

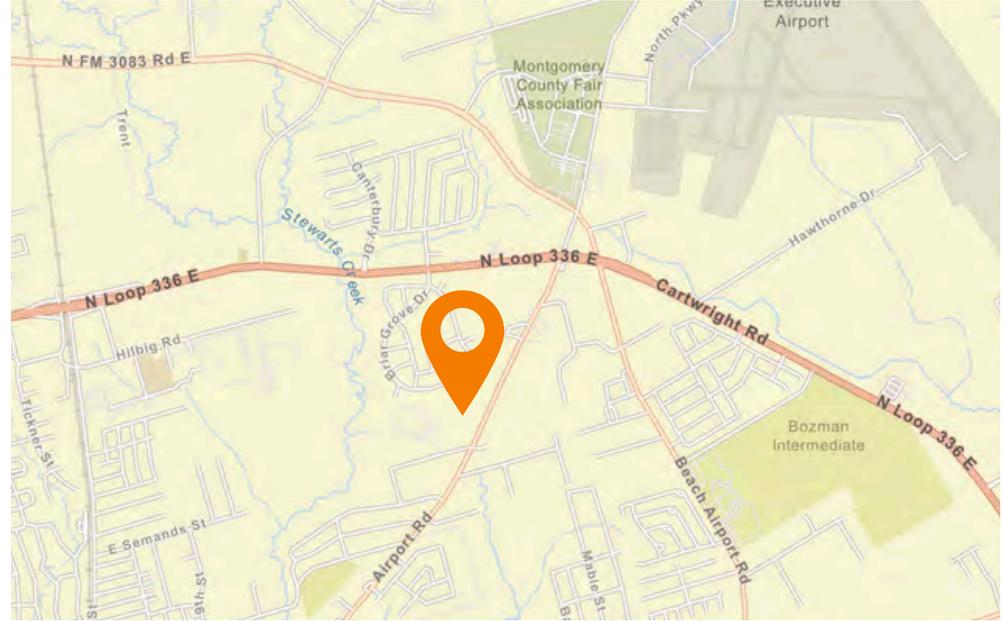


INDUSTRIAL/FLEX FOR LEASE
FLEX SPACES BY ZELA

2007 AIRPORT RD | CONROE, TX 77301

9320 LAKESIDE BLVD | STE 250 | THE WOODLANDS, TX 77381 | 281-367-2220 | JBEARDCOMPANY.COM

PROPERTY OVERVIEW



- Flex Spaces by Zela, an Adaptable Office - Warehouse Park .
- Flexible Space Units ranging from 1,726 to 12,453 SF.
- Each unit includes an office/reception area, restroom, and insulated warehouse. Additional office layouts available.
- Warehouse Features: 24' eave with 32' clear height, 14'x16' grade-level overhead doors, and 3-phase power. Buildings A, B1, & B2 are sprinklered.
- Flexible lease terms to accommodate businesses of all sizes.
- Ideal for e-commerce, light manufacturing, and professional services.
- Ample parking for tenants and clients.
- Easy access to major transportation routes in a high-growth area.

AVAILABLE SF	1,726 - 12,453 SF
LEASE RATE	\$13.80 - \$15.00 SF/YR [NNN]
BUILDING SIZE	42,231 SF
LOT SIZE	3.38 ACRES

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,442	43,488	93,102
TOTAL DAYTIME POPULATION	7,833	55,764	105,781
AVG HOUSEHOLD INCOME	\$109,265	\$85,542	\$104,458

*SOURCE: SITE TO DO BUSINESS 2025

AVAILABLE SPACES

INDUSTRIAL/FLEX LEASE INFORMATION:

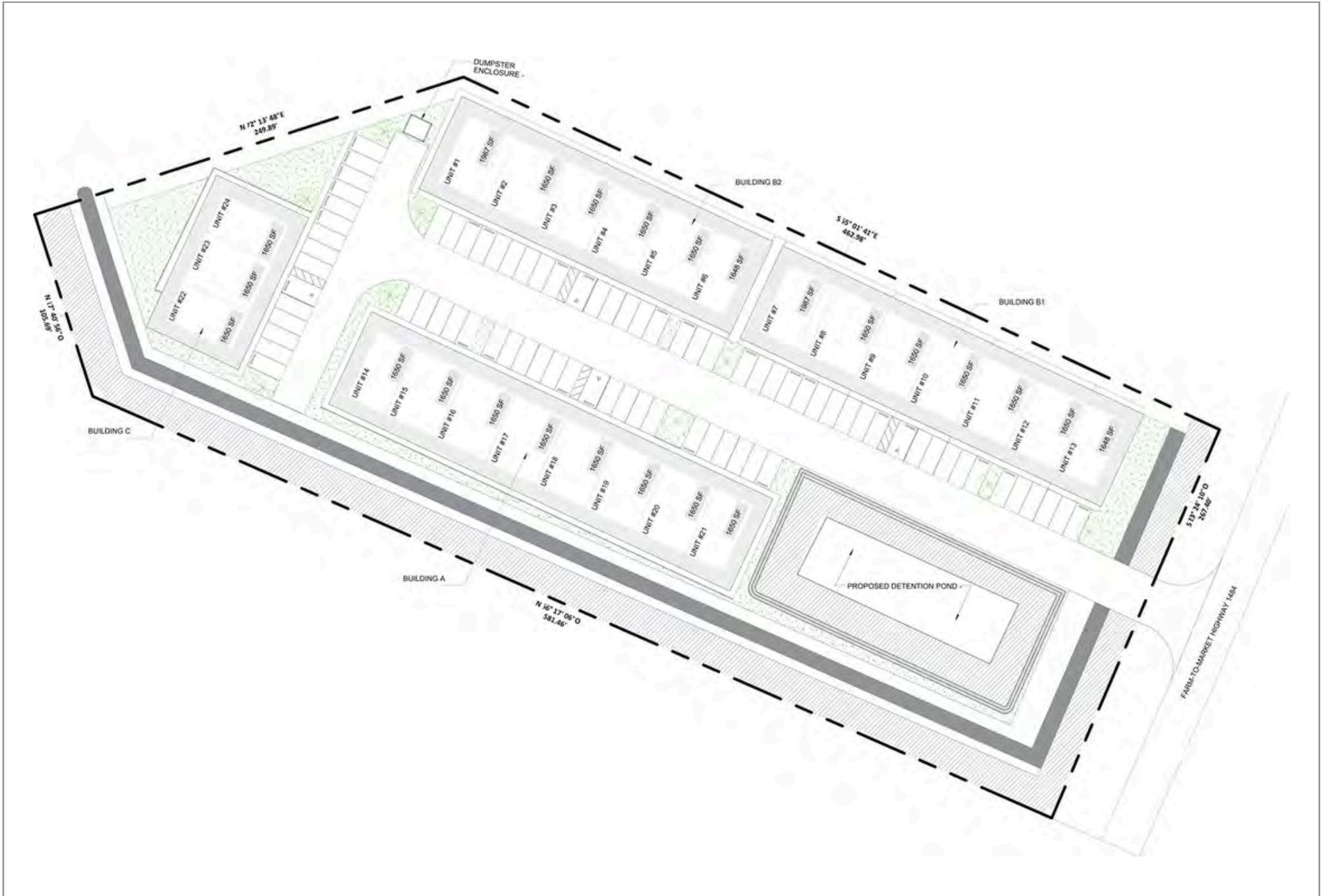
LEASE TYPE	NNN
TOTAL SPACE	1,726 - 12,453 SF

LEASE TERM	NEGOTIABLE
LEASE RATE [INDUSTRIAL]	\$13.80 - \$15.00 SF/YR [NNN]

INDUSTRIAL/FLEX LEASE AVAILABLE SPACES:

BUILDING	SPACE TYPE	SPACE SIZE	LEASE RATE	LEASE TYPE	DESCRIPTION
BUILDING A	Industrial - Flex	1,729 - 8,645 SF	\$13.80 SF/YR	NNN	Industrial/Flex Spaces Available
BUILDING A - UNIT 14	Industrial - Flex	1,730 SF	\$15.00 SF/YR	NNN	1,730 sf with 305 sf of office area plus restroom. One 14' x 16' overhead door. Sink in the warehouse. 24' eave with 32' clear height in warehouse. 3 phase power. Sprinklered building.
BUILDING A - UNIT 20 & 21	Industrial	1,729 - 3,459 SF	\$15.00 SF/YR	NNN	3,459 sf with 311 sf of office area plus restroom. Divisible to 1,729 sf. Two 14' x 16' overhead door. Sink in the warehouse. 24' eave with 32' clear height in warehouse. 3 phase power. Sprinklered building.
BUILDING B1	Industrial - Flex	1,726 - 12,453 SF	\$13.80 SF/YR	NNN	Industrial/Flex Spaces Available
BUILDING B2	Industrial	1,729 - 10,731 SF	\$13.80 SF/YR	NNN	Industrial/Flex Spaces Available
BUILDING C	Industrial	1,737 - 5,213 SF	\$13.80 SF/YR	NNN	Industrial/Flex Spaces Available

PROPERTY SITE PLAN



PROPERTY PHOTOS



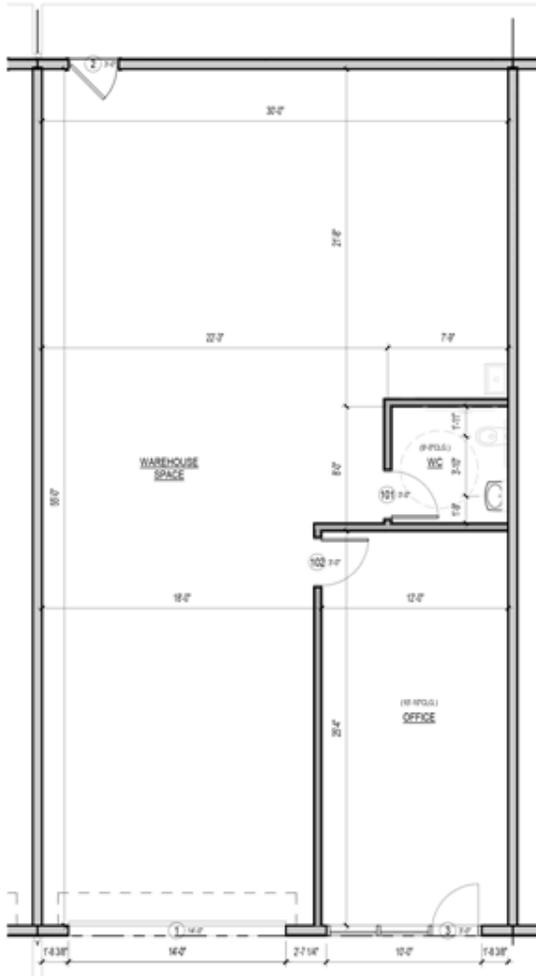
PROPERTY RENDERINGS



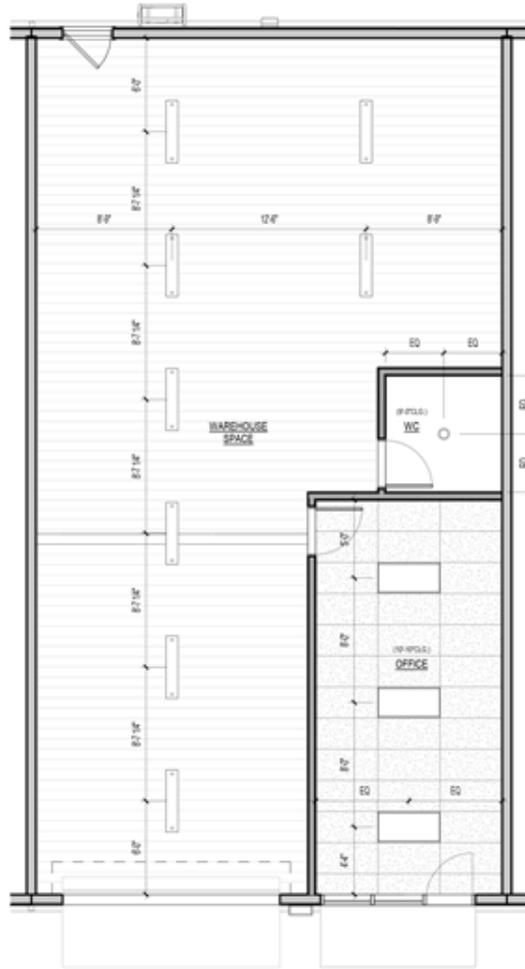
PROPERTY RENDERINGS



STANDARD FLOOR PLAN LAYOUT



1 FIRST FLOOR PLAN
SCALE 3/16" = 1'-0"



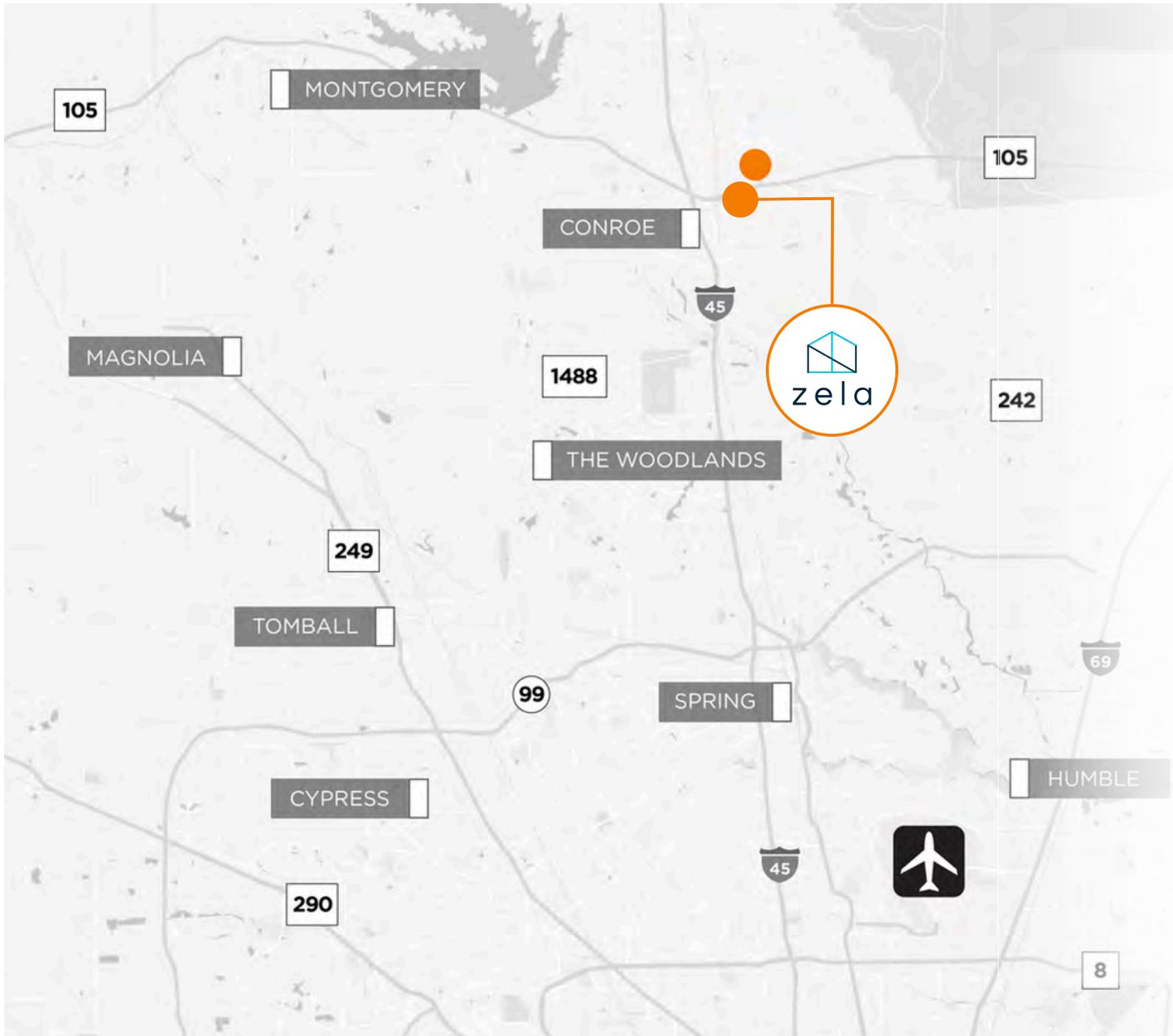
3 FIRST FLOOR REFLECTED CEILING PLAN - UPGRADE
SCALE 3/16" = 1'-0"



SURROUNDING RETAIL



PROPERTY LOCATION



DRIVETIMES

6 MIN

Conroe-North Houston
Regional Airport

23 MIN

The Woodlands Town
Center/Woodlands Mall

29 MIN

South towards Grand Pkwy
99 and Hardy Toll Rd

32 MIN

N Sam Houston Tollway
(Beltway 8)

36 MIN

George Bush Intercontinental
Airport (IAH)

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.

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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.



11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date