

PARK336
OFFICE · INDUSTRIAL · FLEX

1673 N LOOP 336 EAST
CONROE, TEXAS

STABILIZED SINGLE-TENANT TRIPLE NET INVESTMENT

NNN LEASE THROUGH 9/30/2030 | 7.0% CAP RATE | 2025 CONSTRUCTION



PRESENTED BY:

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License: 587273



OVERVIEW

This offering presents a stabilized single-tenant triple net flex asset within Park 336, a newly developed Class A business park in Conroe, Texas. Delivered in 2025, the ±9,902 SF building is leased to Freedom Gym, providing in-place net rental income through September 30, 2030.

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

SITE SNAPSHOT

Address: 1673 N Loop 336 E, Conroe, Texas 77301

Development: Park 336 Business Park

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

Building Size: ±9,902 SF

Year Delivered: 2025

Lease Expiration: September 30, 2030

Lease Structure: NNN





INVESTMENT SUMMARY

- **Stabilized single-tenant triple net lease** providing in-place cash flow through September 30, 2030
- **True NNN lease structure** with tenant responsible for taxes, insurance, CAM, and management fees
- **Delivered in 2025**, minimizing deferred maintenance and near-term capital expenditure risk
- **Located within Park 336**, a multi-phase master planned business park positioned for continued expansion along N Loop 336 E
- **Prominent frontage** with exposure to approximately 12,000 vehicles per day
- **Modern flex configuration** supporting long-term adaptability across industrial, service, recreational, or showroom users
- **Attractive 7% cap rate** on new construction in the growing North Houston / Conroe submarket

Purchase Price
\$3,394,000

CAP Rate
7.0%

Net Operating Income
\$237,648

Price Per SF
\$342

Building Size
±9,902 SF

Year Delivered
2025



LEASE SUMMARY

Lease structure designed to provide predictable in-place net income through September 30, 2030

TENANT:

KWYK Fitness, LLC dba Freedom Gym

PREMISES:

±9,902 SF (100%)

LEASE STRUCTURE:

Single-Tenant NNN

LEASE COMMENCEMENT:

October 16, 2024

RENT COMMENCEMENT:

August 18, 2025

LEASE EXPIRATION:

September 30, 2030

INITIAL TERM:

64 Months

BASE RENT ESCALATIONS:

Flat base rent through lease expiration

Guaranty: Personal Guaranty from Tenant Principal

RENT STRUCTURE

STABILIZED MONTHLY BASE RENT

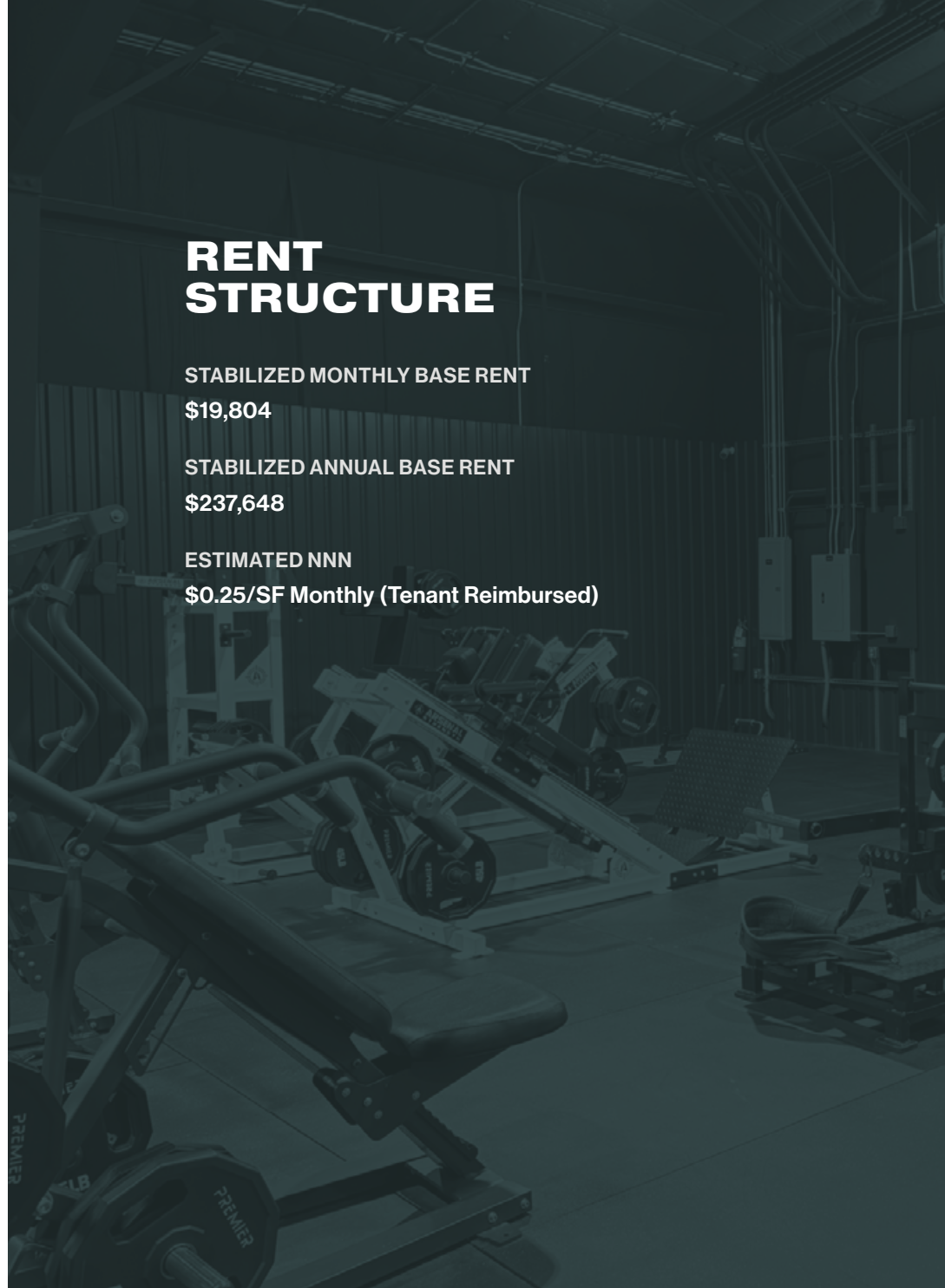
\$19,804

STABILIZED ANNUAL BASE RENT

\$237,648

ESTIMATED NNN

\$0.25/SF Monthly (Tenant Reimbursed)





TENANT OVERVIEW



Freedom Gym operates as a full-building 24-hour fitness facility within Park 336, occupying 100 percent of the ±9,902 SF premises under a single-tenant triple net (NNN) lease. The operator currently maintains two active locations in Conroe, Texas, with a third location announced for Scottsdale, Arizona in 2026.

The facility is equipped with over 100 pieces of state-of-the-art strength and conditioning equipment and serves a broad membership base ranging from competitive athletes and personal training clients to general fitness users. The tenant's operating model emphasizes community engagement, consistent utilization, and 24/7 member access through a secure app-based entry system.

Freedom Gym has developed a strong local presence through competitive athlete affiliations, recurring events, and performance-focused programming. The Loop 336 location reflects a capital-intensive, fully air-conditioned buildout designed to support long-term operations.

While currently configured as a fitness facility, the building's clear-span flex design and industrial infrastructure provide adaptability for a range of future users upon lease expiration.





PROPERTY OVERVIEW

The property consists of a free-standing $\pm 9,902$ SF Class A flex facility delivered in 2025 within the Park 336 development. Positioned with direct frontage along N Loop 336 E, the building benefits from high visibility, strong traffic exposure, and immediate access to one of Conroe's primary commercial corridors.

Designed with modern materials and efficient site planning, the asset features a fully air-conditioned interior, clear-span configuration, and storefront visibility, supporting a range of industrial, service, recreational, or office-forward users. The combination of direct road exposure and flexible design enhances long-term adaptability and re-leasing potential.

- **$\pm 9,902$ SF free-standing flex facility**
- **Direct N Loop 336 frontage (~12,000 VPD)**
- **High-visibility storefront entry**
- **Clear-span interior configuration**
- **Dedicated on-site parking**
- **Fully air-conditioned interior buildout**





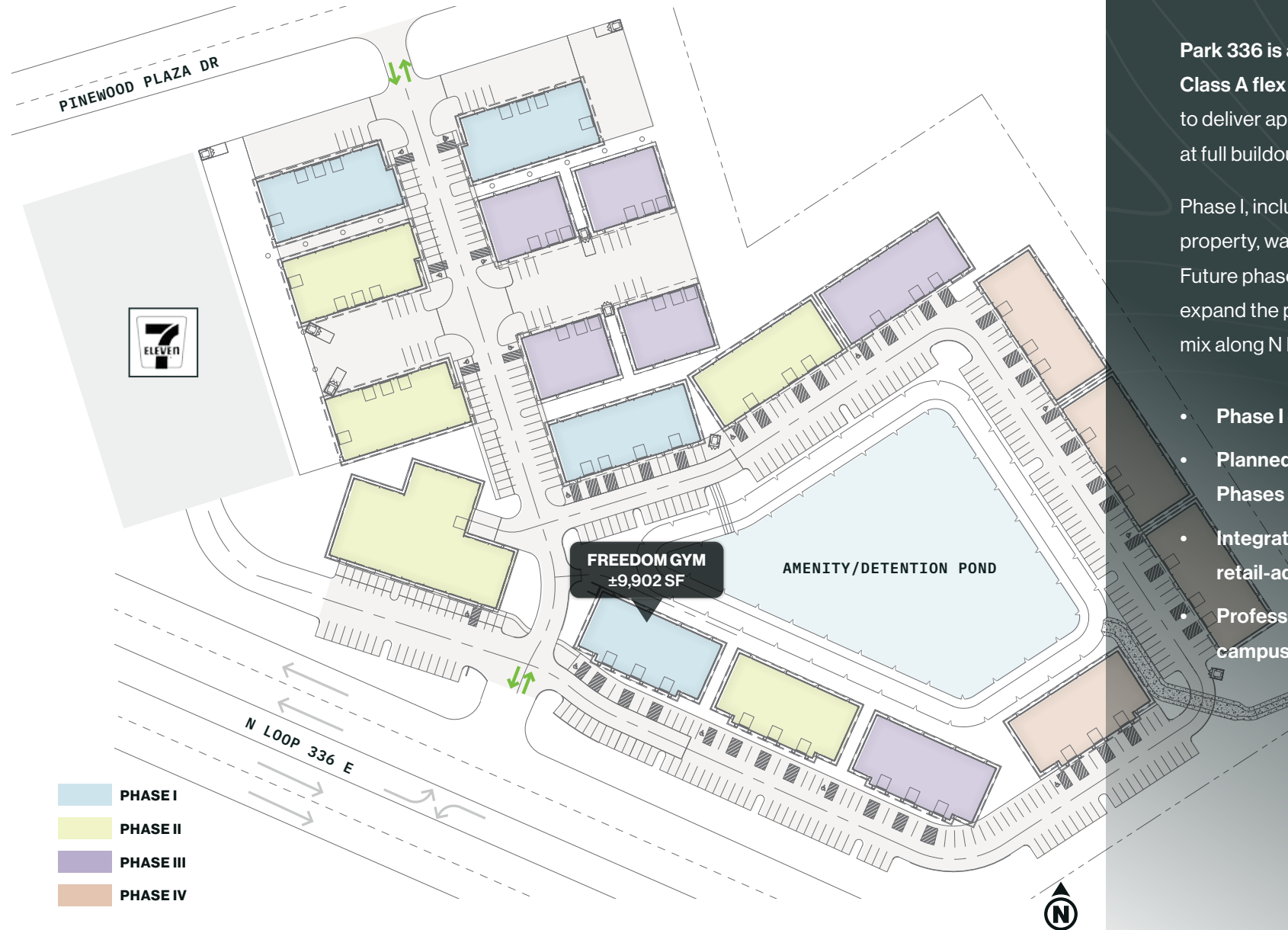
PARK 336

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





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

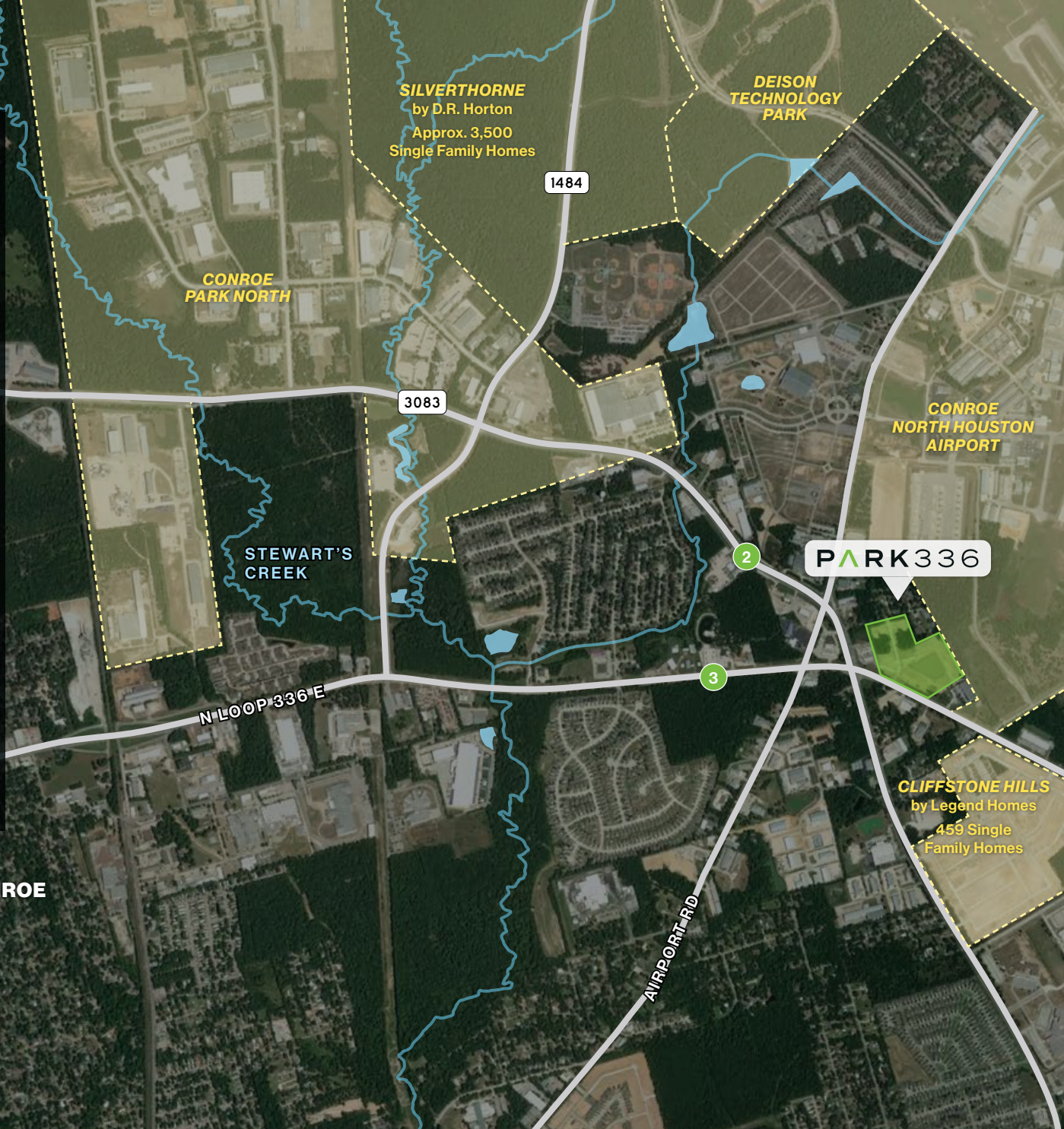
Park 336 benefits from strong regional connectivity and daily traffic exposure along Conroe's primary commercial corridors. Direct access to Loop 336 E and proximity to I-45 position the property within a high-visibility growth corridor serving both local and regional traffic.

- 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





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

FREEDOM GYM
±9,902 SF


UNDER CONSTRUCTION
(2026)



Strategic Positioning within Expanding Park 336 Development



Modern Storefront Design with Prominent Tenant Visibility



Free-Standing Flex Building with Clear-Span Configuration



Direct N Loop 336 Frontage | Approx. 12,000 VPD

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
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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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