PRESS RELEASE

CONROE, TEXAS

Contact Information:
Chad Inmon, Marketing Manager
Newman CRE
832-334-8640 / chad@newmancre.com

Newman Expands Park 336 for Smaller Businesses in Conroe

Phase III will add five buildings and nearly 58,000 square feet, starting on the North Loop 336 East frontage.

CONROE, Texas — Newman Commercial Real Estate has begun construction on an 18,000-square-foot building at North Loop 336 East and Beach Airport Road. It is the first building in the expansion of Park 336, where Newman is pairing storefront space for businesses that meet customers face to face with industrial space for companies that need room for equipment and materials.

NTN Construction, Newman's in-house contractor, leads the work at 1601 N. Loop 336 E. The frontage building is designed for retail, office or flex use. A second building of about 9,900 square feet is planned at 1669 N. Loop 336 E. Three more buildings will follow, including two with outdoor storage yards.

Park 336's four operating buildings reached full lease-up in October with a mix of local, regional and national tenants. The park serves the smaller end of an established industrial corridor. Along FM 3083, nearby Conroe Park North is home to more than 40 companies, including manufacturers and distributors, according to the Conroe Economic Development Council. Conroe itself grew by 33% from April 2020 to July 2025, reaching an estimated 119,564 residents, according to the U.S. Census Bureau.

"Park 336 was master planned to be Conroe's first truly Class A option for small users," said Nate Newman, CEO of Newman Commercial Real Estate. "Our success in lease-up has been due to our emphasis on quality. We utilize custom architectural elements, glass storefronts, outdoor storage, and a park-like setting with generous landscaping and mature tree plantings.

"Other developers have been unable to build in Conroe due to the moratorium issues, high construction costs, and interest rates. We take a longer perspective and envision this as a 12-year build-out spanning over 200,000 square feet. We continue to deliver new buildings to serve our customers."

About Newman Commercial Real Estate

Newman Commercial Real Estate develops, builds and manages retail, flex, industrial and mixed-use properties across Greater Houston, with a focus on The Woodlands and the surrounding North Houston growth corridors.

Sources

Conroe Economic Development Council, Conroe Park North business profile

U.S. Census Bureau, Conroe QuickFacts, 2020 estimates base and July 2025 estimate

Park 336 photography



Park 336 in Conroe, Texas, with North Loop 336 East at right and the pond near the center of the business park.



NTN Construction's 18,000-square-foot building at 1601 N. Loop 336 E. takes shape at Beach Airport Road. Photographed October 9, 2026.



An aerial view along an interior drive at Park 336 shows how the existing buildings connect to the North Loop 336 East frontage.



Exposed roof framing above the concrete floor of the new Park 336 frontage building on October 9, 2026.



Future storefront openings at 1601 N. Loop 336 E. frame views of the pond and neighboring buildings on October 9, 2026.

Photos courtesy of Newman Commercial Real Estate.