PARK336

OFFICE · INDUSTRIAL · FLEX

CLASS "A" BUSINESS PARK IN CONROE

Designed for the tenants of today →



www.Park336.com

Clayton Benedict
clayton@NewmanCRE.com
(713) 582 4620

Tom Costello
tom@NewmanCRE.com
(832) 721 4288

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A HIGH-POWERED DEVELOPMENT

Customized construction to meet your needs →



Class A Construction



Convenient Location

Property Highlights

- Convenient Conroe location, one of the fastest growing cities in Texas
- Tremendous visibility on N Loop 336 E with signage opportunities
- Perfect for all tenant types, offering Class A industrial/office
- Diverse buildouts, customize your space with a strong TI allowance
- Protected turn lanes support ingress/egress to the property
- Phase 2 delivering in Spring 2027

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CURATED CONSTRUCTION FOR PARK 336 TENANTS

Explore the Space Built for You ↓



01	**Building 1601** (Flex/Office/Retail)	±18,000 SF
02	**Building 1605** (Industrial w/ Yard Space)	±9,940 SF
03	**Building 1609** (Industrial w/ Yard Space)	±9,940 SF
04	**Building 1613** (Industrial w/ Yard Space)	±9,940 SF
05	**Building 1617** (Industrial w/ Yard Space)	±9,940 SF
06	**Building 1621** (Industrial)	±6,230 SF
07	**Building 1625** (Industrial)	±6,230 SF
08	**Building 1629** (Industrial)	±6,230 SF
09	**Building 1633** (Industrial)	±6,230 SF
10	**Building 1637** (Industrial)	±9,945 SF
11	**Building 1641** (Flex/Office/Retail)	±9,945 SF
12	**Building 1635** (Industrial)	±9,945 SF
13	**Building 1649** (Industrial)	±9,945 SF
14	**Building 1653** (Industrial)	±9,945 SF
15	**Building 1657** (Industrial)	±9,945 SF
16	**Building 1661** (Flex/Office/Retail)	±9,902 SF
17	**Building 1665** (Flex/Office/Retail)	±9,902 SF
18	**Building 1669** (Flex/Office/Retail)	±9,902 SF
19	**Building 1673** (Flex/Office/Retail)	±9,902 SF

Note: all dimensions and square footages are approximate and subject to change

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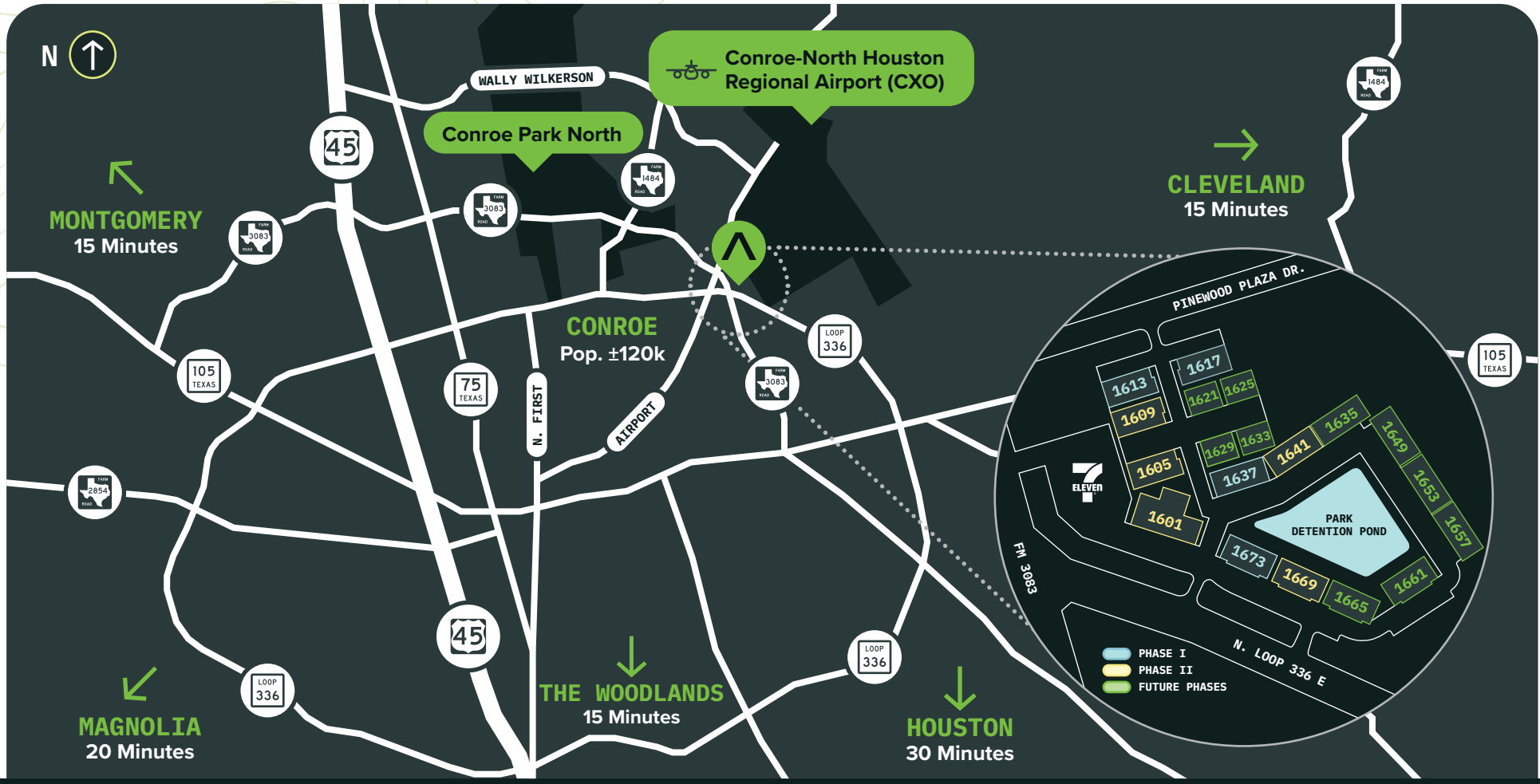
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TAP INTO THE OPPORTUNITY



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Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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:
  - 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.

Nate Newman Brokerage, Inc.	**9004564**	**nate@newmancre.com**	**(281)703-0715**
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Nathan T. Newman	**587273**	**nate@newmancre.com**	**(281)703-0715**
Designated Broker of Firm	License No.	Email	Phone
Nathan T. Newman	**587273**	**nate@newmancre.com**	**(281)703-0715**
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Clayton G. Benedict	**595493**	**clayton@newmancre.com**	**(713)582-4620**
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**