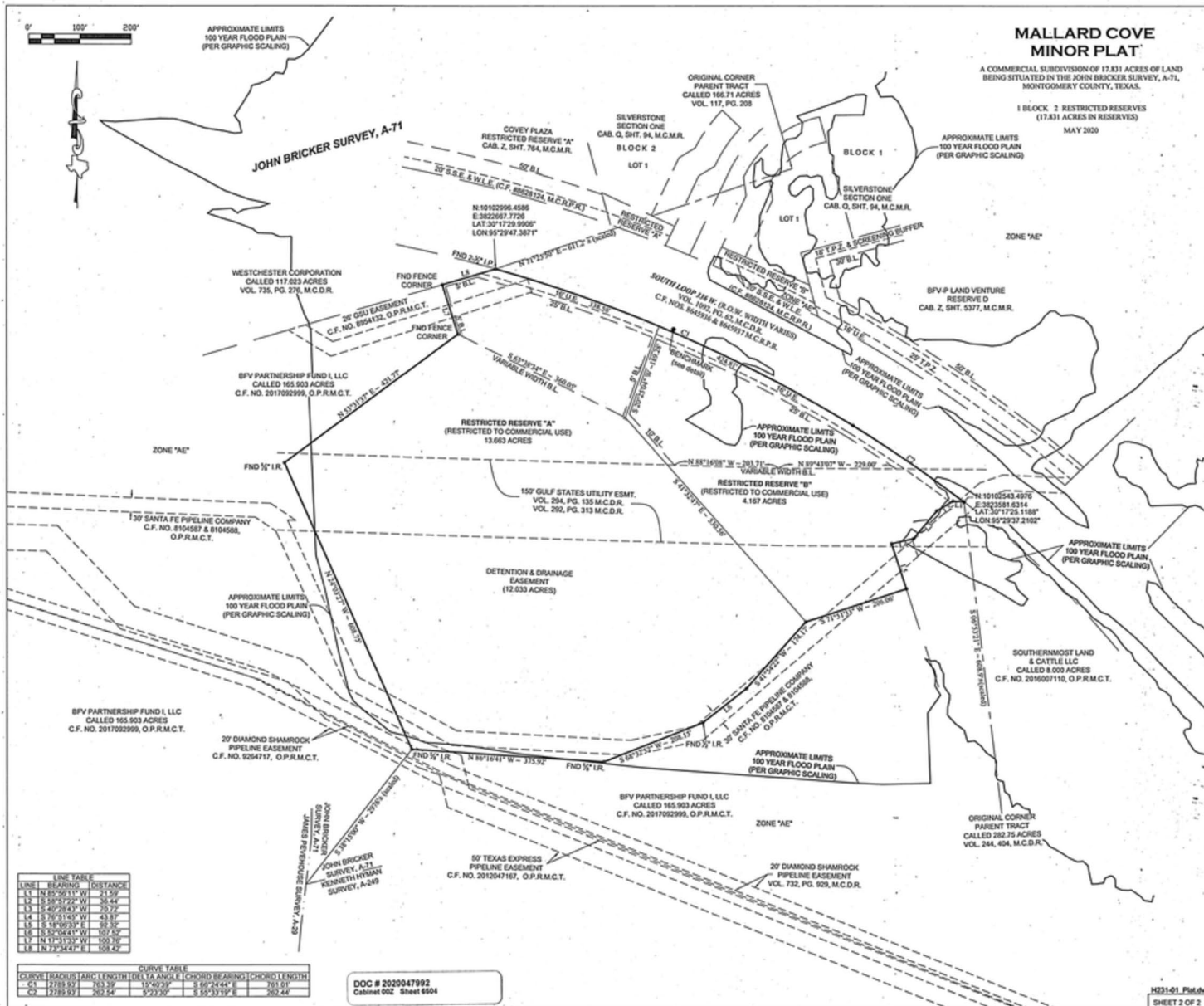
The CORE Movement Studio

The CORE Movement Studio offers in-home small Group Pilates classes . They also also offer Private training sessions in 5 different movement options: Contrology - Pilates, Gyrotonic Expansion System, TRX Suspension trainer, Barre Above with Pilates Focus & CoreAlign

www.coremovementstudio.com

SITE PLAN





AERIAL MAP



INTERIOR PHOTOS



MARKET OVERVIEW

CONROE MARKET HIGHLIGHTS



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.



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:

LINDA CRUMLEY

Advisor

281-367-2220 EXT:119

linda.crumley@svn.com

BRIGHAM HEDGES

Associate Advisor

281-367-2220 EXT 143

brigham.hedges@svn.com



281.367.2220

JBEARDCOMPANY.COM

9320 LAKESIDE BLVD | STE 250
THE WOODLANDS, TX 77381

This information contained herein has been obtained from reliable sources; however, SVN | J. Beard Real Estate - Greater Houston, The J. Beard Company, LLC and The J. Beard Real Estate Company, L.P., makes no guarantees, warranties or representations to the completeness or accuracy of the data. Property submitted is subject to errors, omissions, change of price, prior sale or withdrawal without notice.



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.

SVN J. Beard Real Estate - Greater Houston	0519836	jeff.beard@svn.com	281-367-2220
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Steven Jeffery Beard	0400693	jeff.beard@svn.com	281-367-2220
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
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