



INDUSTRIAL CT BUSINESS PARK

5-BUILDING INDUSTRIAL PARK | 100% OCCUPIED | 4.7-YEAR WALT | 5.53 ACRES

115, 117, 119, 121, 123 INDUSTRIAL CT, CONROE, TX 77301

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PROPERTY OVERVIEW

KEY POINTS

- 44,006 SF on 5.53 AC
- Built in 2019
- 100% Occupied with ± 4.7 Years of WALT
- \$577,411.44 Annual NOI

**CONTACT BROKER
FOR LIST PRICE**



PROPERTY HIGHLIGHTS

- Five total buildings ranging from 7,534 SF to 9,640 SF
- Two buildings with dedicated IOS space
- Master-planned single-tenant industrial park
- Located in Conroe with easy access to SH 105, I-45, Loop 336, and FM 3083
- 4.3% vacancy for comparable single-tenant buildings within three miles, demonstrating a very tight, landlord-favorable market with no additional development of comparable properties
- Tenant mix across a variety of service-based industries with a staggered rent roll
- Excellent clear heights and functional buildings for future uses



RENT ROLL

Bldg #	Tenant	SF	AC	% of SF Occupied	Monthly Rent	Monthly/SF	Annual	Lease Expiration	Escalations	Options
115	Freedom Gym	9,640	0.52	22%	\$10,042.00	\$1.04	\$120,504.00	8/31/2029	4% annual	N/A
117	CleanCap Technologies	7,543	0.43	17%	\$6,788.70	\$0.90	\$81,464.40	5/31/2027	—	Two, 6-Month
119	Texas Metal Works Co	9,654	0.58	22%	\$9,171.30	\$0.95	\$110,055.60	4/30/2029	4% annual	One, 3-Year at FMV
121	Republic Services	7,534	1.22	17%	\$11,677.70	\$1.55	\$140,132.40	7/31/2036	3.25% annual	N/A
123	Cequel Communications	9,635	1.22	22%	\$10,437.92	\$1.08	\$125,255.04	8/1/2033	10% Escalation in Year 6	N/A

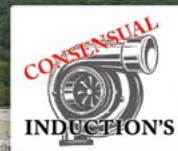


Property Photos





Downtown
Conroe



105

± 13,700 VPD

23



Industrial Ct

Industrial Ln

Subject Property

Republic Services Yard

Cequel Yard

Access Easement



TENANT OVERVIEWS



Republic Services

Republic Services is one of the largest environmental services companies in North America, providing waste collection, recycling, disposal, and related industrial services to residential, commercial, and industrial customers. The publicly traded company (NYSE: RSG) serves approximately 13 million customers through more than 1,000 locations and generated approximately \$16.6 billion in revenue in 2025



Cequel Communications

Cequel Communications, LLC operates telecommunications infrastructure and services under the Suddenlink name and maintains operations in Conroe, Texas. The company has historically provided cable, broadband, and communications services across numerous U.S. markets, with its Conroe operation supporting an established telecommunications network serving the surrounding region



Texas Metal Works

Texas Metal Works is a Conroe-based metal fabrication company specializing in custom metalwork, structural steel fabrication, welding, CNC cutting, forming, coating, and assembly. The company has more than 20 years in business and operates an approximately 40,000-square-foot Conroe facility with ISO 9001 certification and AWS-qualified welders, serving customers with fabrication capabilities from design through finished production.



Clean Cap

Clean Cap operates from Conroe, Texas, with a local presence supporting its business operations in the Houston-area market. The company's Conroe footprint includes office and warehouse operations, reinforcing the property's service-oriented industrial tenant mix.

CONROE, TX

Port-Driven Industrial Distribution Hub

Market Demographics

119,564

Total Population

58,000

Employed Population

33.0%

Growth Since 2020

34%

Blue-Collar Workforce

Conroe, Texas sits at the northern edge of the Houston metropolitan area and has experienced sustained population and economic growth driven by its strategic location, expanding employment base, and quality-of-life appeal. Positioned along Interstate 45, the city offers direct connectivity to Downtown Houston, The Woodlands, and major regional employment corridors, making it an attractive destination for residents and businesses seeking accessibility with relative affordability. Steady in-migration has supported ongoing residential development, retail expansion, and increased demand for local services, reinforcing Conroe's role as a key growth node within Montgomery County.

Houston, TX MSA

Houston, TX

Houston is a top industrial market in North America, supported by its strategic Gulf Coast location, world-class transportation infrastructure, and diverse economic base. The region serves as a critical hub for global trade, logistics, manufacturing, energy, and petrochemical operations, benefiting from access to port, rail, highway, and air cargo networks. Houston's business-friendly environment,

abundant industrial land, and corporate investment have fueled decades of industrial growth, attracting a broad range of occupiers from distribution and e-commerce users to advanced manufacturers and energy companies. Supported by population growth, trade activity, and infrastructure investment, Houston remains a premier destination for industrial development and institutional investment.

#1 U.S. Port

by Tonnage | Port Houston

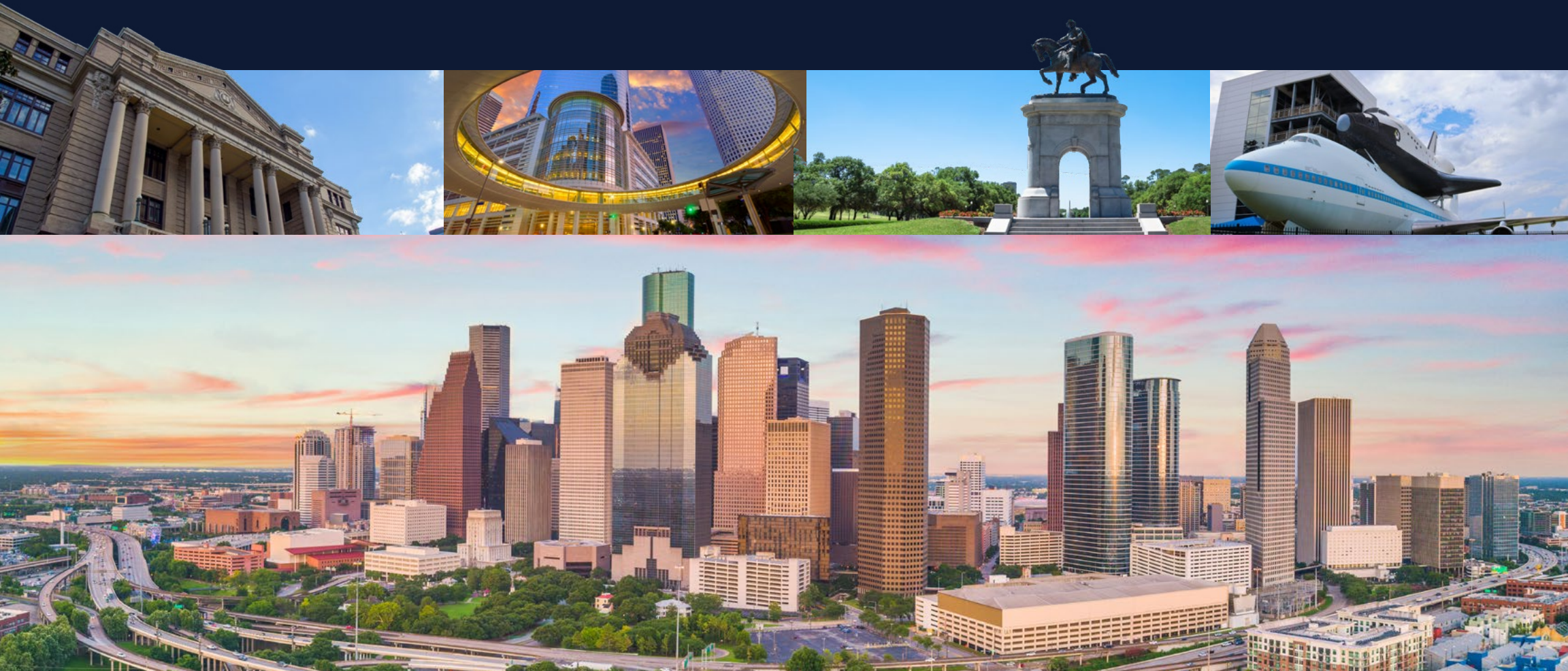
#3 Largest

U.S. Industrial Market

53% of U.S. Population

Reached in a 2 Day Drive

Source: CoStar Group, Greater Houston Partnership, Port Houston | 2025 Dataset



Demand Drivers & Major Tenants

Port, Logistics & Global Trade



Port Houston handles 400M+ tons of cargo annually

4M+ TEUs annually through Port Houston container terminals

Houston Ship Channel
\$900B+ in economic value & supports 1.5M+ Texas jobs

Direct connectivity to Mexico & major U.S. freight corridors

Distribution & Transportation



53% of U.S. population reached in a 2-day drive

I-10, 45, and 69, Beltway 8, & Grand Parkway corridor access

Houston airports serve 63M+ annual passengers & air cargo operations

One of the nation's top rail & intermodal networks supporting distribution

Energy, Manufacturing & Scale



4,700+ energy-related firms across Houston

#1 petrochemical manufacturing hub in North America

Expanding investment in LNG export & energy transition infrastructure

Demand from advanced manufacturing & logistics occupiers

Houston Industrial Tenants
National Logistics Operators



Houston Industrial Performance



872M+
SF of Inventory

30.7M SF
Under Construction



\$9.44
Market Asking Rent Per SF

\$112
Market Sale Price Per SF

Source: CoStar Group | 2025 Dataset

Houston remains one of the largest and most strategically important industrial markets in North America, supported by its global trade infrastructure, energy sector leadership, and extensive transportation network. The market's substantial inventory base and ongoing development activity reflect continued

demand from logistics, manufacturing, petrochemical, and distribution users. Strong investment activity demonstrates institutional confidence in Houston's long-term growth prospects, while competitive occupancy costs continue attracting a diverse range of industrial occupiers.





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.

11-2-2015



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.

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Patrick Graham	528005	licensing@matthews.com	866-889-0050
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

115, 117, 119, 121, 123 INDUSTRIAL CT, CONROE, TX 77301

HOUSTON, TX 77051

EXCLUSIVELY LISTED BY



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **115, 117, 119, 121, 123 Industrial Ct, Conroe, TX 77301** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™, the property, or the seller by such entity.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.