

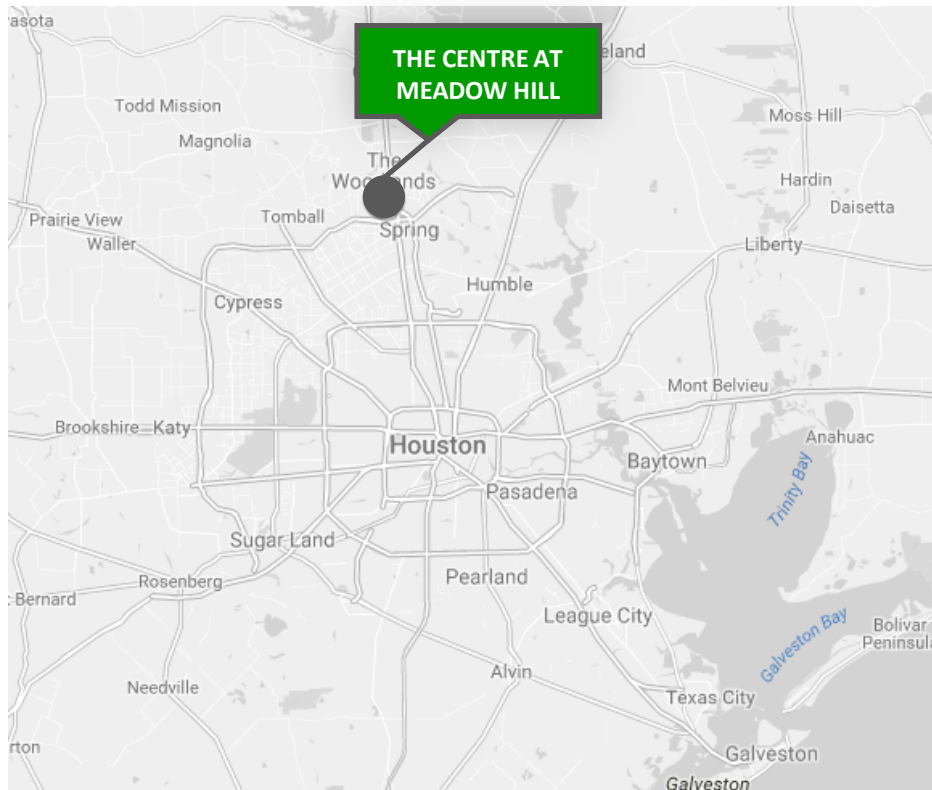


THE CENTRE AT MEADOWHILL

SWC OF FM 2920 & MEADOW HILL DR
3425 FM 2920, Spring, TX 77388

FOR LEASE

STEVEN T. STONE | KM REALTY
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HIGHLIGHTS

- Excellent Visibility
- Good Daytime Traffic
- Signalized Intersection
- Between I-45 and Kuykendahl Rd

DESCRIPTION

- Size: 18,793sf Retail Center on 33,598 SF Land
- Built: 2005; 2015
- Parking: 79 Spaces (5.13 Spaces per 1,000 SF)
- Addtl: Monument Sign

NOTABLE CO-TENANTS



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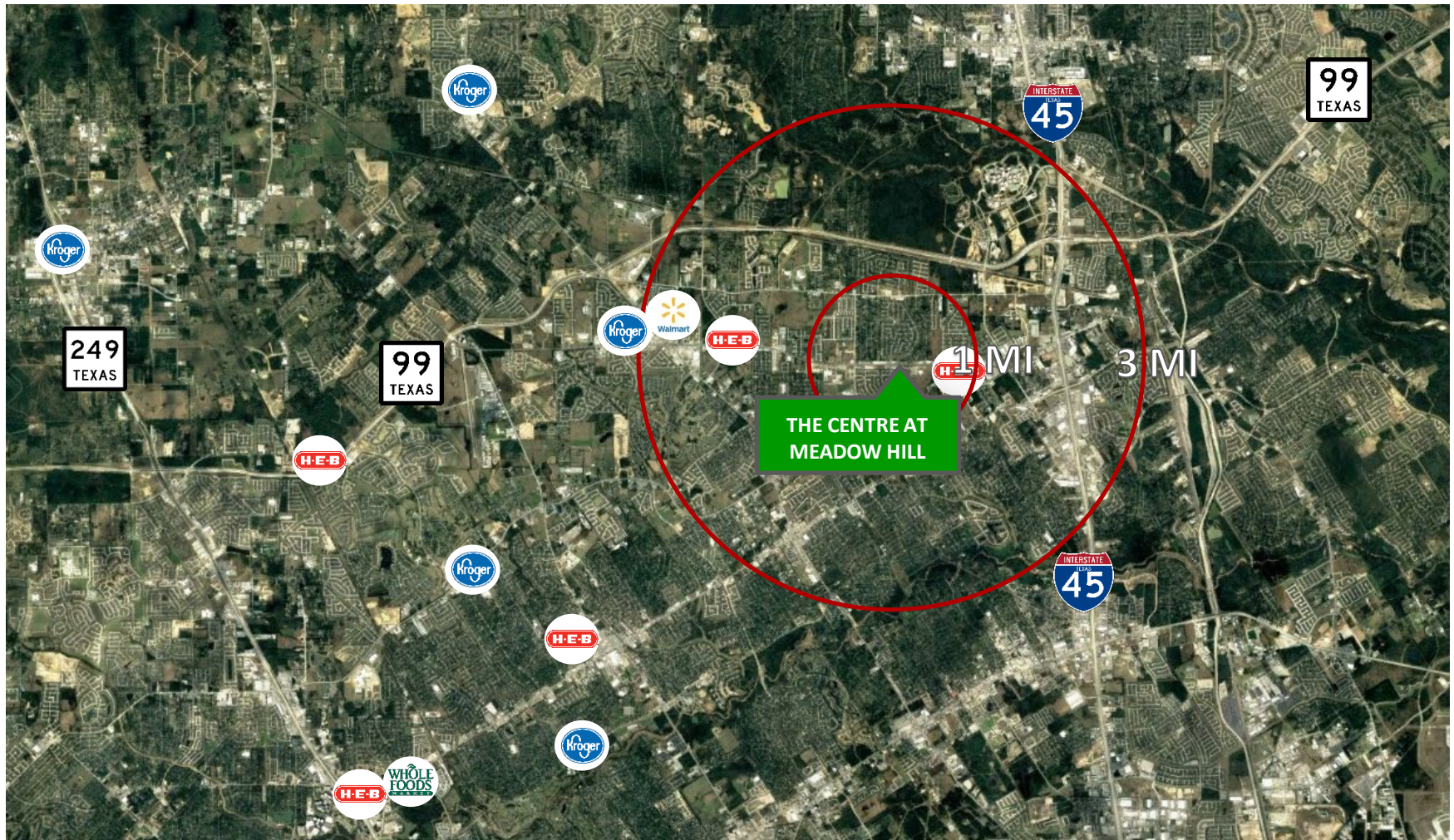
SITE PLAN



TENANT KEY

#	Tenant	SF
100	Sunrise Taquitos	1,400
280	Barber	980
350	Nail Salon	1,200
400	AVAILABLE	2,030
500	AVAILABLE	1,400
800	AVAILABLE	3,500





DEMOGRAPHICS & TRAFFIC



Population	1 MI	3 MI	5 MI
2019 Population	12,893	76,315	245,265
2024 Population	13,861	82,556	267,578
Est. 5-yr Growth	7.51%	8.18%	9.10%
Median Age	34.80	35.60	34.70

2019 Population by Race

White	9,508	58,707	180,065
Black	1,457	8,777	39,201
Am. Indian & Alaskan	79	516	1,791
Asian	1,519	6,497	17,939
Hawaiian & Pacific Island	24	99	455
Other	306	1,720	5,816

Households

2019 Total Households	4,292	26,402	89,156
HH Growth 2019 - 2024	7.81%	8.45%	9.36%
Median Household Inc	\$85,167	\$85,747	\$75,565
Avg Household Inc	\$101,429	\$105,058	\$98,446
Avg Household Size	3.00	2.90	2.80
2019 Avg HH Vehicles	2.00	2.00	2.00

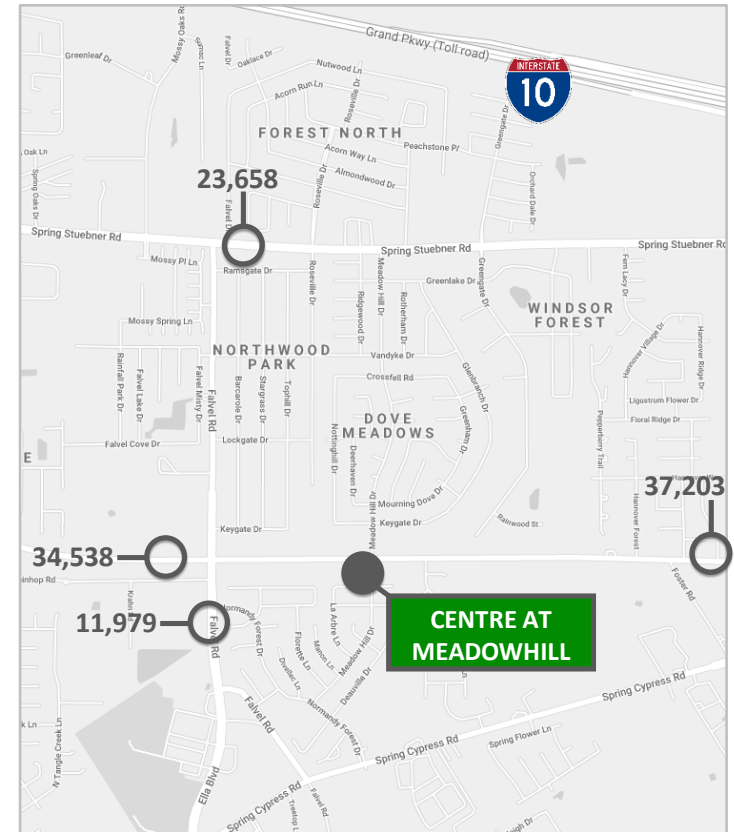
Housing

Median Home Value	\$190,346	\$185,723	\$193,632
Median Year Built	2002	1999	1998

Employment

Daytime Employment	2,435	27,370	75,547
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TRAFFIC COUNTS



Sources: 2016 Houston Urban Traffic Map; CoStar



EXCLUSIVE LEASING BROKER

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INFORMATION PRESENTED

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