



OFFICE FOR LEASE

S LOOP 336 W | CONROE, TX 77304

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

PROPERTY HIGHLIGHTS



MALLARD COVE PROFESSIONAL BUILDING
Class A 20K SF multi-tenant office park located in Conroe, TX



CONROE, TEXAS

Listed as a top-10 fastest growing city in the nation according to the US Census Bureau's May 2020 report.



LOCATION & ACCESS

Situated on 4.16 acres with visibility and access from Loop 336 W. Close proximity to Johnson Development and Central Park MPC. Parking Ratio: 3.0/1,000 SF



RETAIL

Within one mile of the property is 336 Marketplace, a 560,000 square foot retail development, featuring grocery and national big-box anchors.



NEW BUILD

Newly built in 2022 features beautiful modern buildings and elevated aesthetics.



FEATURES

Walking path, back patio spaces and lake with ample signage.


DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,678	41,982	125,202
TOTAL DAYTIME POPULATION	3,011	55,584	124,925
AVERAGE HH INCOME	\$138,653	\$115,347	\$122,012

LEASE SUMMARY


BUILDING SIZE	20,000 SF
AVAILABLE SF	2,500 SF
BUILDING CLASS	Class A Office
LAND AREA	4.167 AC
FLOORS	Single Story
YEAR BUILT	2022
PARKING RATIO	4:1,000





Monument Signage



Newly Built



Great access and visibility from S Loop 336 W



Located near the Grand Central park



Over 500,000 SF of retail and restaurants less than one mile from property



Stabilized investments property is currently offered for sale



PROPERTY FLOOR PLAN



OFFICE FLOOR PLAN

SCALE: 1/8"=1'-0"

SURROUNDING AMENITIES



SUBJECT SITE

CONROE

LEO
At West Fork

HCA Houston Healthcare
Conroe

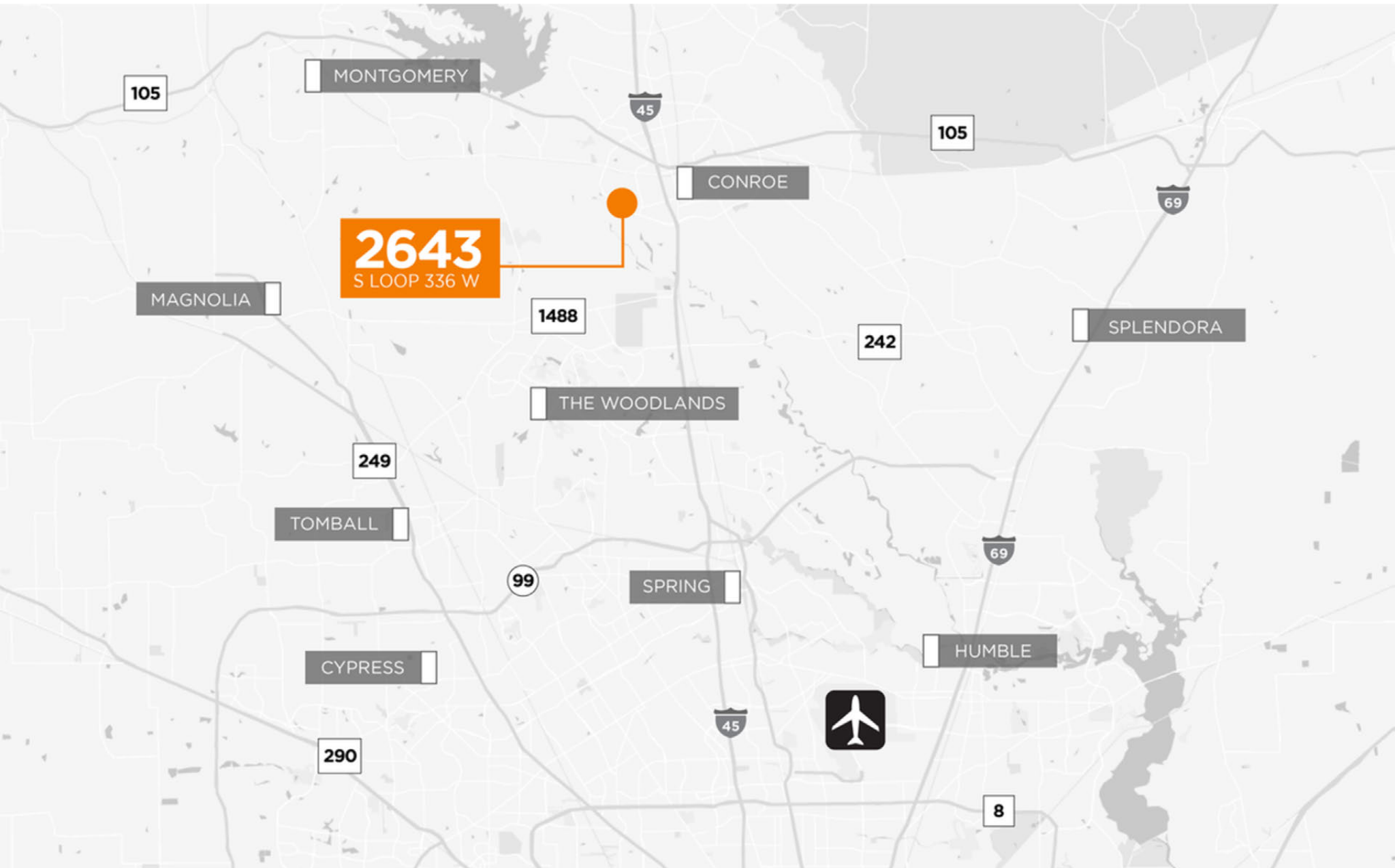
WOODHAVEN VILLAGE
A GRACE MGMT COMMUNITY

±2046 ACRES MIXED-USE DEVELOPMENT
GRAND CENTRAL PARK

Office DEPOT, Target, BEST BUY, Starbucks, Dunkin', CVS, Panera, Cane's, DOLLAR TREE, Chick-fil-A, SMOOTHE KING, FREEBROS, CHASE, MATTRESS ONE, SALT GRASS, OUTBACK

Kroger, Ross, ULTA BEAUTY, DICK'S SPORTING GOODS, Marketplace, Marshalls, Burlington, McALISTER'S DELI, MOD, SLOTE, AT&T, SUPER CUTS, CHASE, Chick-fil-A, SALCO CARBANA

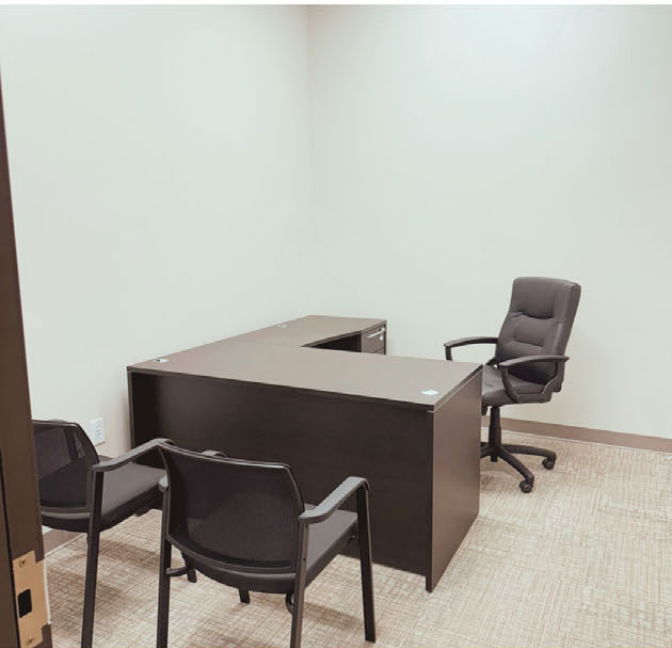
PROPERTY LOCATION MAP



INTERIOR PHOTOS



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 under-went 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.



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