

PARK336
OFFICE · INDUSTRIAL · FLEX

1613 N LOOP 336 EAST
CONROE, TEXAS

STABILIZED SINGLE-TENANT TRIPLE NET INVESTMENT

NNN LEASE THROUGH 11/30/2030 | 7% CAP RATE | 2025 CONSTRUCTION



LEASED BY



PRESENTED BY:

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OVERVIEW

This offering presents a newly delivered single-tenant triple net (NNN) industrial flex asset within Park 336, a master-planned Class A business park in Conroe, Texas. Completed in 2025, the ±9,940 SF facility is leased to Optimist, LLC under a structured 65-month NNN lease providing contractual rent growth through November 30, 2030.

The building supports light manufacturing and engineered materials operations with a clear-span interior layout and efficient site configuration. Positioned along N Loop 336 E, the asset benefits from strong visibility, regional connectivity, and long-term re-leasing flexibility for industrial or technical users.



SITE SNAPSHOT

Address: 1613 N Loop 336 E, Conroe, Texas 77301

Development: Park 336 Business Park

Asset Type: Single-Tenant Triple Net (NNN) Industrial Flex

Building Size: ±9,940 SF

Year Delivered: 2025

Lease Expiration: November 30, 2030

Lease Structure: Triple Net (NNN)



INVESTMENT SUMMARY

- **Single-tenant triple net (NNN) lease** with tenant responsible for taxes, insurance, CAM, and management fee
- **65-month initial lease term** commenced June 1, 2025, expiring November 30, 2030
- **Contractual rent growth** throughout the lease term with defined escalation schedule
- **Delivered in 2025**, minimizing near-term capital expenditure risk
- **Manufacturing and engineered materials user**, supporting long-term industrial positioning
- **Located within Park 336**, a multi-phase master-planned business park along N Loop 336 E
- **Positioned within a growing North Houston industrial corridor** supported by expanding commercial and light manufacturing demand

Purchase Price
\$2,130,000

CAP Rate
7%

Net Operating Income
\$149,100

Price Per SF
\$214

Building Size
±9,940 SF

Year Delivered
2025



LEASE SUMMARY

Structured single-tenant triple net (NNN) lease providing contractual rent growth through November 30, 2030.

TENANT:

Optimist, LLC.

PREMISES:

±9,940 SF (100%)

LEASE STRUCTURE:

Single-Tenant NNN

LEASE COMMENCEMENT:

June 1, 2025

RENT COMMENCEMENT:

June 1, 2025

LEASE EXPIRATION:

November 30, 2030

INITIAL TERM:

65 Months

BASE RENT ESCALATIONS:

Defined annual increases per lease agreement

Guaranty: Personal Guaranty from Tenant Principal

RENT STRUCTURE

CURRENT MONTHLY BASE RENT:

\$12,425

CURRENT ANNUAL BASE RENT:

\$149,100

Period	Monthly Base Rent	Annual Base Rent
Months 1-3	\$0	\$0
Months 4-12	\$10,934	\$131,208
Months 14-24	\$12,425	\$149,100
Months 26-36	\$12,922	\$155,064
Months 37-48	\$13,419	\$161,028
Months 49-65	\$13,916	\$166,992



TENANT OVERVIEW



Optimist, LLC is a privately held engineering and specialty materials company headquartered in Houston, Texas. Founded in 2016, the firm specializes in high-performance tungsten carbide and diamond tooling solutions serving oilfield and industrial applications.

The company focuses on advanced material science and mechanical design, delivering wear-resistant components including radial bearings, drill bit inserts, grinding tools, and other engineered products used in high-stress operating environments. Optimist maintains manufacturing and supply relationships across North America, including operations in Houston and Calgary.

The Conroe facility is utilized for light manufacturing and engineered materials operations under a single-tenant triple net (NNN) lease structure. The tenant's technical specialization and industrial product focus support long-term operational continuity within the North Houston energy and industrial corridor.





PROPERTY OVERVIEW

The property consists of a free-standing $\pm 9,940$ SF Class A industrial flex facility delivered in 2025 within the Park 336 business park. The building is designed to support light manufacturing and technical industrial users and includes a secured, fenced outdoor yard area enhancing operational flexibility.

The clear-span interior layout, durable construction, and efficient site configuration support a range of industrial and engineered material applications. Integrated within a master-planned park environment, the asset benefits from coordinated infrastructure, internal circulation, and long-term re-leasing adaptability.

- **$\pm 9,940$ SF free-standing industrial flex facility**
- **Clear-span interior configuration**
- **Secured fenced outdoor yard area**
- **Dedicated on-site parking**
- **Efficient internal site circulation**
- **Integrated within master-planned Park 336**





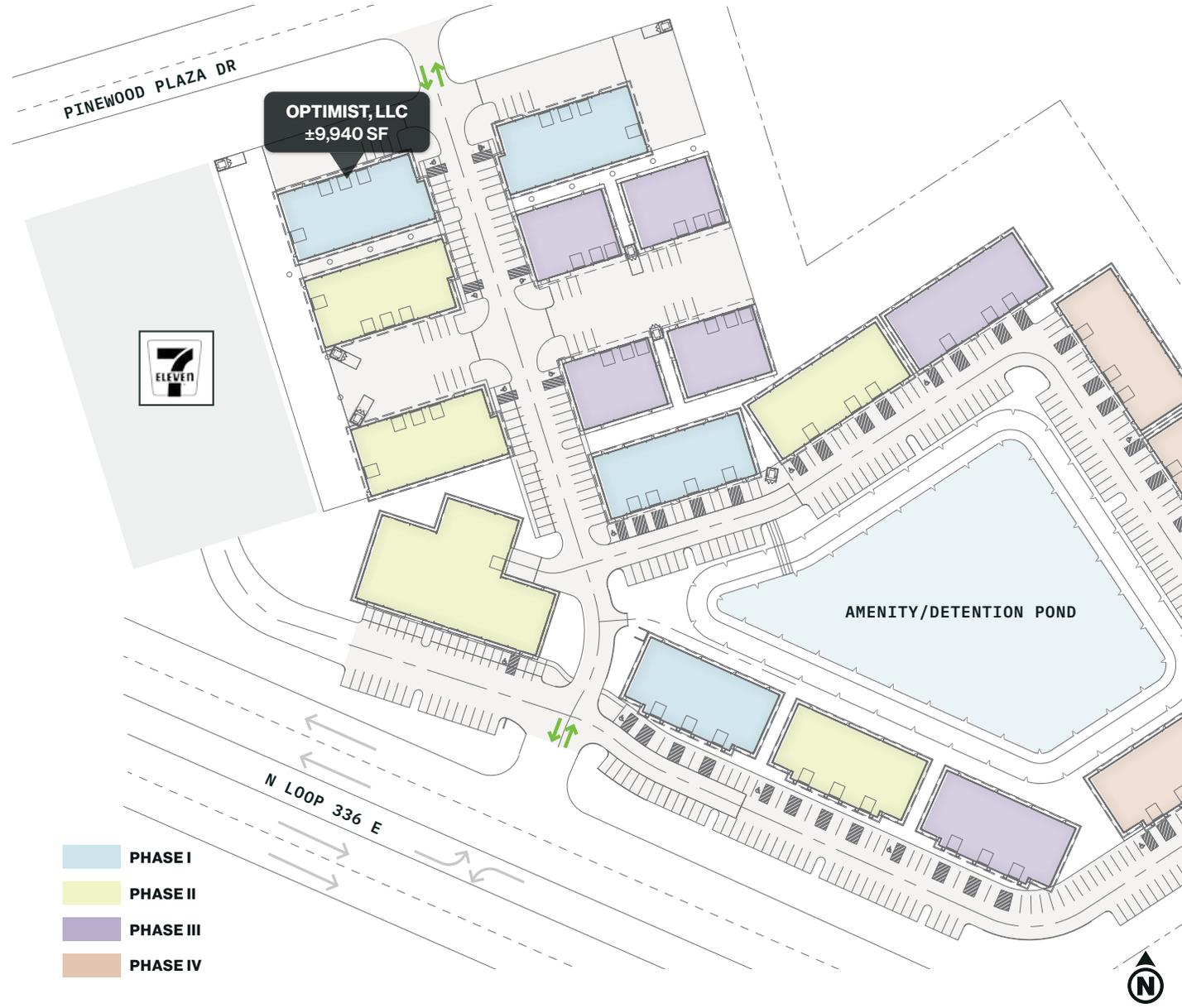
PARK 336

MASTER-PLANNED BUSINESS PARK

Park 336 is a planned multi-phase Class A flex development designed to deliver approximately 182,000 SF at full buildout.

Phase I, including the subject property, was completed in 2025. Future phases are positioned to expand the park's scale and tenant mix along N Loop 336 E.

- Phase I delivered (2025)
- Planned expansion through Phases II–IV
- Integrated flex, industrial, and retail-adjacent configurations
- Professionally designed campus layout



- PHASE I
- PHASE II
- PHASE III
- PHASE IV



PARK 336

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- Multi-phase master-planned development
- Modern Class A flex product
- Centralized access and internal circulation
- Located along N Loop 336 E growth corridor

DEVELOPMENT OVERVIEW

Park 336 represents a professionally planned Class A flex business park positioned along the N Loop 336 E growth corridor in Conroe, Texas. The development is structured as a phased campus environment designed to accommodate modern flex and light industrial users within a cohesive architectural framework.

Completion of Phase I establishes operating momentum and on-site activity, while future phases are designed to expand the park's density, tenant mix, and long-term visibility. As additional buildings are delivered, the overall scale and market presence of Park 336 are expected to strengthen the investment profile of early-phase assets within the development.



SUBMARKET & GROWTH DRIVERS

Montgomery County and the North Houston corridor represent one of the fastest-growing regions in the United States.

With an estimated population of approximately 749,600 residents as of 2024, Montgomery County has grown more than 64% since 2010 and ranked as the 7th fastest-growing county in the nation between 2023 and 2024. Conroe continues to emerge as a primary expansion node within the Houston metropolitan area, benefiting from sustained residential migration, employment growth, and infrastructure investment.

The broader Houston–Pasadena–The Woodlands MSA, with a population approaching 7.8 million, remains one of the largest and fastest-growing metropolitan areas in the country. Industrial demand across North Houston and Montgomery County continues to be supported by regional logistics expansion, commercial development along the I-45 corridor, and sustained job creation across healthcare, education, and construction sectors.

KEY GROWTH INDICATORS

- **Montgomery County population: ~749,600 (2024)**
- **4.8% annual population growth (2023–2024)**
- **+64% population growth since 2010**
- **Houston MSA population: ~7.8 million**
- **7.0% Houston industrial vacancy (Q3 2024)**
- **Projected 35,000+ new jobs in Montgomery County over next five years**

Sources: U.S. Census Bureau (Vintage 2024 Estimates); Texas Demographic Center (2024 Projections); Greater Houston Partnership (2025 Economy at a Glance); CBRE Houston Industrial Market Report, Q3 2024; U.S. Bureau of Labor Statistics; Conroe Economic Development Council.



ACCESS & VISIBILITY

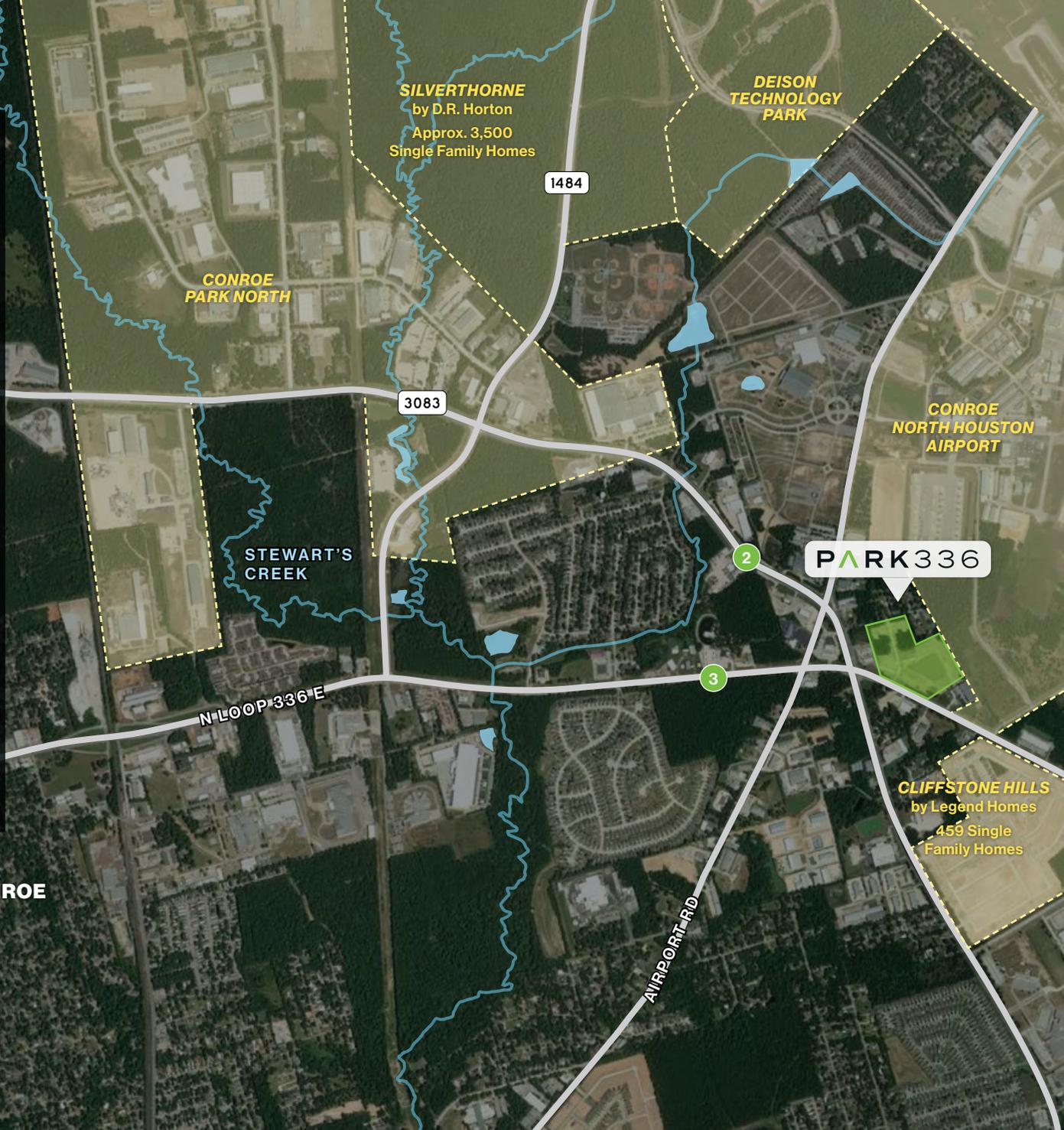
Park 336 benefits from strong regional connectivity and daily traffic exposure along Conroe's primary commercial corridors. Direct access to Loop 336 E and proximity to I-45 position the property within a high-visibility growth corridor serving both local and regional traffic.

- 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 / Airport: ±12,941 VPD
- 3 Loop 336 E: ±15,091 VPD

Source: TxDOT AADT (2024)



FLOODPLAIN CONTEXT

Park 336 is located within a corridor partially constrained by Stewart's Creek and mapped floodplain areas. As illustrated, several nearby tracts are impacted by floodplain conditions, limiting high-and-dry development opportunities in the immediate area.

The subject property is positioned outside the primary regulatory floodway, reinforcing its placement within a supply-constrained growth corridor.

Floodplain mapping shown for illustrative purposes only. Buyers to verify independently.

-  **Regulatory Floodway**
-  **1% Annual Chance Flood Hazard**
-  **0.2% Annual Chance Flood Hazard**

Source: City of Conroe, TX - Floodplain Mapping







Secured outdoor yard supporting industrial operations.



Efficient loading configuration with grade-level access.



Centralized drive aisle providing efficient ingress, egress, and tenant access.



Functional design supporting light industrial users.

BROKERAGE DISCLOSURE

This Offering Memorandum is provided for informational purposes only and does not constitute an offer to sell or a solicitation to buy. Brokerage relationships are governed by Texas law and are outlined in the disclosure to the right.

- Information provided is deemed reliable but not guaranteed
- Subject to prior sale or withdrawal without notice

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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.

2-10-2025



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.

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 or subagent 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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

<u>Nate Newman Brokerage, Inc</u>	<u>9004564</u>	<u>nate@newmancre.com</u>	_____
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Nate Newman</u>	<u>587273</u>	<u>nate@newmancre.com</u>	_____
Designated Broker of Firm	License No.	Email	Phone
_____	_____	_____	_____
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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