



PINE CROSSING BUSINESS PARK

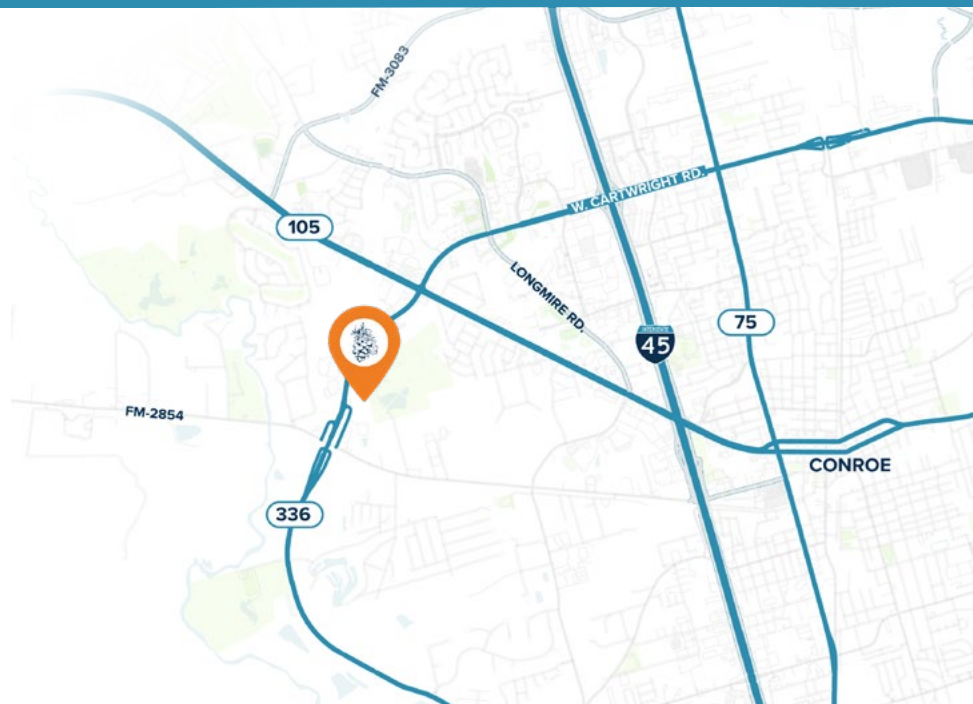
3513 N. LOOP 336 WEST | CONROE, TX 77304



Class A Office/Warehouse for Sale or Lease

PROPERTY OVERVIEW

- 6 Buildings
- 34,000 Total SF
- Delivered Q2 2025
- Deed Restricted Business Park
- Water and Sewer Utilities
- High Visibility on Loop 336
- 2 Miles West of I-45
- Quick and Easy Access to State Highway 105, FM-2854, and I-45



FOR MORE INFORMATION, CONTACT:

KEVIN CAYWOOD | 936.537.2428 | kevin.caywood@streamrealty.com

GRANT WISENBAKER | 936.827.2647 | grant.wisenbaker@streamrealty.com





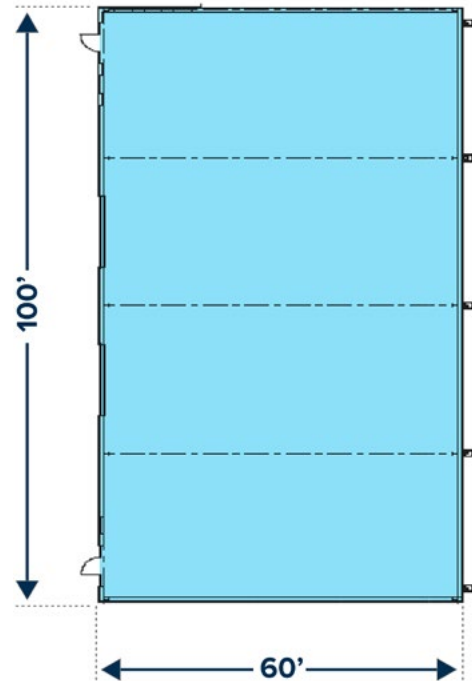
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BUILDING E

- 6,000 SF total
- Front-load configuration
- 2 grade-level doors (12'x14')
- 18' clear height



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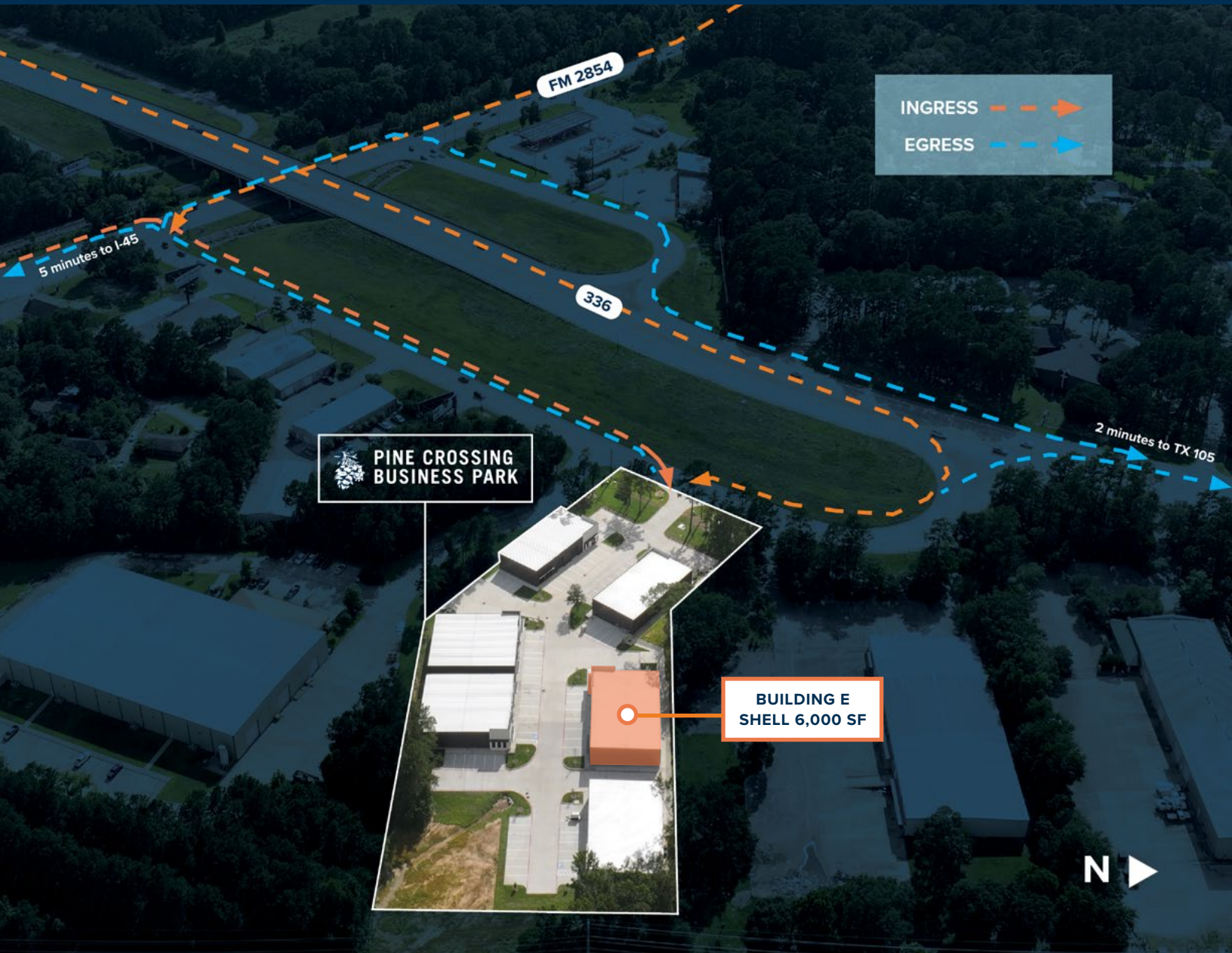
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Ideally positioned along Loop 336 West in Conroe, TX, Pine Crossing Business Park offers excellent access and visibility and is just minutes from I-45. Tenants benefit from seamless connectivity to Houston and major Texas distribution routes, plus proximity to a strong labor pool and Conroe's thriving business environment.

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