

# TEAS CROSSING

NWC I-45 & FM 3083 | Conroe, TX

RETAIL & LAND AVAILABLE



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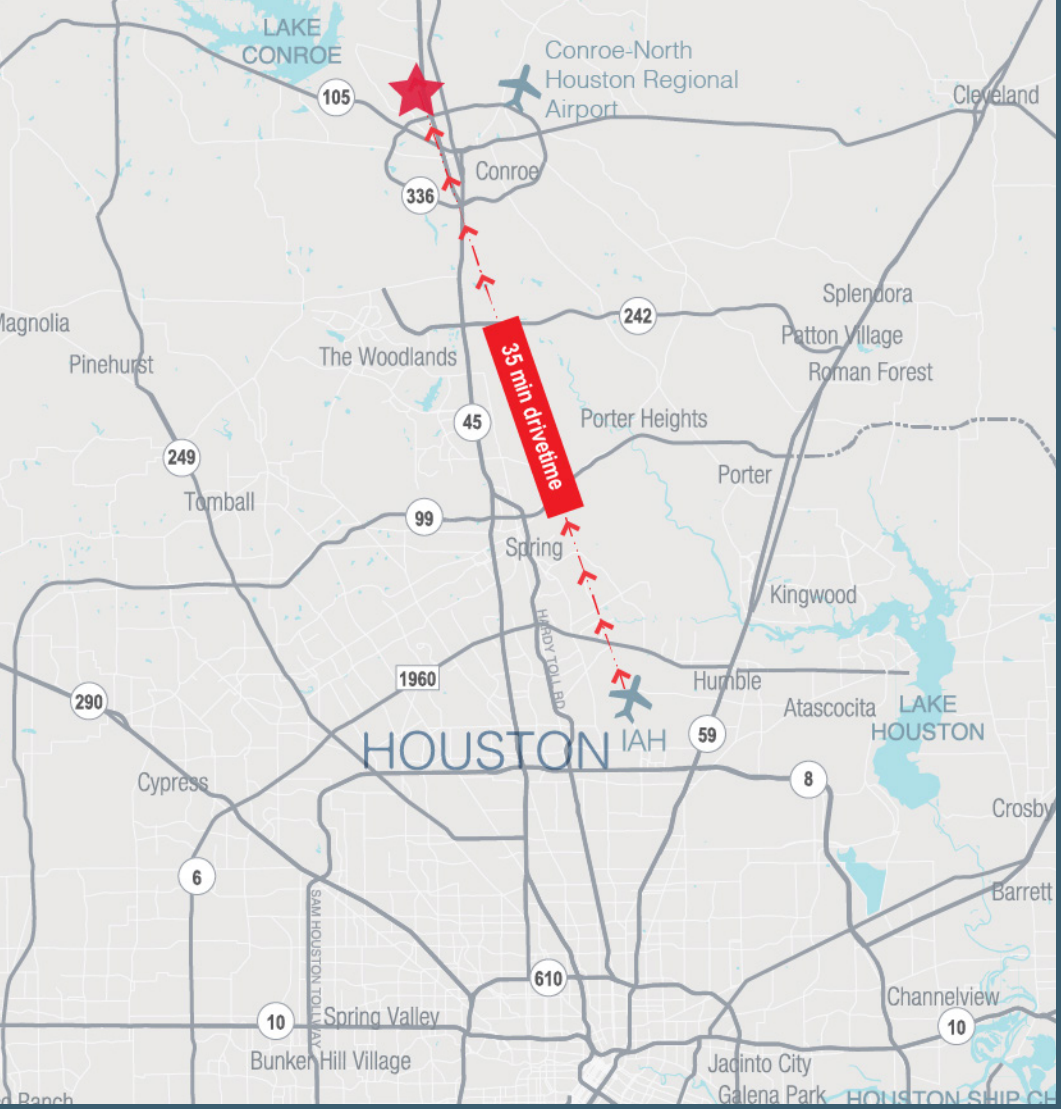
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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
<div></div> <div>Population</div>	4,018	42,904	84,728
<div></div> <div>Est. Households</div>	1,599	14,899	28,866
<div></div> <div>Est. Household Income</div>	\$103,059	\$79,785	\$71,618
<div></div> <div>Daytime Total Employees</div>	1,656	22,587	47,082





# RESIDENTIAL AERIAL

This site, located on the NWC of I-45 and FM 3083, is situated at the regional retail hub of North Conroe. Phase I, anchored by JC Penney and CHI St. Luke’s Health, along with the future completion of Phase II, will bring this project total to ±500,000 SF. Well positioned to serve as a chief destination intersection between the Woodlands and Dallas, this site is close in proximity to Lake Conroe to the west and Conroe-North Houston Regional Airport to the east.

“With Conroe growing at a faster rate than any other city in the nation, the city’s expansion -- both in number of residents and its borders through annexation -- is sparking a bit of a building boom.

Numbers released by the U.S. Census Bureau in May showed that Conroe’s population had expanded to 82,286 in 2016. That’s a 7.8 percent increase over the prior year, putting Conroe’s growth rate at the top of all other cities across the nation with a population of at least 50,000.”

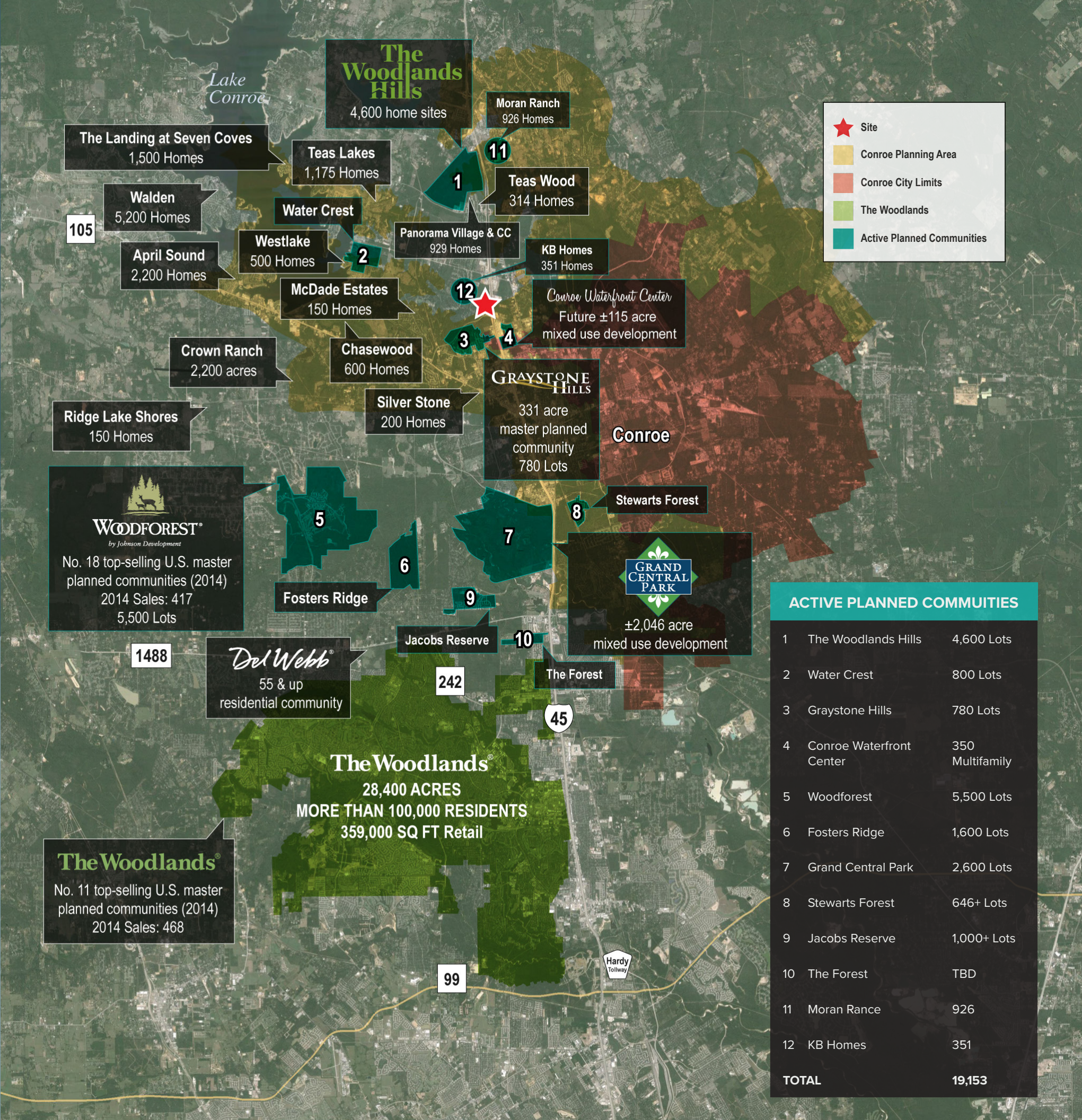
# FUTURE RESIDENTIAL

“The Woodlands Hills is a 2,000-acre forested master planned community, featuring 112 acres of open space, 20 neighborhood parks, a 17-acre Village Park and an amenity center with event space and fitness facility. The community will also include an extensive amount of trails for hiking and biking, in addition to dedicated bike lanes along the major collectors.”

At buildout, the project will add 4,600 homes.

<https://thewoodlandshills.com/#whole-community>

<https://www.yourconroenews.com/neighborhood/moco/news/article/Conroe-s-growth-sparks-building-boom-11543456.php>





MARKET  
ACTIVITY  
MAP

10/10/10



Over  
**10,000** New Homes



Within a  
**10-Minute Drive**  
of Teas Crossing



Within the next **10 Years**

**Chambers Creek**  
±4,800 Lots

**Woodland Hills**  
±2,500 Acres  
±4,800 Lots

**M/I Homes & Lennar**  
±262 Acres  
±900 Lots

**The Reserve at City Place**  
262 Units  
Opened 2020

**Sagecrest Preserve**  
264 Lots

**Teaswood**  
326+ Lots

**Watercrest**  
800+ Lots

**New Multi-Family**  
Fidelis | Willis  
252 Units  
Opening 2024

**The Market at Willis Shopping Center**  
H-E-B

**Conroe North Industrial Park**

**Teas Crossing**

**Commercial Hub:**  
TJ-MAXX, ULTA, KOHL'S, PETSMART, ROSS

**Retail:**  
Walmart, Lowe's, Sam's Club, Aldi, H-E-B

**Other:**  
Kroger, Outlets at Teas Crossing

**Geographic Features:**  
Lewis Creek Reservoir, Lake Conroe

**Highways:**  
I-45, I-10, 830, 1097, 75, 1484, 336, 3083, 105



SITE  
PLAN

SUITE	TENANT	SIZE
1	JCPenney	104,175 SF
2	Weng's Wok	2,170 SF
3	Pending Lease	1,500 SF
4	Massage Envy	3,401 SF
5	Chiropractor	2,163 SF
6	Dentist	3,190 SF
7	Available	1,159 SF
8	Verizon	1,140 SF
9	Yeti Eddy	1,401 SF
10	Cherry Berry	2,377 SF
11	Chase Bank	4,316 SF
12	Nails of America	3,415 SF
13	Firehouse Subs	1,800 SF
14	Olive Garden	7,400 SF
15	Benihana	6,928 SF
16	T-Mobile	1,300 SF
17	Available	1,500 SF
18	Available	3,074 SF
19	Available	2,998 SF
20	Davita	7,530 SF
21	SAS	2,207 SF
22	Available	2,000 SF
23	Uniform Destination	4,173 SF
24	Available	1,820 SF
25	CHI St. Luke's Health	24,938 SF
P1	Available	1.47 Ac
P2	Available	1.29 Ac
P3	Available	0.96 Ac
P4	Available	1.11 Ac
P5	Available	1.45 Ac
P6	Available	1.65 Ac





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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.		Phone
C. Ewing King	318967		713.782.9000
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

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