

11838 FM 3083 RD

Conroe, TX 77301

Industrial
Investment Opportunity

Offering Memorandum

±8,200 SF | ±3.36 AC | Conroe, TX 77301



MATTHEWS™

INVESTMENT HIGHLIGHTS

Contact Broker
For Pricing

±8,200 SF
Available

±3.36 AC
Hwy 3083

Investment Highlights

- ±8,200 SF over two shell buildings
- Sits on 3.36 acres
- Recently reskinned exterior with (4) grade level doors, (1) exterior truck well, (1) dock high door
- Offering over 350 feet of frontage along FM 3083
- Outside of floodplain
- Positioned less than five miles from Interstate 45



KIRKLAND'S five BELOW TJ-maxx
 KOHL'S BARNES & NOBLE ULTA BEAUTY maurices
 Ashley HOMESTORE & ROSS OLD NAVY carter's
 PET SMART DRESS FOR LESS Bath & Body Works



Conroe-North Houston Regional Airport



Academy SPORTS+OUTDOORS
 petco CRUNCH FITNESS
 SPEC'S WINE • SPIRITS • FINER FOODS
 Culver's Jason's deli



PEPSI
 Bottling Group

105 Expansion
 TxDOT is proposing to reconstruct & widen State Highway (SH) 105 from 10th Street in Conroe to Business 105 located in Montgomery, San Jacinto and Liberty Counties, Texas

Walmart Supercenter
 sam's club LOWE'S



THE HOME DEPOT
 Fulfillment Center

panelmatic

THE HOME DEPOT target BEST BUY Office DEPOT

Tenaris

PHOENIX Plastics™

± 22,000 VPD

105

± 17,300 VPD

FUN TOWN RV

3083

LONE STAR COUNTERTOPS

TOYOTA

Subject Property

CHEVROLET

Ford

± 10,500 VPD

HCA Houston Healthcare Conroe
 ±342 Beds

336

National Wire L.L.C.
 ENGENUITY INC

Kroger Marshalls BANK OF AMERICA
 HomeGoods tropical CAFE
 MICHAEL'S DICK'S SPORTING GOODS petco STARBUCKS
 McALISTER'S DELI

± 13,500 VPD

CONROE, TX

Local Market Overview

The Conroe, Texas industrial market is well positioned for continued growth due to its close proximity to Houston—approximately 40 miles north of the city—and its location along the highly trafficked Interstate 45 corridor, providing efficient connectivity to the Port of Houston, Bush Intercontinental Airport, and major regional distribution networks. The area has seen increasing demand from logistics, light manufacturing, and service-oriented industrial users seeking more affordable land and operating costs compared to Houston’s core submarkets.

Ongoing population growth and residential expansion continue to support last-mile distribution and local service needs, while available land and business-friendly policies allow for scalable development. As Houston’s industrial footprint expands northward, Conroe benefits from spillover demand, offering a compelling combination of accessibility, growth capacity, and long-term economic fundamentals that make it an attractive destination for both users and investors.



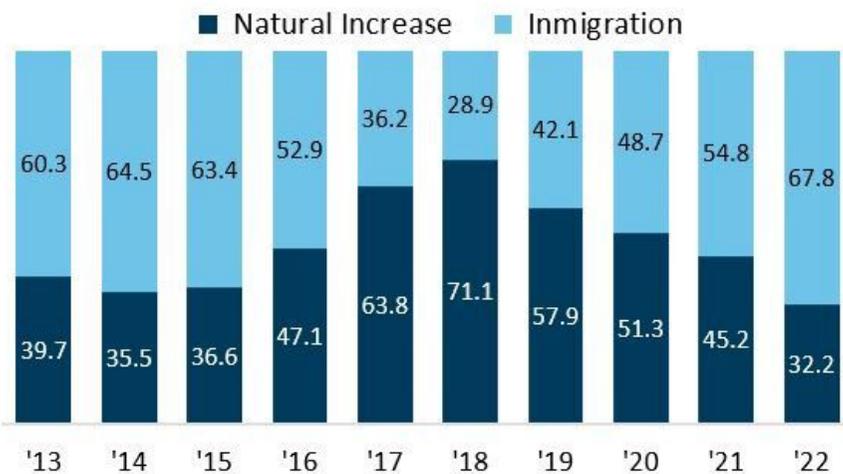
Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	2,951	32,037	95,302
Current Year Estimate	2,076	24,864	80,179
2020 Census	858	16,779	66,674
Growth Current Year-Five-Year	42.15%	28.85%	18.86%
Growth 2020-Current Year	142.05%	48.19%	20.25%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	1,046	10,675	32,887
Current Year Estimate	713	8,013	26,785
2020 Census	307	5,307	21,766
Growth Current Year-Five-Year	46.79%	33.23%	22.78%
Growth 2020-Current Year	132.43%	50.97%	23.06%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$112,369	\$111,824	\$101,234

HOUSTON, TX | MSA

Houston, Texas is a diverse city that stands as the fourth-largest in the United States, known for its unique blend of southern charm and cosmopolitan allure. Located in the southeastern part of the state, Houston boasts a rich cultural tapestry, with a thriving arts scene, world-class museums like the Museum of Fine Arts and the Menil Collection, and a burgeoning culinary landscape featuring a wide array of international cuisines. The city is synonymous with the space industry, home to NASA's Johnson Space Center, where historic moon landings were orchestrated.

Additionally, Houston is a hub for the energy sector, with countless oil and gas companies headquartered here. The city's sprawling landscape is dotted with lush parks, including Hermann Park and Buffalo Bayou Park, providing ample opportunities for outdoor recreation. With a booming economy and a warm, welcoming community, Houston continues to be a beacon of opportunity and diversity in the Lone Star State.

Share of Metro Population Gains Over Time (%)



Source: Partnership calculations based in U.S. Census Bureau data

#1 Relocation Destination In US

- Houston Chronicle (2024)

#2 Fastest Growing U.S. Metro

- U.S. Census Bureau (2023)

5th Largest MSA Currently

By 2100, Houston Is Expected To Be The 2nd Largest Msa In The Country With Over 31mm People

2.25x Larger Than Tampa

Averaging 250 / Day, 1 Person / 5 Minutes

3x Larger Than Austin

3.5x Larger Than Nashville

9x Larger Than Boise

GDP Would Be The 23rd Largest In The World

13.58% Harris County Growth Rate

Projected In 5 Years In A 3 Mile Radius

HOUSTON ECONOMY

Houston is a city of endless possibilities: Its history has been marked with achievements from the first word heard from the moon to the first artificial heart transplant. A distinctly favorable business climate promotes trade, commerce, industry, and economic growth in the Houston region. Many businesses recognize the allure of all Houston has to offer. Once dominated by oil-related jobs, Houston's economy has diversified as new, core industries join energy in the regional employment mix. Houston's current major industries include energy, aerospace and defense, and bioscience. Houston is home to the Texas Medical Center, the world's largest concentration of healthcare and research institutions, and NASA's Johnson Space Center, where the Mission Control Center is located. Additionally, it is home to numerous Fortune 500 companies and over 60 medical organizations. According to Forbes, Houston has a gross metro product of \$482.1 billion.

Houston maintains a global position as an international trade leader with economic and cultural ties reaching across the globe. As one of only five cities in the world connecting to all six inhabited continents, Houston is a global manufacturing and logistics hub and an international finance center. Over 5,000 Houston companies are engaged in international business and approximately 1,000 Houston firms report foreign ownership. International trade directly or indirectly supports more than one-third of all jobs in the Houston metropolitan area. Fifteen foreign governments maintain trade and commercial offices here, and the city has 35 active foreign chambers of commerce and trade associations.

#3 In Best Places To Live In Texas

- U.S. News And World Report 2022-2023

#1 Most Diverse City in America

WalletHub, Most Diverse Cities in the U.S., 2023-2024

#9 Best Places to Live in the U.S.

- U.S. News & World Report, Best Places to Live, 2022-2023

Top Food City in America

- Food & Wine Magazine, Global Tastemakers Awards, 2024-2025



Major Employers

of Employees

Memorial Hermann Health System	35,390
Walmart	29,797
Houston Methodist	29,657
The University of Texas MD Anderson Cancer Center	21,576
HCA Houston Healthcare	15,000
Kroger	14,868
ExxonMobil	13,000
United Airlines	11,900
Schlumberger Limited	11,700

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **11838 FM 3083 Rd, Conroe, TX, 77301** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.



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.

11-2-2015



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.

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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date