

for lease

Teas Crossing

1140 N. FM 3083 Road W. | Conroe, TX 77304

1,150 - 5,900 SF Second Gen Retail Spaces Available in JCPenney-Anchored Center on I-45



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 **sturbridge**
COMMERCIAL REAL ESTATE

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property highlights

Teas Crossing

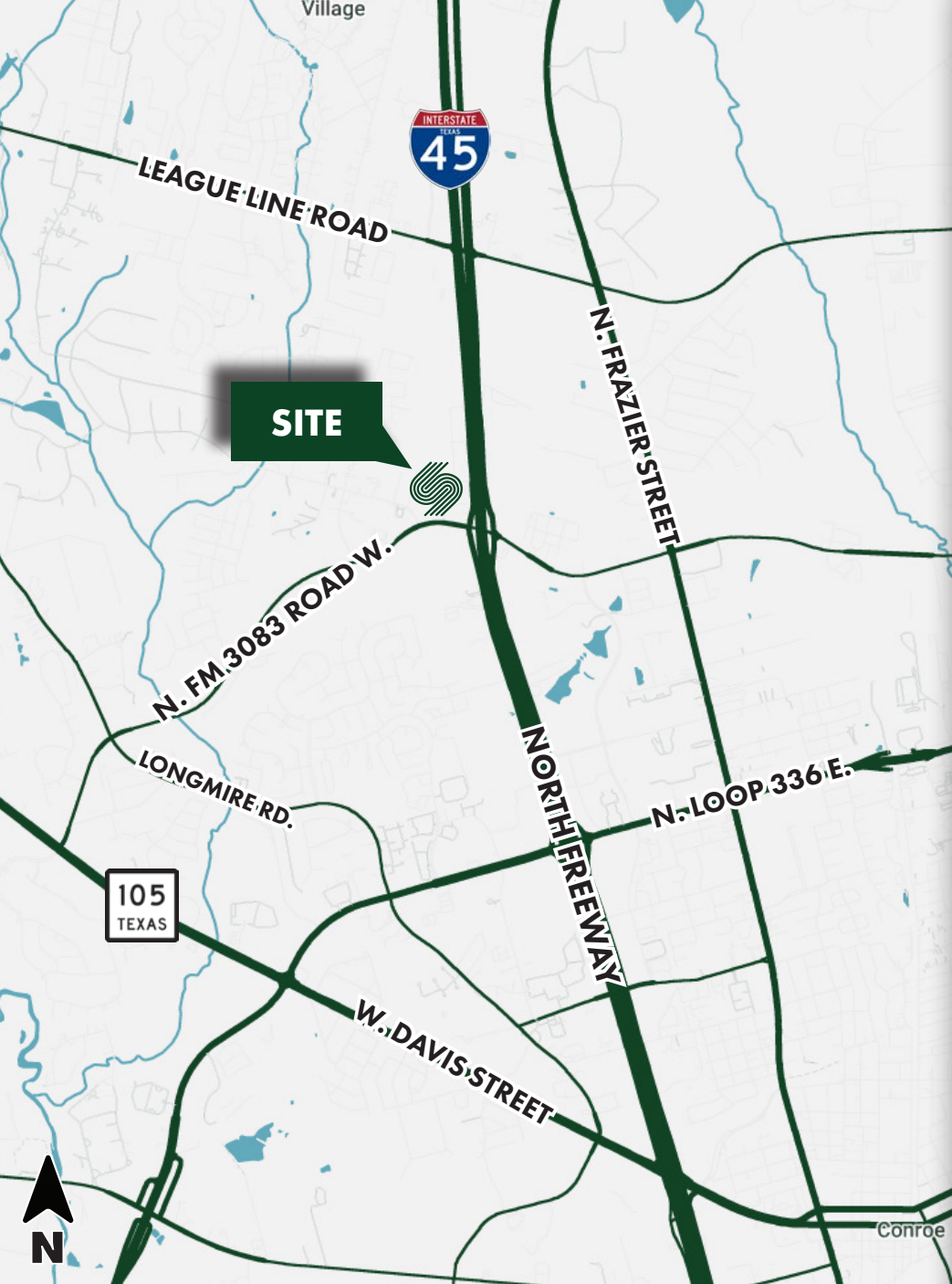
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- JCPenney-anchored shopping center located at the NWC of I-45 & FM 3083 with exposure to over 120,000 total vehicles per day
- This fast-growing area of Conroe experienced a population increase of 17.7% between 2020 and 2025, and is projected to continue developing at a rate of 6.3% from 2025 to 2030
- 1,159 - 5,937 SF second-generation, inline and endcap suites available
- 1,563 SF former hair salon available

Premises

- **Total SF:** 59,160
- **SF Available:** 20,772

Rent: \$26.00 to \$28.00 psf
NNN: \$11.50 psf



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site plan



Suite	Tenant	SF
A1	AVAILABLE	2,377
A2	El Rico Charcoal-Grilled Chicken	1,400
A3	Verizon	1,400
A4	AVAILABLE	1,159
A5	The Dental Centre of Conroe	3,190
A7	Freedom Chiropractic avail. 10/1/26	2,163
A9	Massage Envy	3,446
A11	AVAILABLE	1,500
A14	Weng's Wok	2,170

Suite	Tenant	SF
B1	Benihana	6,928
B7	AVAILABLE former cell phone store	1,300
B8	AVAILABLE former hair salon	1,563
B11	AVAILABLE	3,074
C2	AVAILABLE	1,818
C3	Uniform Destination	4,174
C4	AVAILABLE	2,000
C5	SAS Shoes	2,207
C6	DaVita	8,258
C7	AVAILABLE	3,818
D1	Firehouse Subs	1,800
D3	Nails of America	3,415

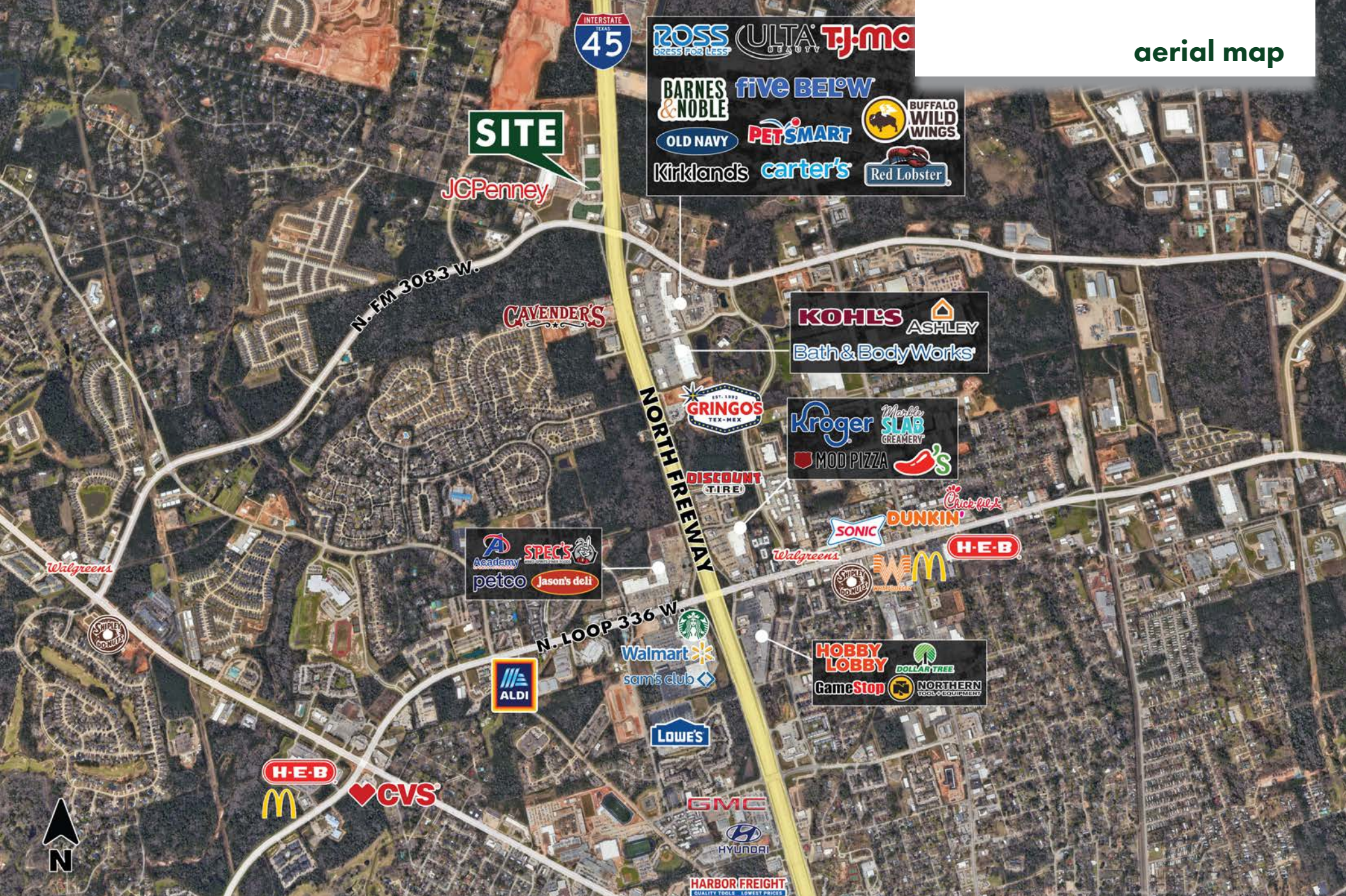
5,937 SF contiguous

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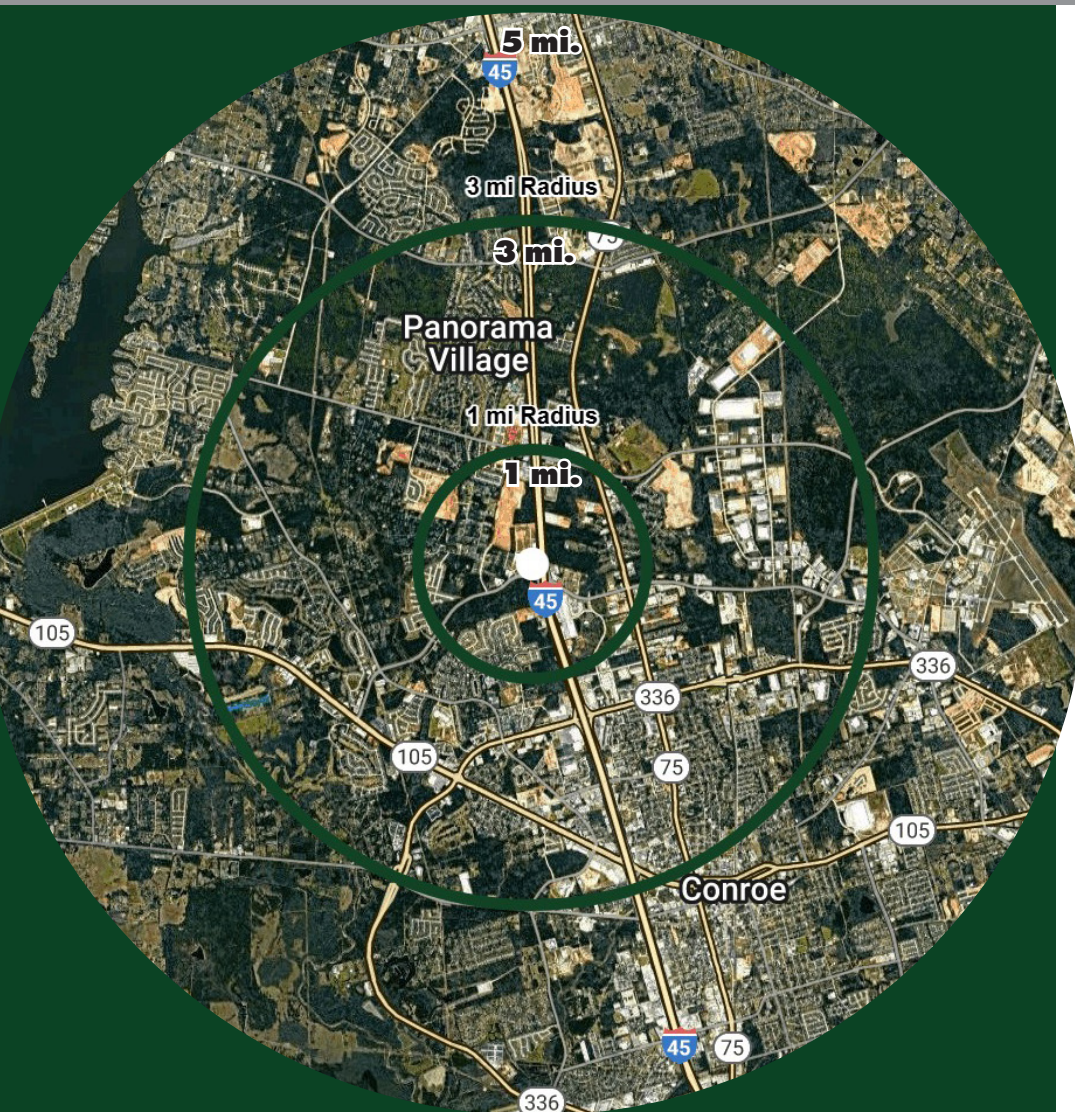
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population

	1 mi	3 mi	5 mi
Estimated Population (2025)	4,599	47,262	97,373
Projected Annual Growth (2025 to 2030)	6.3%	4.0%	4.1%
Median Age	35.0	34.2	33.9

households

	1 mi	3 mi	5 mi
Estimated Households (2025)	1,742	17,905	35,101
Number of Persons Per Household	2.64	2.49	2.69
Est. Average Household Income	\$127,122	\$116,377	\$116,926
Median Home Value	\$423,303	\$336,711	\$305,005

race

	1 mi	3 mi	5 mi
White	66.5%	61.5%	58.3%
Black or African American	11.9%	11.5%	12.2%
Asian	3.4%	3.3%	2.9%
Hawaiian or Pacific Islander	0.2%	0.1%	0.1%
American Indian or Alaska Native	0.5%	0.7%	1.0%
Other	7.0%	11.3%	12.6%
Two or More	10.5%	11.6%	13.0%

ethnicity

	1 mi	3 mi	5 mi
Hispanic	24.8%	29.7%	32.8%

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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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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