



# OFFICE DEVELOPMENT 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 OVERVIEW



## PROPERTY HIGHLIGHTS

- New Professional Office Multi-tenant Investment Sale.
- This Texas Hill Country inspired development boasts a beautiful park like setting, large private stocked lake and putting green with a total of 30,000 sf on over 17 AC.
- Located in the fast-growing City of Conroe on S Loop 336 W, this 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.
- Offering #1 has 4 5,000 sf buildings. Each divided into 2,500 sf suites.
- Offering #2 has one 10,000 sf building divided into 7,500 and 2,500 sf suites.
- 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.

## OFFERING SUMMARY #1

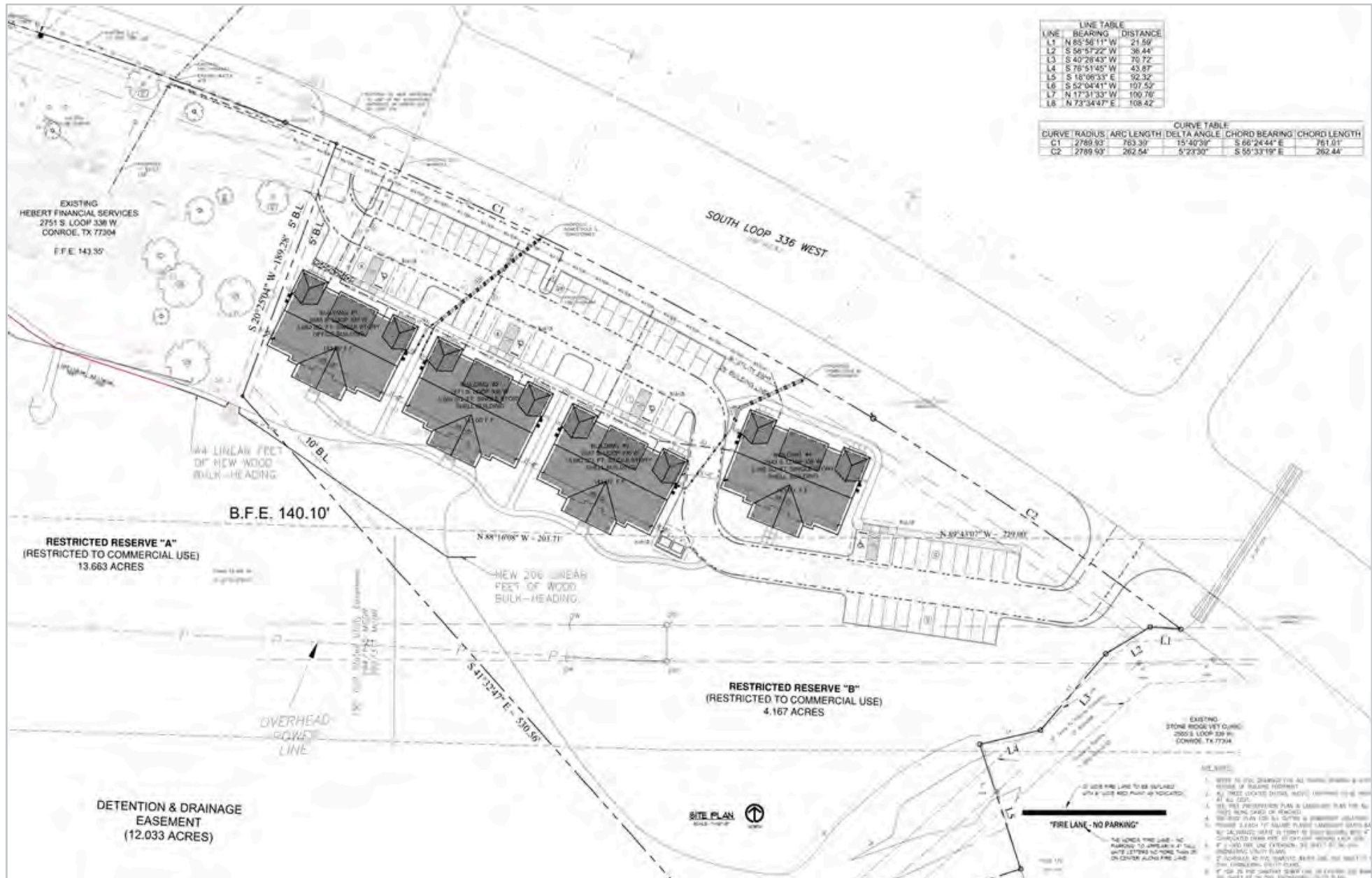
<b>SALE PRICE</b>	<b>PRICE NEGOTIABLE</b>
<b>BUILDING SIZE:</b>	<b>20,000 SF</b>
<b>YEAR BUILT</b>	<b>2022</b>
<b>LOT SIZE</b>	<b>4.167 ACRES</b>
<b>PARKING SPACES</b>	<b>78</b>
<b>AVERGAE HH INCOME</b>	<b>\$128,482 (WITHIN 1 MILE)</b>

## OFFERING SUMMARY #2

<b>SALE PRICE</b>	<b>PRICE NEGOTIABLE</b>
<b>BUILDING SIZE:</b>	<b>10,000 SF</b>
<b>YEAR BUILT</b>	<b>2022</b>
<b>LOT SIZE</b>	<b>13.67 ACRES</b>
<b>PARKING SPACES</b>	<b>31</b>
<b>AVERGAE HH INCOME</b>	<b>\$128,482 (WITHIN 1 MILE)</b>



## MALLARD COVE - FOR SALE





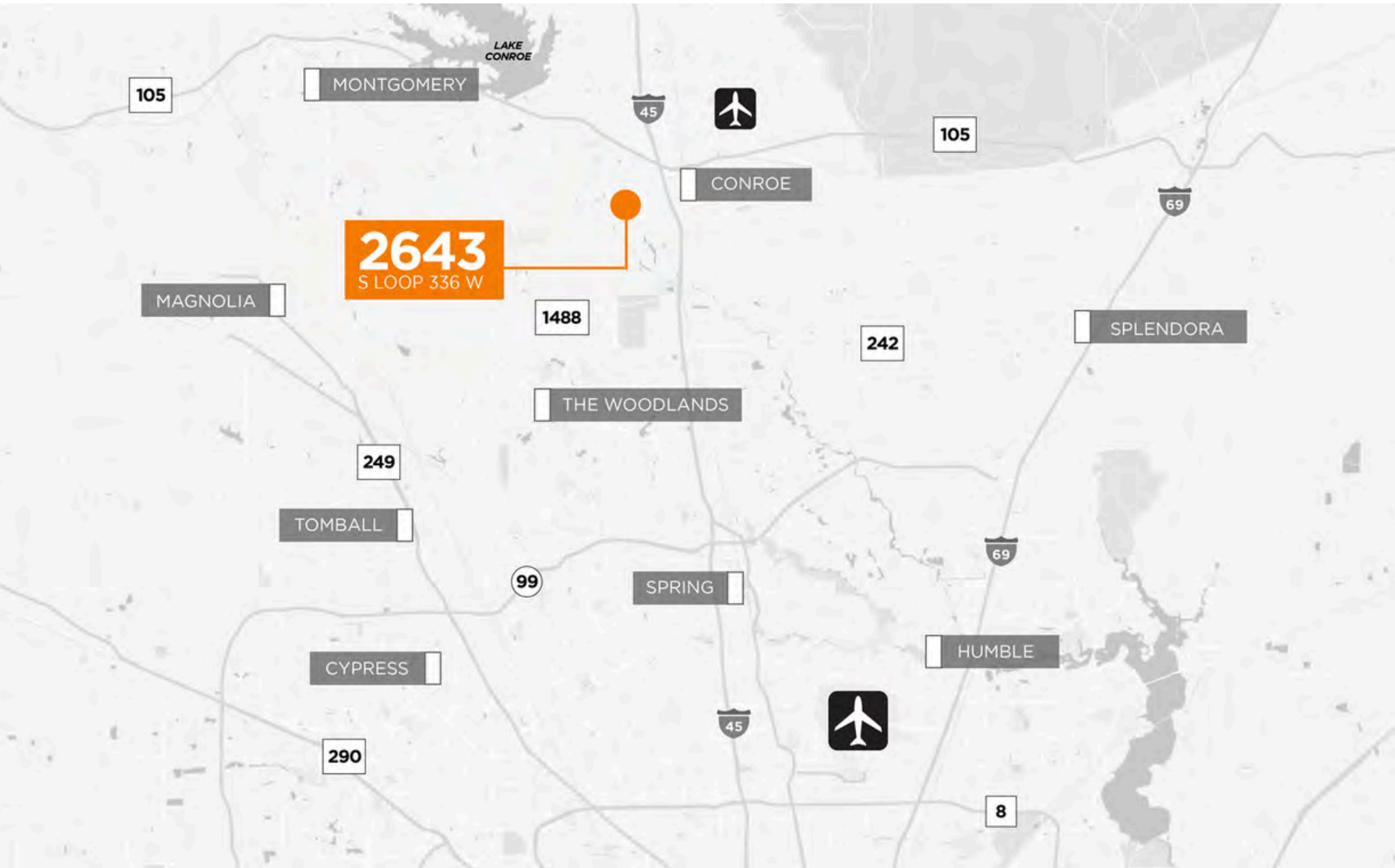


# AERIAL MAP





# PROPERTY LOCATION



# 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 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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# 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.

## 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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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