

THE CENTRE AT MEADOWHILL

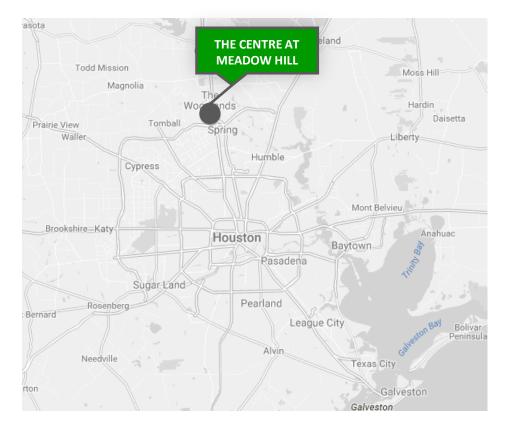
SWC OF FM 2920 & MEADOW HILL DR 3425 FM 2920, Spring, TX 77388

FOR LEASE

STEVEN T. STONE | KM REALTY steven@kmrealty.net | 713.275.2601

SUMMARY





SPACE AVAILABLE 713-690-2700

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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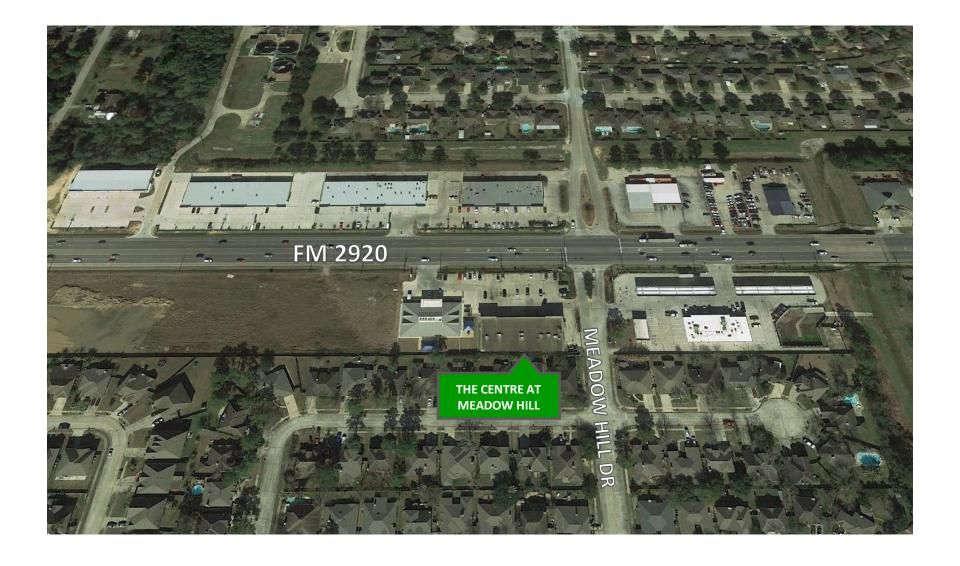


TENANT KEY

#	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

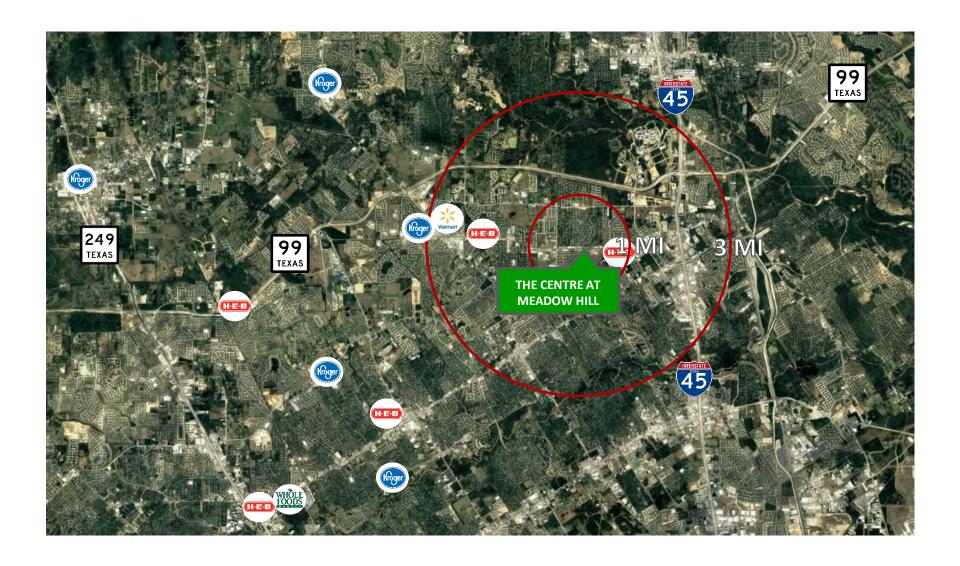
MICRO SATELLITE IMAGERY





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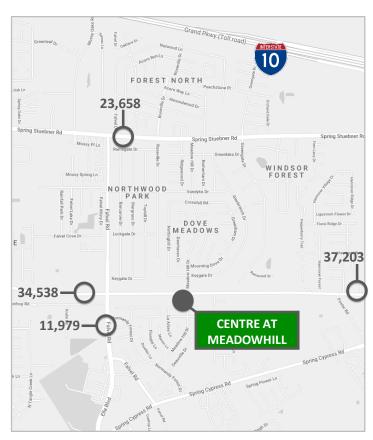


DEMOGRAPHICS & TRAFFIC



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

TRAFFIC COUNTS



Sources: 2016 Houston Urban Traffic Map; CoStar

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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.

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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. 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
 - 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.

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.

KM Realty Management LLC	530124	randy@kmrealty.net	713.690.1093
Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Steven T. Stone	618279	steven@kmrealty.net	713.275.2601
Designated Broker's Name	License No.	Email	Phone
Agent's Supervisor's Name	License No.	Email	Phone
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



EXCLUSIVE LEASING BROKER

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