

FOR LEASE



5,000 SF WAREHOUSE

12001 FM 3083,
Conroe, Texas 77301



DEVIN BAKER

Broker Associate



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SENDERO
REAL ESTATE



PROPERTY HIGHLIGHTS

- ⊕ 12' Eave Height & 14' Clear Height
- ⊕ Security Cameras in Place
- ⊕ 5,000 SF; 1,575 SF Office & 3,425 SF Warehouse
- ⊕ Two (2) 12' x 12' Overhead Doors
- ⊕ Sits on 0.43 acres
- ⊕ 79,500 owner occupied households in a 25 mile drive time (ESRI, 2024)

DEMOGRAPHIC SUMMARY

 **329,004**
POPULATION

37.3 MEDIAN
AGE

 **\$394,266**
AVERAGE
HOME
VALUE

 **\$123,752**
AVG HH
INCOME

 **79,500**
OWNER
OCCUPIED
HOUSEHOLDS

 **151,928**
EMPLOYED
POPULATION

25min Drive Time, ESRI

Location 12001 FM 3083, Conroe, TX 77301

Submarket Conroe

Bldg Size 5,000 SF

Price \$8/SF/mo + NNN

Term 6 months - 5 years

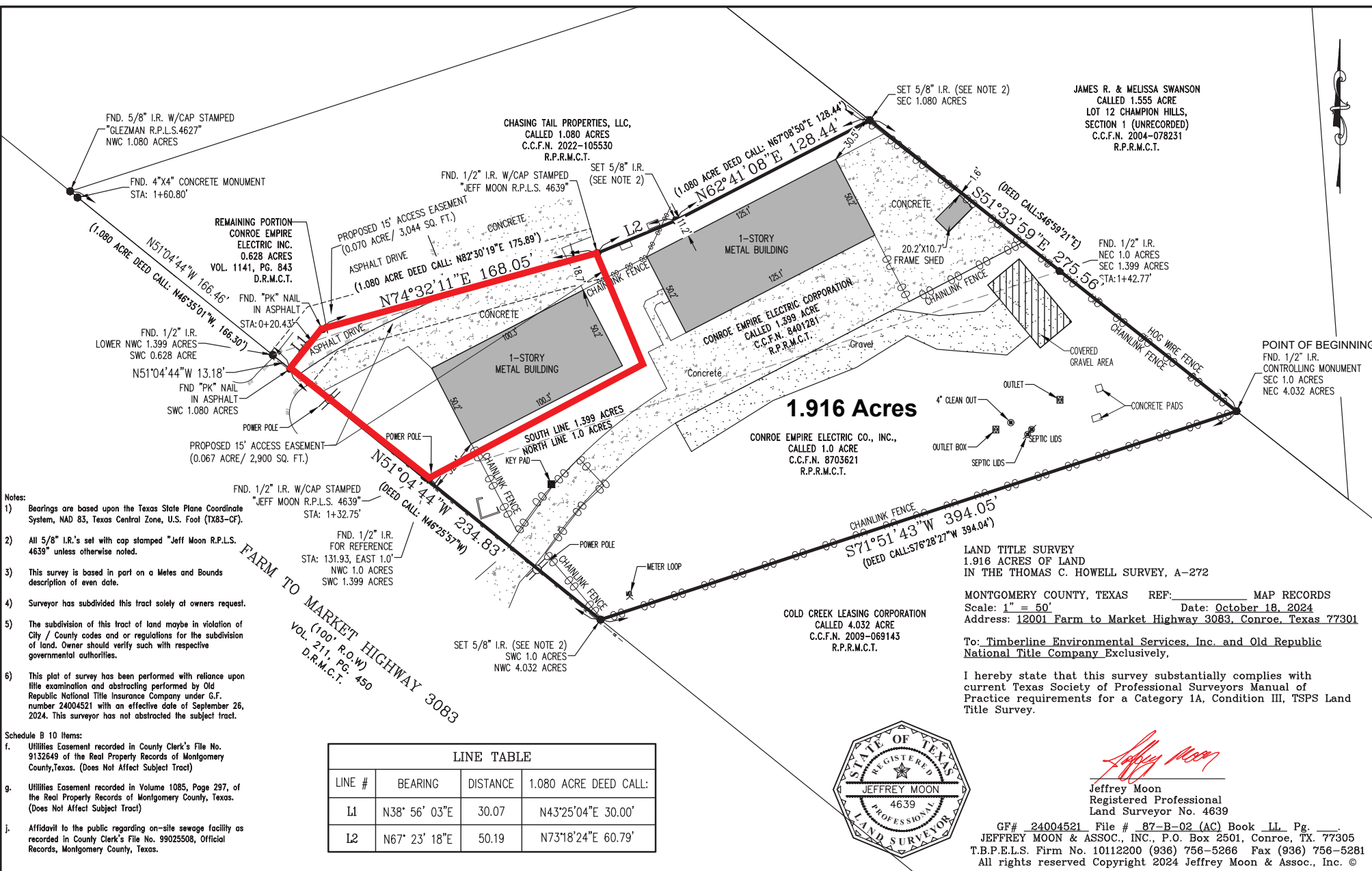
Frontage 111' on FM 3083

Utilities Well/Septic (City of Conroe avail.)

Flood Plain None

Year Built 1999

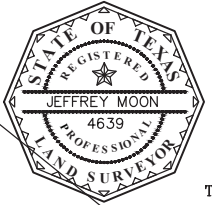




- Notes:
- Bearings are based upon the Texas State Plane Coordinate System, NAD 83, Texas Central Zone, U.S. Foot (TX83-CF).
 - All 5/8" I.R.'s set with cap stamped "Jeff Moon R.P.L.S. 4639" unless otherwise noted.
 - This survey is based in part on a Metes and Bounds description of even date.
 - Surveyor has subdivided this tract solely at owners request.
 - The subdivision of this tract of land maybe in violation of City / County codes and or regulations for the subdivision of land. Owner should verify such with respective governmental authorities.
 - This plat of survey has been performed with reliance upon title examination and abstracting performed by Old Republic National Title Insurance Company under G.F. number 24004521 with an effective date of September 26, 2024. This surveyor has not abstracted the subject tract.

- Schedule B 10 Items:
- Utilities Easement recorded in County Clerk's File No. 9132649 of the Real Property Records of Montgomery County, Texas. (Does Not Affect Subject Tract)
 - Utilities Easement recorded in Volume 1085, Page 297, of the Real Property Records of Montgomery County, Texas. (Does Not Affect Subject Tract)
 - Affidavit to the public regarding on-site sewage facility as recorded in County Clerk's File No. 99025508, Official Records, Montgomery County, Texas.

LINE TABLE			
LINE #	BEARING	DISTANCE	1.080 ACRE DEED CALL:
L1	N38° 56' 03"E	30.07	N43°25'04"E 30.00'
L2	N67° 23' 18"E	50.19	N73°18'24"E 60.79'



Jeffrey Moon
 Jeffrey Moon
 Registered Professional
 Land Surveyor No. 4639
 GF# 24004521 File # 87-B-02 (AC) Book LL Pg. ____
 JEFFREY MOON & ASSOC., INC., P.O. Box 2501, Conroe, TX. 77305
 T.B.P.E.L.S. Firm No. 10112200 (936) 756-5266 Fax (936) 756-5281
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Z:\Thomas C Howell Survey A-272\87-B-02 1.941 Acres\87-B-02 3/21/24



8,568-VPD

FARM ROAD 3083







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.



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

SENDERO REAL ESTATE Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9010551 License No.	JUAN@SENDEROGROUP.NET Email	281-407-0601 Phone
JUAN C. SANCHEZ Designated Broker of Firm	520895 License No.	JUAN@SENDEROGROUP.NET Email	281-407-0601 Phone
JUAN C. SANCHEZ Licensed Supervisor of Sales Agent/ Associate	520895 License No.	JUAN@SENDEROGROUP.NET Email	281-407-0601 Phone
DEVIN BAKER Sales Agent/Associate's Name	656289 License No.	DEVIN@SENDEROGROUP.NET Email	281-407-0601 Phone

Buyer/Tenant/Seller/Landlord Initials

Date