



# Teas Crossing

Retail Space & Pad Sites | I-45 & Carter Moore Dr (FM 3083), Conroe, TX

Read King | 5850 San Felipe, Suite 490 | Houston, TX 77057 | T 713.782.9000

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Overview

Proposed ±500,000 SF JC Penney anchored retail shopping center located on the NWC of I-45 and Teas Rd (FM 3083) in Conroe, TX. Strategically positioned at the regional retail hub of a trade area that boasts more than an estimated 227,126 people. Conroe Marketplace, located on the southwest corner of I-45 and Teas, is 100% occupied with over 450,000 SF of retail and restaurants. Anchors include Kohl's, Ross, Old Navy, TJ Maxx, and Bed Bath and Beyond.

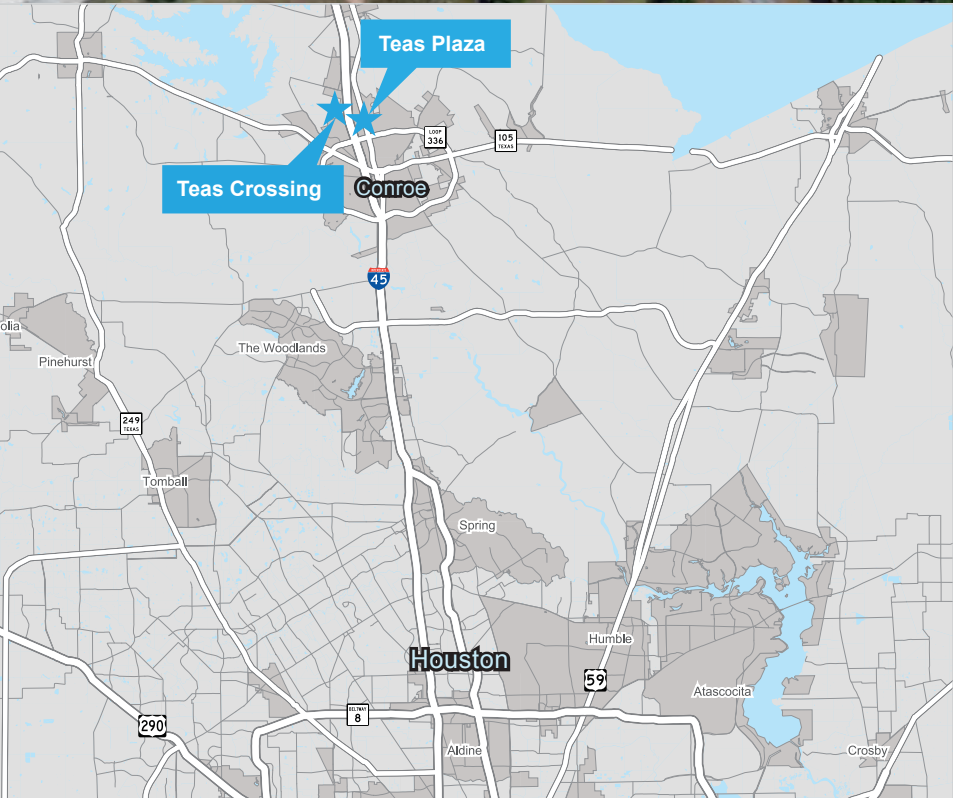
Demographics (2009)

	3 mile	5 mile	7 mile
Active Population	30,148	72,587	104,208
Estimated Households	8,128	18,108	26,229
Est. Avg. HH Income	\$67,742	\$64,943	\$71,332
Total No. of Employees	20,805	38,178	44,603

Traffic Counts

Intersection	Count
IH 45 south of FM 3083	116,000 CPD
IH 45 north of FM 3083	94,000 CPD
FM 3083 east of IH 45	14,800 CPD

2007 Average Daily Traffic Counts.

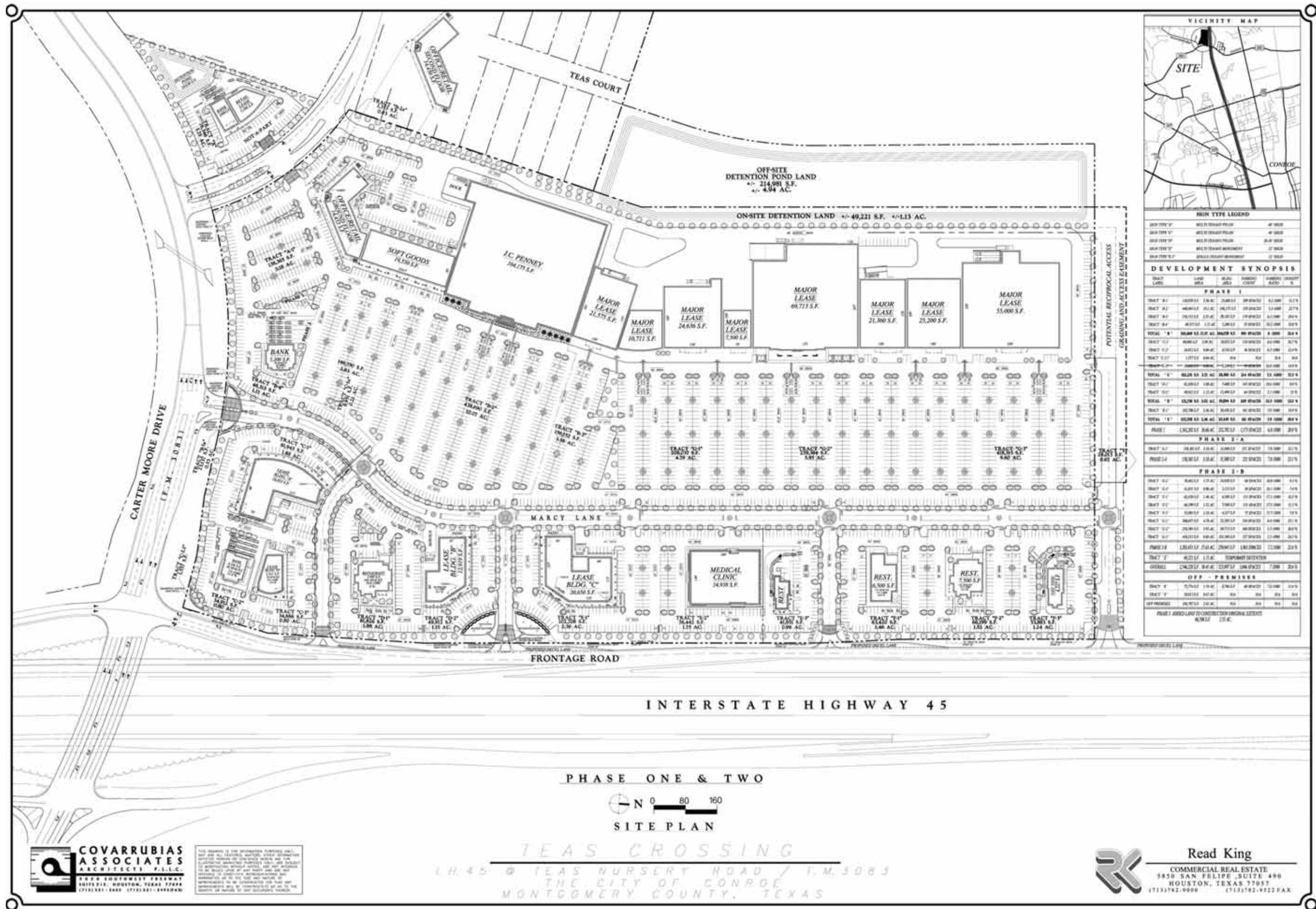


Specifics

- Size ±500,000 SF
- Location NWC I-45 & FM 3083
- Anchor JC Penney
- Co Tenants Wild Ginger, Subway, Verizon
- Available Retail: In-line & Pad Sites

















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