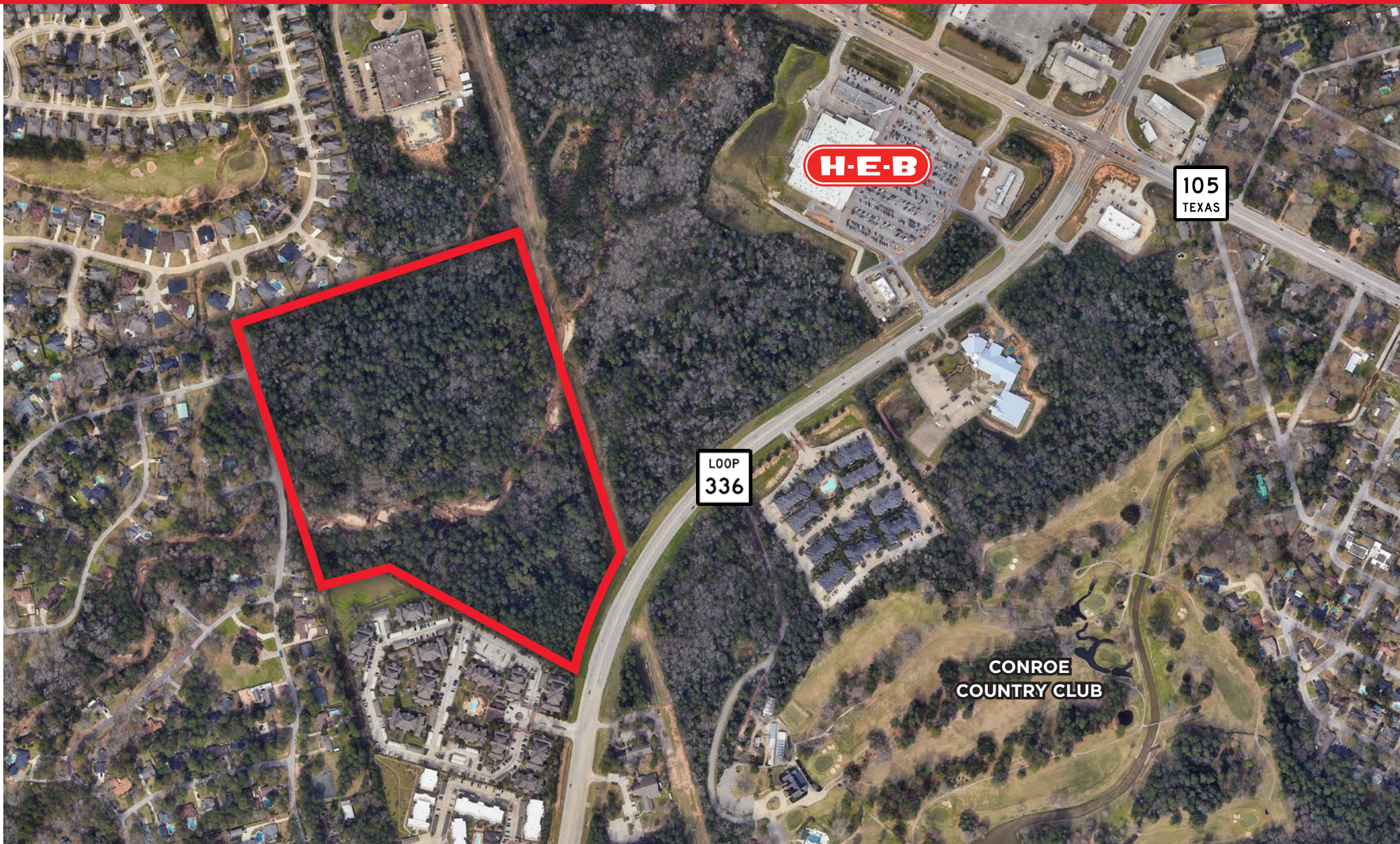


LOOP 336

±44.998 ACRES | CONROE, TX

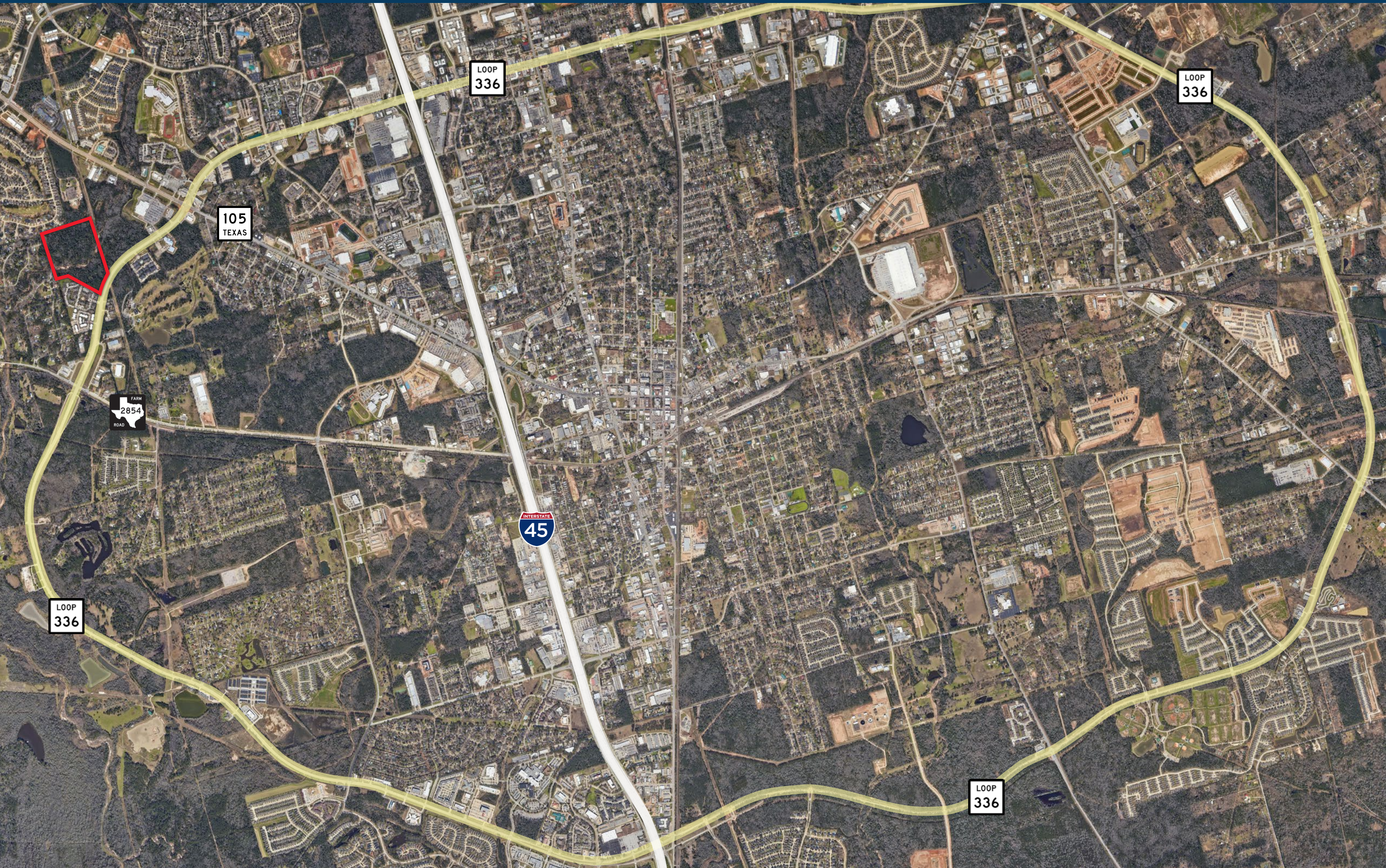


KRISTEN MCDADE
Managing Director
T: +1 713 331 1796
kristen.mcdade@cushwake.com

MATTHEW DAVIS
Senior Director
T: +1 713 331 1798
matthew.davis@cushwake.com

MELISSA ELIZONDO
Brokerage Specialist
T: +1 346 396 4008
melissa.elizondo@cushwake.com





2025

GREATER HOUSTON MARKETPLACE

WHY HOUSTON:

6.8M

Residents in the City of Houston

25

Fortune 500 Companies

#3

among US Metro Areas in Fortune 500 Headquarters

#5

in the US in Fortune 1000 headquarters

55M sq ft

of Class A space

160k

Business establishments

1st

in Foreign Waterborne Tonnage

1st

in Gulf Coast Container Port

1st

in Import and Export

73

Foreign Owned Firms

GLOBAL TRADE CITY

DEMOGRAPHICS

(within 3 miles of Pensam - Loop 336, Conroe, TX)



40,259

2025 Total Population



\$100,249

2025 Average Household Income



\$436,657

2025 Average Home Value

4th

Largest U.S. City

+ At 665 square miles, the City of Houston is larger in area than the cities of Chicago, Dallas, Los Angeles, New York, Phoenix and San Diego.

#2

Fastest growing MSA in the U.S.

+ 3,360,800 Jobs in Houston MSA



ENERGY CAPITAL OF THE WORLD



PORT OF HOUSTON



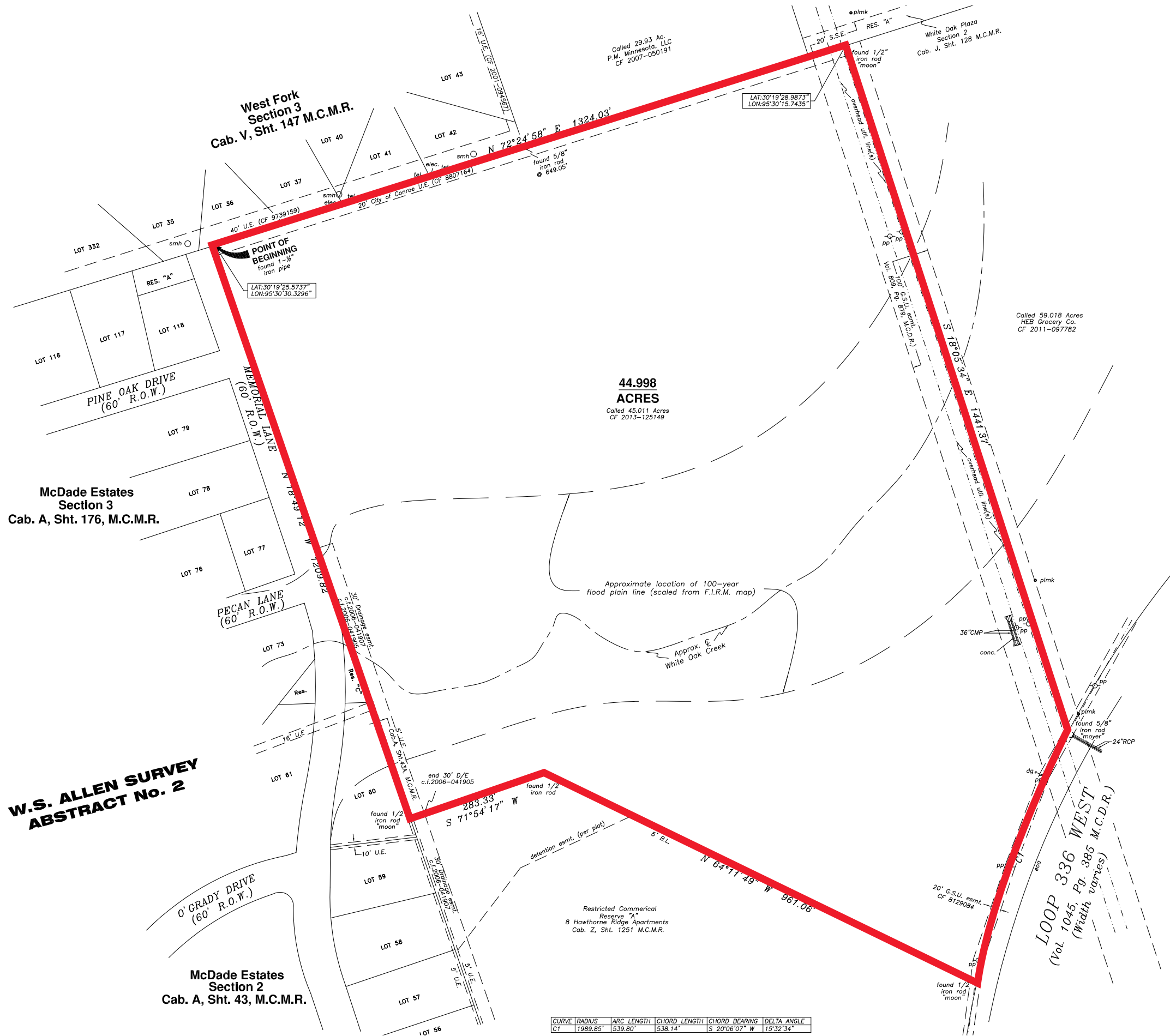
WORLD'S LARGEST MEDICAL CENTER



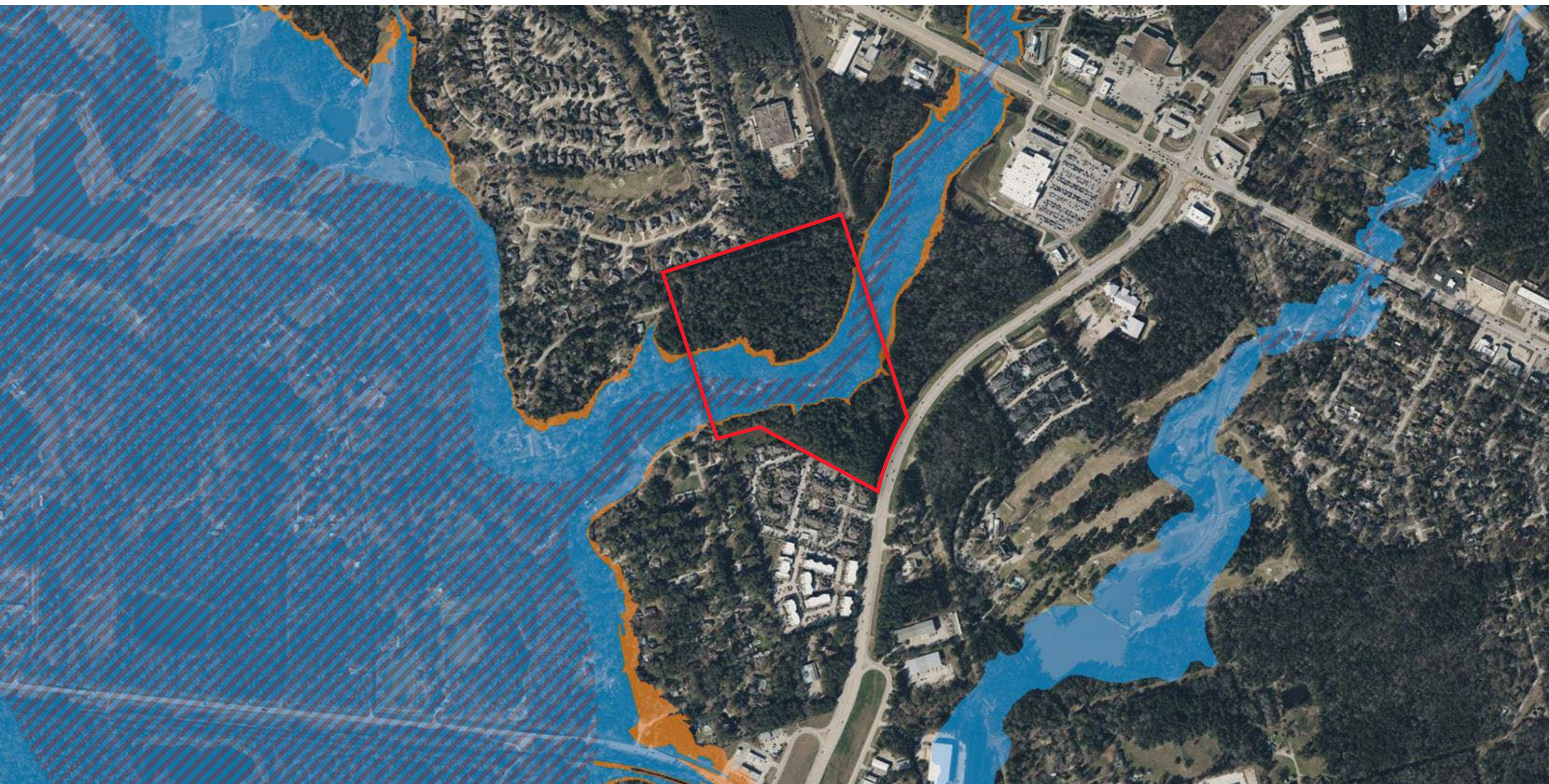
NASA

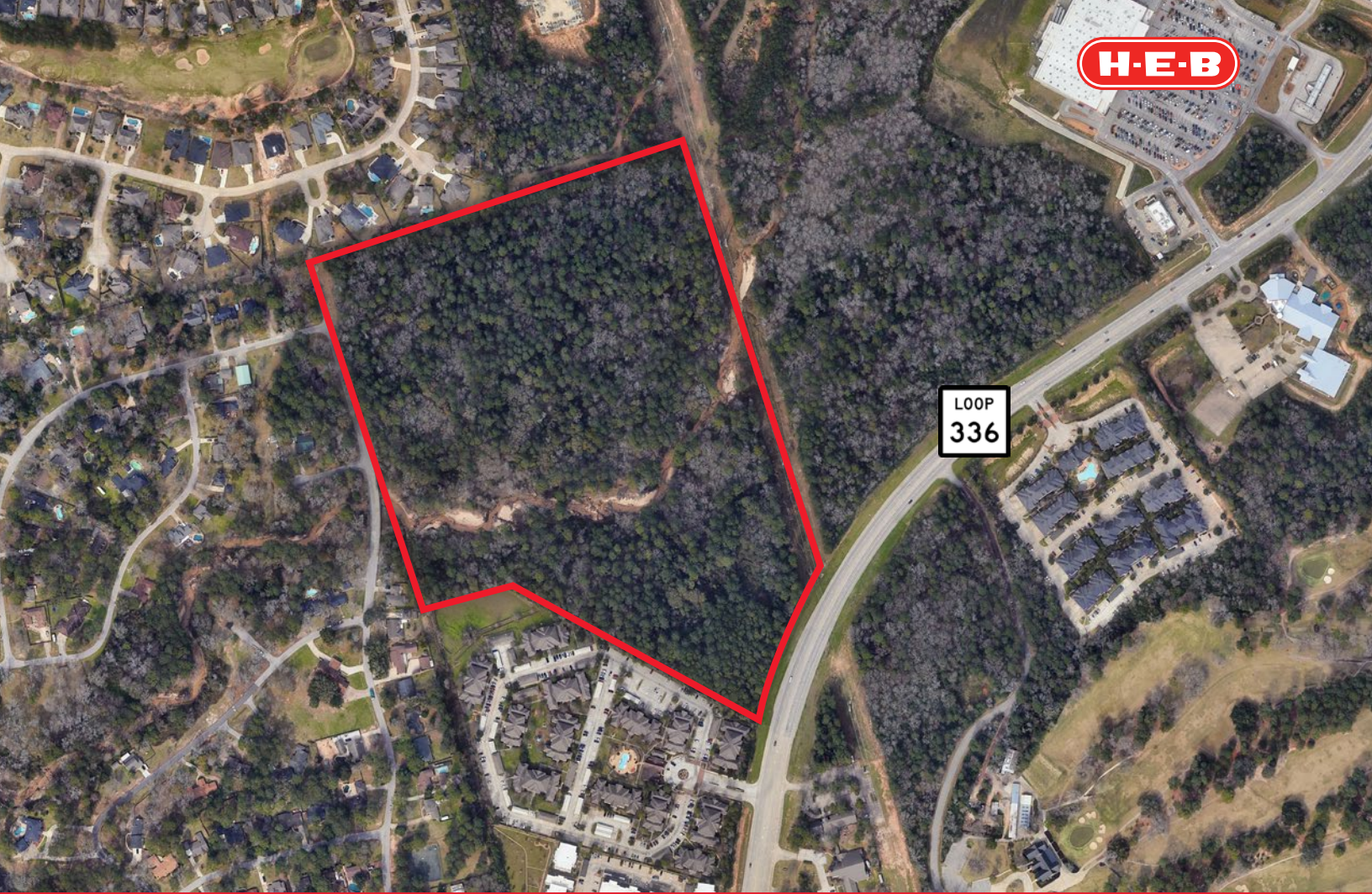


CLUTCH CITY



FLOOD PLAIN AERIAL





- ±44.998 Acres along Loop 336 in Conroe, TX
- ±550' of frontage along Loop 336
- Directly adjacent to HEB
- Partial encumbered by 100 and 500 year floodplain as well as some floodway
- Direct access to Loop 336 with easy access to Hwy. 105 and I-45
- All in tax rate of 2.074%
- Unrestricted

CONTACT BROKERS FOR PRICING

KRISTEN MCDADE

Managing Director

T: +1 713 331 1796

kristen.mcdade@cushwake.com

MATTHEW DAVIS

Senior Director

T: +1 713 331 1798

matthew.davis@cushwake.com

MELISSA ELIZONDO

Brokerage Specialist

T: +1 346 396 4008

melissa.elizondo@cushwake.com