

PARK336

OFFICE · INDUSTRIAL · FLEX

1617 N LOOP 336 EAST
CONROE, TEXAS

STABILIZED SINGLE-TENANT TRIPLE NET INVESTMENT

7-YEAR NNN LEASE | 7.00% CAP RATE | 2025 CONSTRUCTION



LEASED BY



PRESENTED BY:

Nate Newman, CCIM
832-476-7201 • Nate@NewmanCRE.com

License: 587273



OVERVIEW

This offering presents a stabilized single-tenant triple net (NNN) flex asset within Park 336, a newly developed Class A business park in Conroe, Texas. Delivered in 2025, the ±9,940 SF building provides structured rental income through 2032 with contractual annual increases.

Constructed as a modern, adaptable flex facility, the asset benefits from strong frontage along N Loop 336 E and long-term positioning within a growing commercial corridor. The building's configuration supports future re-leasing flexibility across industrial, service, recreational, or office-forward users.

SITE SNAPSHOT

Address: 1617 N Loop 336 E, Conroe, Texas 77301

Development: Park 336 Business Park

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

Building Size: ±9,940 SF

Year Delivered: 2025

Lease Structure: Triple Net





INVESTMENT SUMMARY

- **Stabilized single-tenant triple net (NNN) lease** with contractual annual rent growth through 2032
- **Structured 7-year lease term** with defined annual escalations, providing predictable and increasing cash flow
- **2025 construction** significantly reduces deferred maintenance and near-term capital expenditure risk
- **Located within Park 336**, a multi-phase master planned business park positioned for continued expansion and long-term corridor growth
- **Strong frontage and accessibility** along N Loop 336 with exposure to $\pm 12,000$ vehicles per day
- **Flexible configuration** supports future re-leasing optionality across multiple user types
- **Attractive 7% cap rate** on new construction in high-growth North Houston submarket

Purchase Price
\$2,044,000

CAP Rate
7%

Net Operating Income
\$143,080

Price Per SF
\$206

Building Size
 $\pm 9,940$ SF

Year Delivered
2025



LEASE SUMMARY

Lease structure designed to provide predictable cash flow with defined annual increases

TENANT:

INN08 NOW LLC dba Pickleball 336

PREMISES:

±9,940 SF (100%)

LEASE STRUCTURE:

Single-Tenant Triple Net (NNN) Lease

LEASE COMMENCEMENT:

October 10, 2024

LEASE EXPIRATION:

February 28, 2032

INITIAL TERM:

Approx. 7.4 Years

BASE RENT ESCALATIONS:

Fixed annual increases per lease schedule

Guaranty: Personal Guaranty from Tenant Principal

RENT GROWTH

RENT STRUCTURE:

Contractual Fixed Annual Increases

Annual rent increases produce cumulative rent growth of approximately 12.5% over the initial term.

Effective Date	Monthly Base Rent	Annual Base Rent
Initial Rent Period	\$11,928	\$143,136
3/1/2026	\$11,928	\$143,136
3/1/2027	\$11,928	\$143,136
3/1/2028	\$12,226	\$146,713
3/1/2029	\$12,624	\$151,488
3/1/2030	\$13,021	\$156,252
3/1/2031	\$13,419	\$161,028



TENANT OVERVIEW



Pickleball 336 operates as a full-building recreational tenant within Park 336, occupying 100 percent of the ±9,940 SF facility under a long-term triple net (NNN) lease.

The tenant offers indoor court rentals, leagues, lessons, tournaments, and private events, serving a rapidly expanding recreational segment in Montgomery County. The facility is purpose-built for indoor pickleball use and functions as a destination-oriented community venue with recurring membership and event-based programming.

Pickleball is among the fastest-growing sports in the United States, with increasing demand for dedicated indoor facilities in suburban growth markets. The tenant benefits from strong local engagement, consistent user traffic, and visibility along N Loop 336 E within a newly developed Class A flex business park.

While currently configured for recreational use, the building's flexible layout and industrial infrastructure provide adaptability for a range of alternative users at lease expiration.





PROPERTY OVERVIEW

The property consists of a free-standing, ±9,940 SF Class A flex facility delivered in 2025 as part of Phase I of Park 336. Designed with modern materials and efficient site planning, the building offers strong frontage along N Loop 336 E and benefits from internal circulation within a professionally developed business park environment.

The asset's flexible configuration supports a range of industrial, service, recreational, or office-forward users, enhancing long-term adaptability and re-leasing potential.

- **±9,940 SF free-standing flex facility**
- **Standing seam metal roof**
- **Storefront entrance and branding visibility**
- **Drive-in door with secured yard component**
- **Dedicated on-site parking**
- **Efficient site layout with internal circulation**





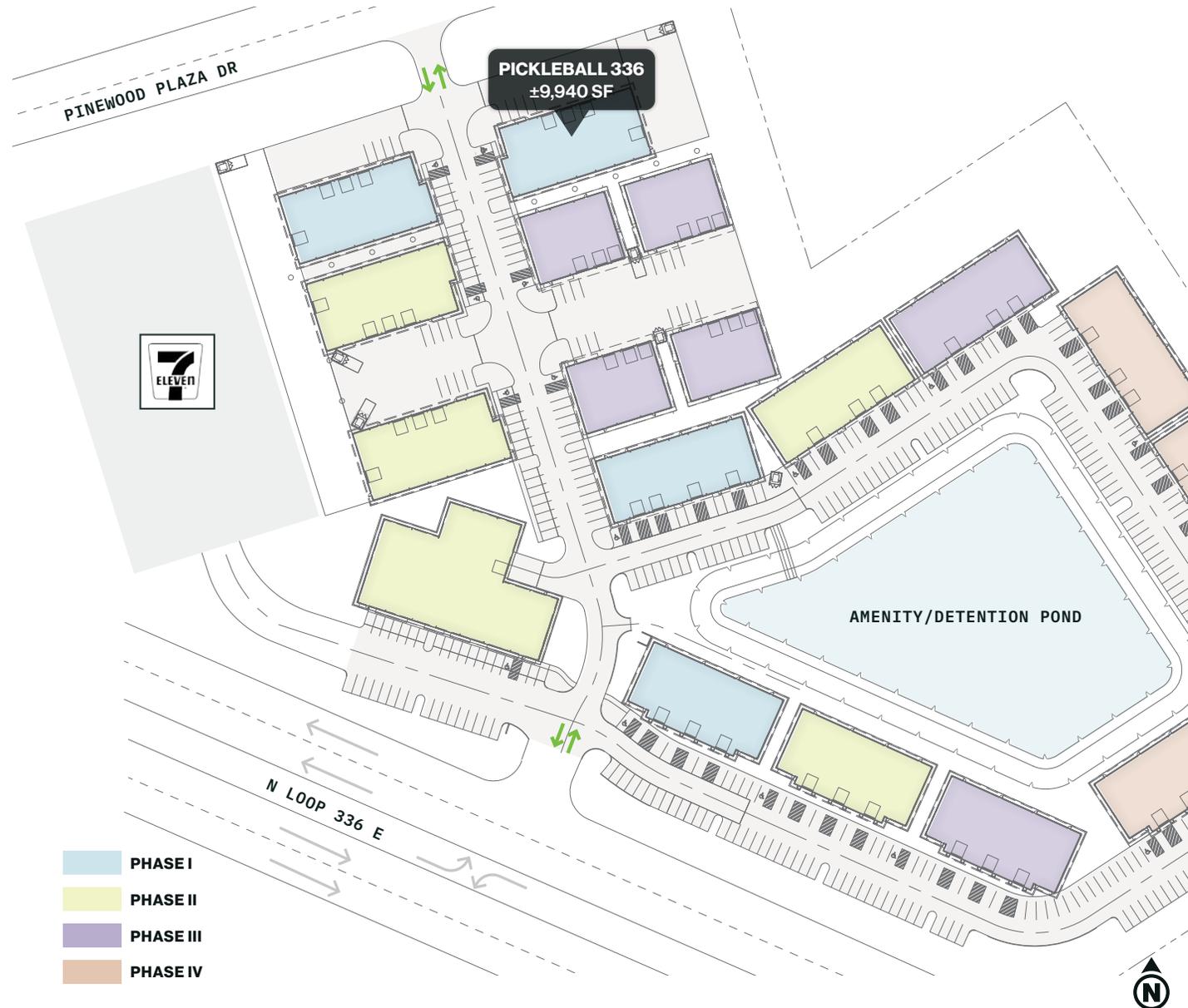
PARK336

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

OFFICE · INDUSTRIAL · FLEX

- 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

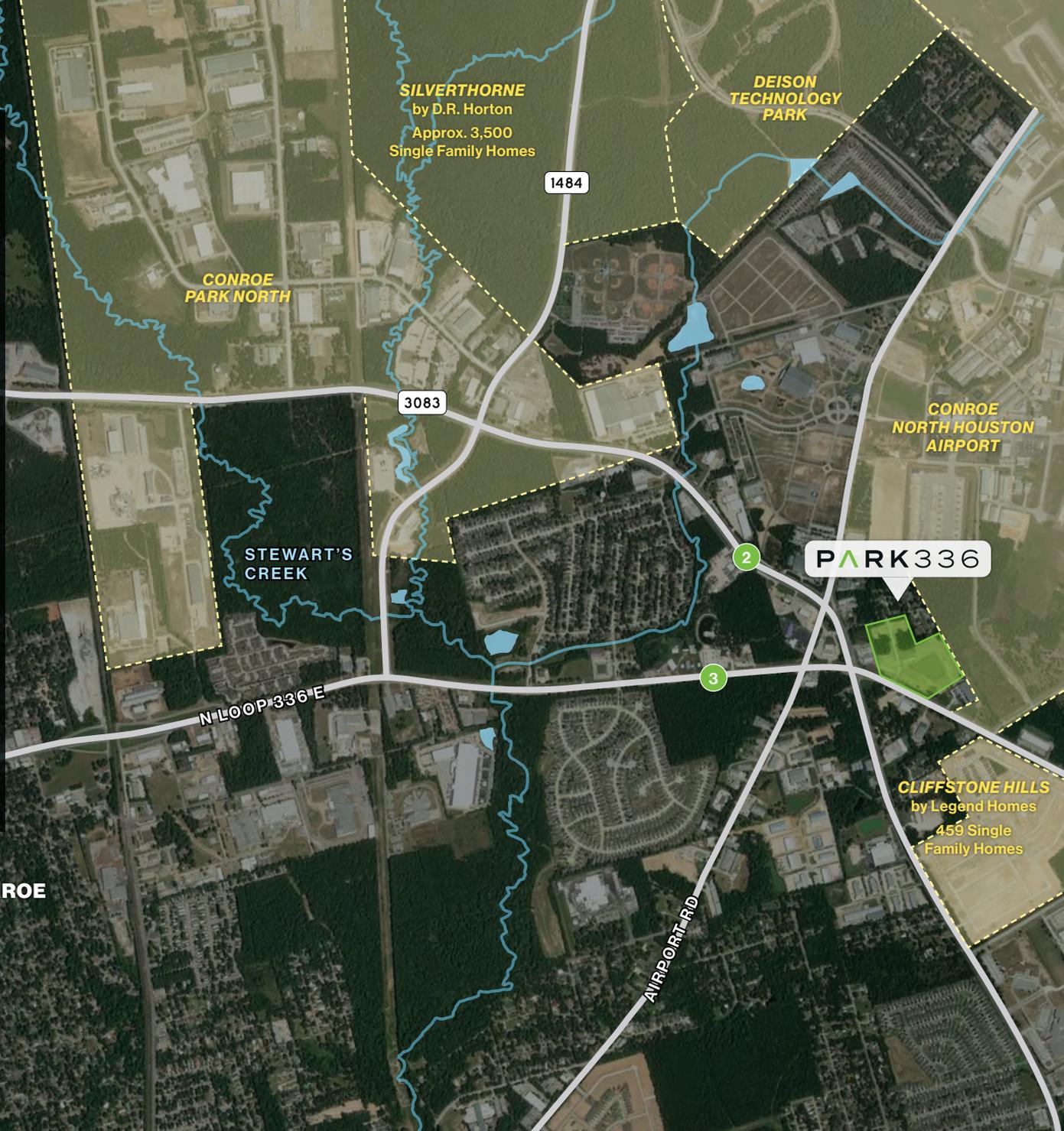
Park 336 benefits from strong regional connectivity and daily traffic exposure along Conroe's primary commercial corridors. Direct access to Loop 336 E and proximity to I-45 position the property within a high-visibility growth corridor serving both local and regional traffic.

- 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





- Park 336 Business Park Boundary
- Pickleball 336 Site Boundary
- Staged Expansion of Park 336

PICKLEBALL 336
±9,940 SF

UNDER CONSTRUCTION
(2026)



Private drive aisle with dedicated parking and centralized access within Park 336.



Class A flex design with storefront entrance and prominent building identity.



Standing seam metal roof and efficient site configuration (2025 construction).



Secured yard area with drive-in door supporting flexible operational use.

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

PRESENTED BY:

Nate Newman, CCIM
832-476-7201 • Nate@NewmanCRE.com
License: 587273



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

Newman Kelly Real Estate Investment Services - Corporate, 25241 FM 2978, Suite C Tomball, TX 77375
 Nate Newman

Phone: 2817030715

Fax:

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

IABS 1-1
 TXR 2501

Red Oak



NEWMAN

25131 FM 2978, Suite B | Tomball, Texas 77375
www.newmancre.com

CONFIDENTIALITY AND DISCLAIMER: The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Newman Commercial Real Estate and it should not be made available to any other person or entity without the written consent of Newman Commercial Real Estate. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Newman Commercial Real Estate has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Newman Commercial Real Estate has not verified, and will not verify, any of the information contained herein, nor has Newman Commercial Real Estate conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.