



INVESTMENT RETAIL/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.



TRAFFIC COUNTS

12,986 Vehicles per day at loop 336

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

**Demographics data derived from 2026 STDB*

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



\$492,575

IN-PLACE CAP RATE



8.0%

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	PowerPath International	2,500	\$26.50	NNN	\$5,521	\$66,250	\$13,750	1-Jul-26	30-Jun-29	3% Annual	None
2671											
Suite A	Experience Network, 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	\$25.20	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 Therapy LLC	2,500	\$26.00	NNN	\$5,417	\$65,000	\$13,125	7-Jul-26	6-Jun-30	2.5% Annual	None
TOTALS		20,000			\$43,704	\$524,450	\$78,125				

AERIAL MAP





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](https://www.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](https://www.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](https://www.manuelbuilders.com)

Quatro Tax LLC



A property tax consulting firm located in Conroe, Texas with other offices in Houston, and Dallas Fort 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](https://www.quatrotax.com)



PowerPath International Energy, Inc.

PowerPath International Energy, Inc. is a global supplier of power generation equipment and energy solutions, specializing in the purchase, sale, relocation, and refurbishment of used gas turbine power plants and industrial energy assets. We serve utilities, independent power producers, industrial facilities, and energy developers seeking reliable and cost-effective power generation solutions. Our expertise includes equipment sourcing, technical inspections, asset evaluations, project management, refurbishment services, and international logistics.

[**powerpathie.com**](http://powerpathie.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.

[**grandterrarealty.com**](http://grandterrarealty.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**](http://conroespine.com)

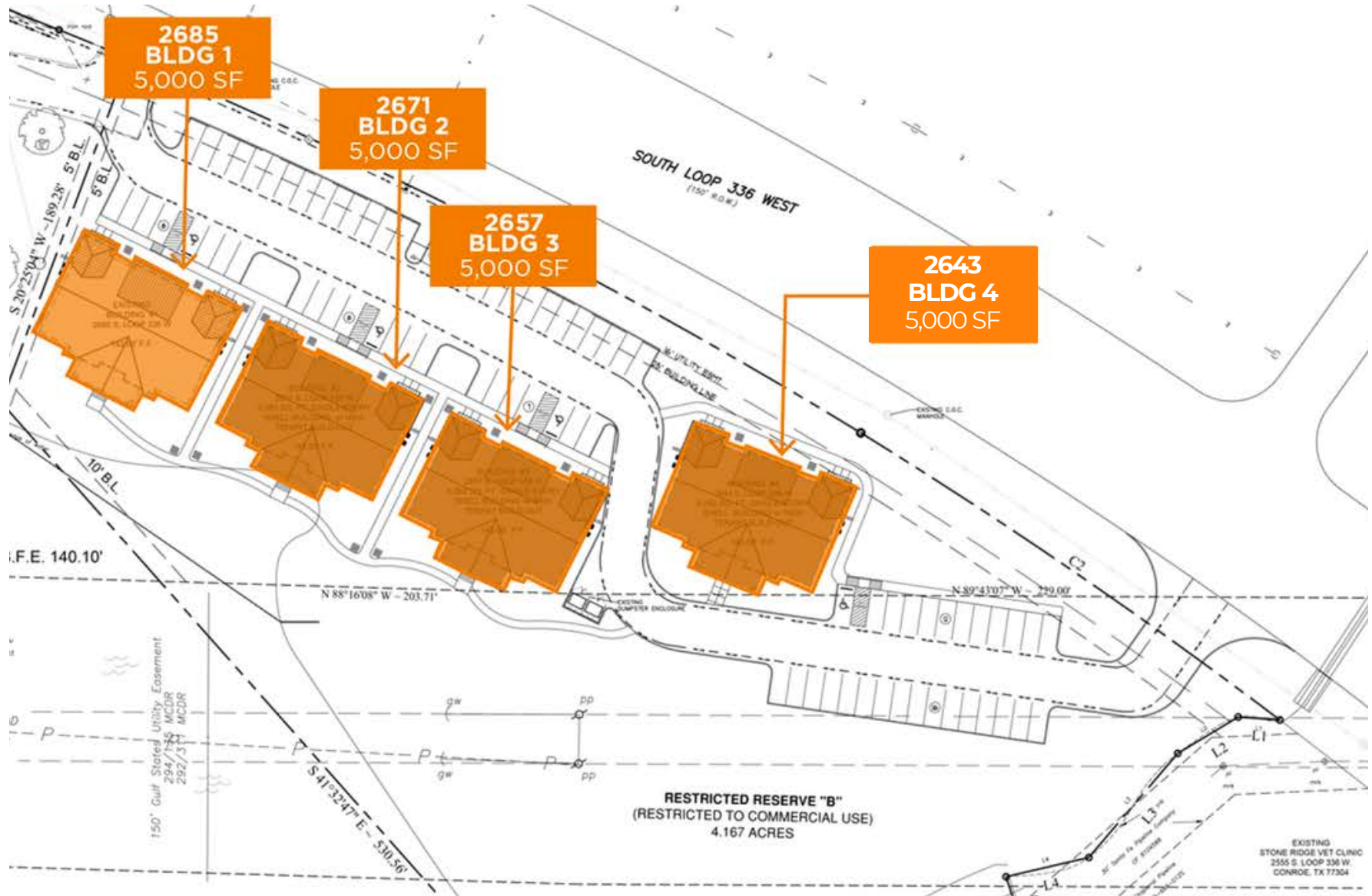
The CORE Movement Studio

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

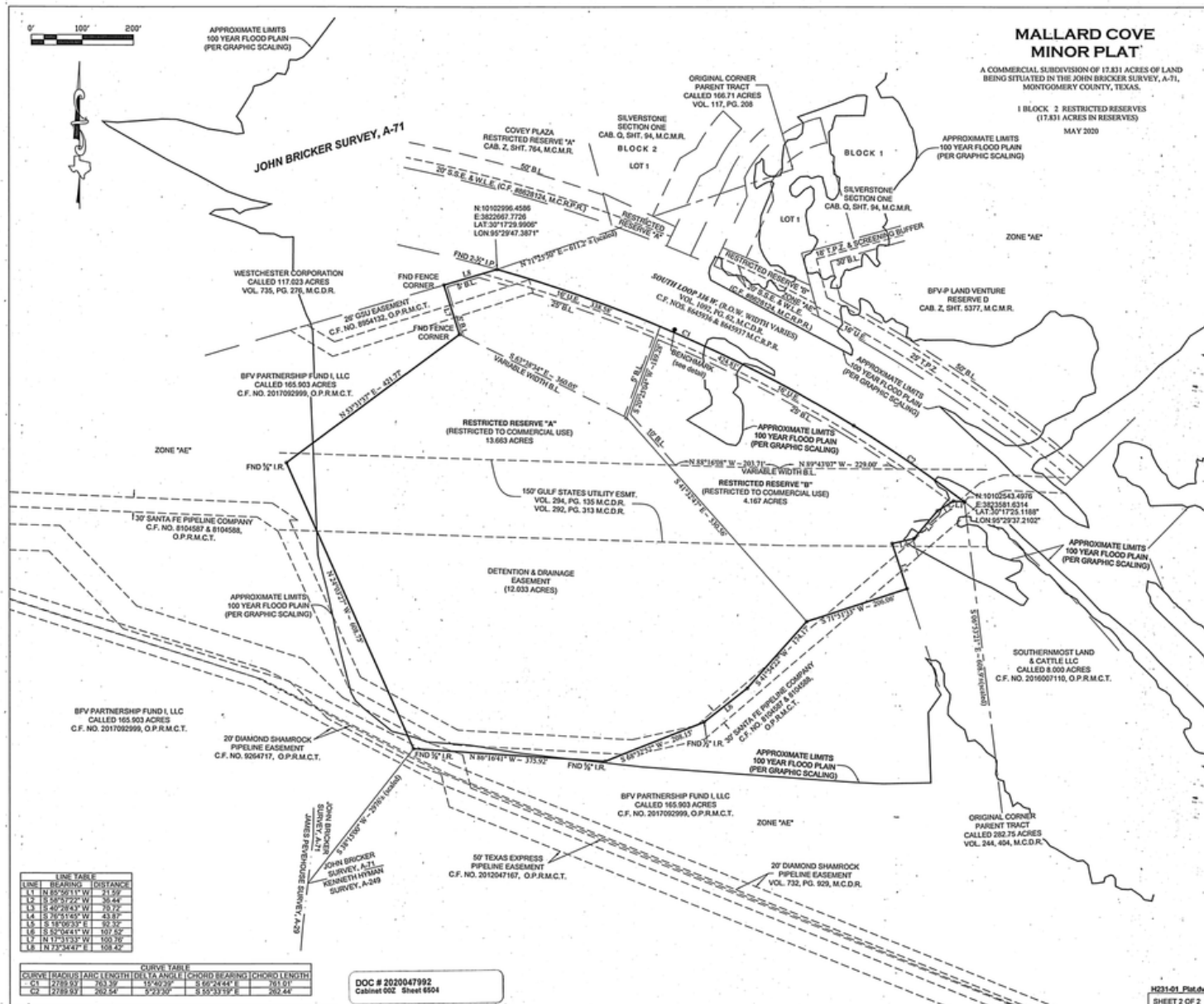
[**www.coremovementstudio.com**](http://www.coremovementstudio.com)



SITE PLAN



PROPERTY SURVEY





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 underwent 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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