

## OFFICE/RETAIL FOR LEASE

# FIRST GENERATION SPACE

2490 FM 2920 Rd, Spring, TX 77388

**BERKSHIRE  
HATHAWAY**  
HomeServices  
**Anderson Properties**  
COMMERCIAL DIVISION

Lease Rate Just Reduced



**RENTAL RATE:** **\$27.00/SF/YR**

**LEASE TYPE:** **NNN**

**SPACE AVAILABLE:** **1,365 – 30,000 SF**

**LEASE TERM:** **3 – 10 Years**

**CROSS STREETS:** **FM 2920 &  
Hanover Estates Drive**

### PROPERTY HIGHLIGHTS

- 8,000 SF – Fully Built Out Luxury Space
- Open Shell Space Available  
1<sup>st</sup> Floor – 4,680 SF; 2<sup>nd</sup> Floor – 15,000 SF (entire floor)
- Custom Buildout Negotiable
- Wall of Windows for Natural Light
- Interior & Exterior Entrances
- Digital Billboard & Building Signage
- On-Site Gas Powered Generator
- 117 Surface Spaces; 5 Handicap Spaces  
3.90 Spaces per 1,000 SF
- Close to intersection of I-45 & Grand Pkwy with Heavy Traffic on FM 2920
- Dense single-family residential corridor near Exxon-Mobile Facility

**RICK STALLINGS TEAM**  
713.503.0808 / 281.203.9194  
9303 New Trails, Suite 300  
The Woodlands, TX 77381

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— 2019 —

## FORTUNE'S 10 MOST ADMIRED COMPANIES IN THE WORLD



### **RICK STALLINGS TEAM**

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**Rick Stallings, MBA**  
Business Broker



**Pouya Tiraie**  
Business Broker



**Dawn Rogers**  
Office Manager

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## PROPERTY OVERVIEW

Excellent Office/Retail Lease Opportunity. Class A Office Building offers 30,000 SF of space available for lease, divisible to 1,365 SF. All but 8,000 SF of the Space is in Shell Condition – Build it out the way you want it! The remaining 8,000 SF is built out with Richly Appointed Interiors. Tenant Improvements are negotiable with longer leases.

Building is Surgery Center Compliant, Making it Uniquely Suitable to Both Medical-Related Tenants & Professional Office Tenants. Shell Condition Space also Opens up the Possibilities to Retail Tenants Needing Large Open Space, such as Pharmacies, Fitness & Yoga Centers, small CVS/Walgreens-type stores, Medical Supply Centers, Call Centers....The Possibilities are Endless! Drive-Thru may be available. Take advantage of this opportunity as the Largest Tenant to Create the Atmosphere that You Want!.

This property has Shared Digital Billboard Signage with Primary Building Signage Reserved for Largest Tenant. All other tenants will have Secondary Building Signage. Lots of Parking!

Located in Spring just South of the Grand Parkway near the new Exxon Mobile Facility. Within a 5-mile radius, there is dense single-family residential population of 240,000 with an average household income of \$100,000 (2018). There are also 11 hospitals within a 13 mile radius.

## PROPERTY AMENITIES

- **Luxury Lobby Entrance**
- **Central A/C & Heat**
- **After Hours HVAC Available**
- **High Ceilings**
- **Elevator**
- **On-Site Gas Powered Generator**

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## Built Out ~ Divisible



**Digital Billboard Sign**



**Suite 1C ~ Reception**



**Suite 1C ~ Office**

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## Shell Space ~ Divisible to 1,365 SF



**Suite 1A ~ 3,315 SF**



**Suite 1B ~ 1,365 SF**



**Suite 2 ~ 15,000 SF**

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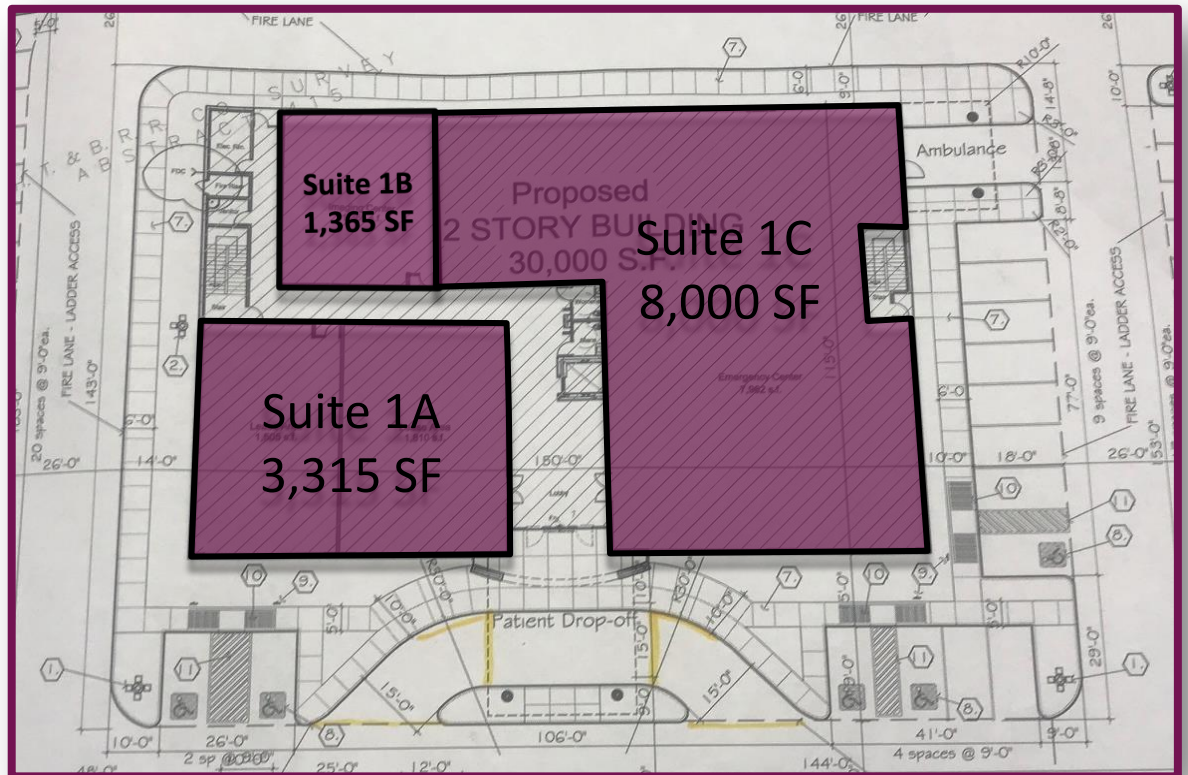
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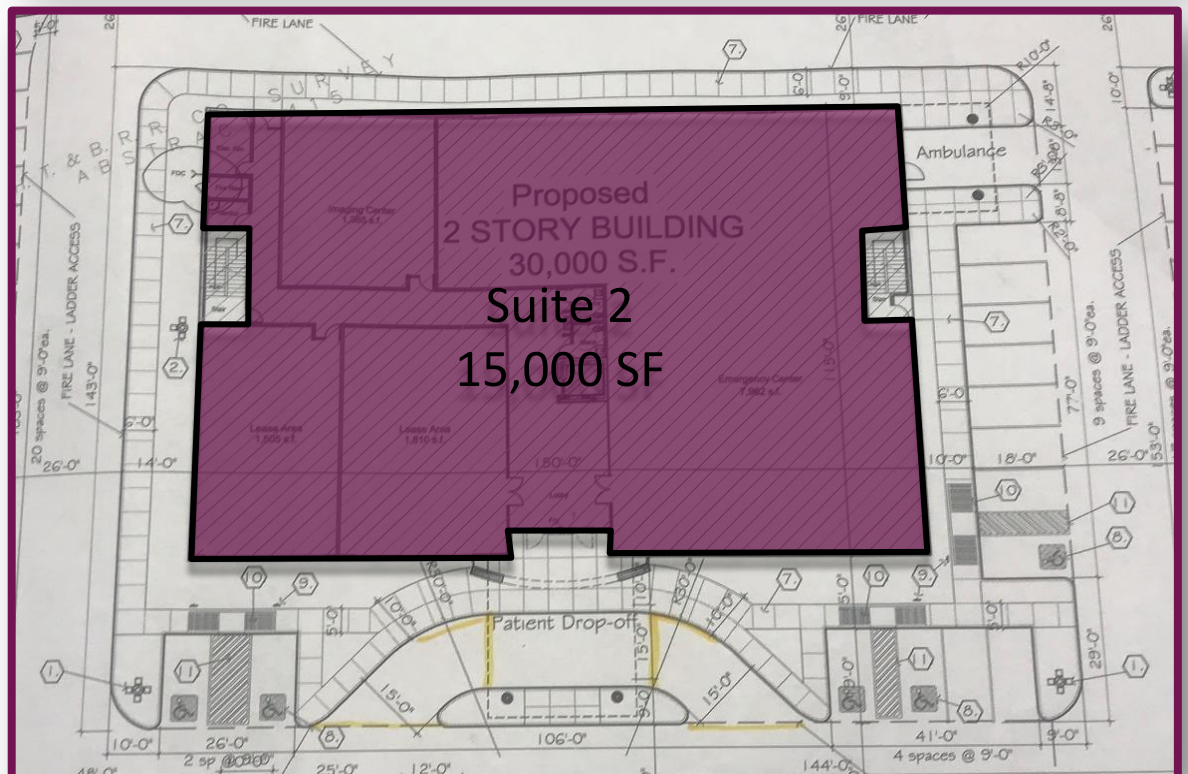
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**1st Floor  
Available  
Square  
Footage**



**2nd Floor  
Available  
Square  
Footage**



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# SITE PLAN



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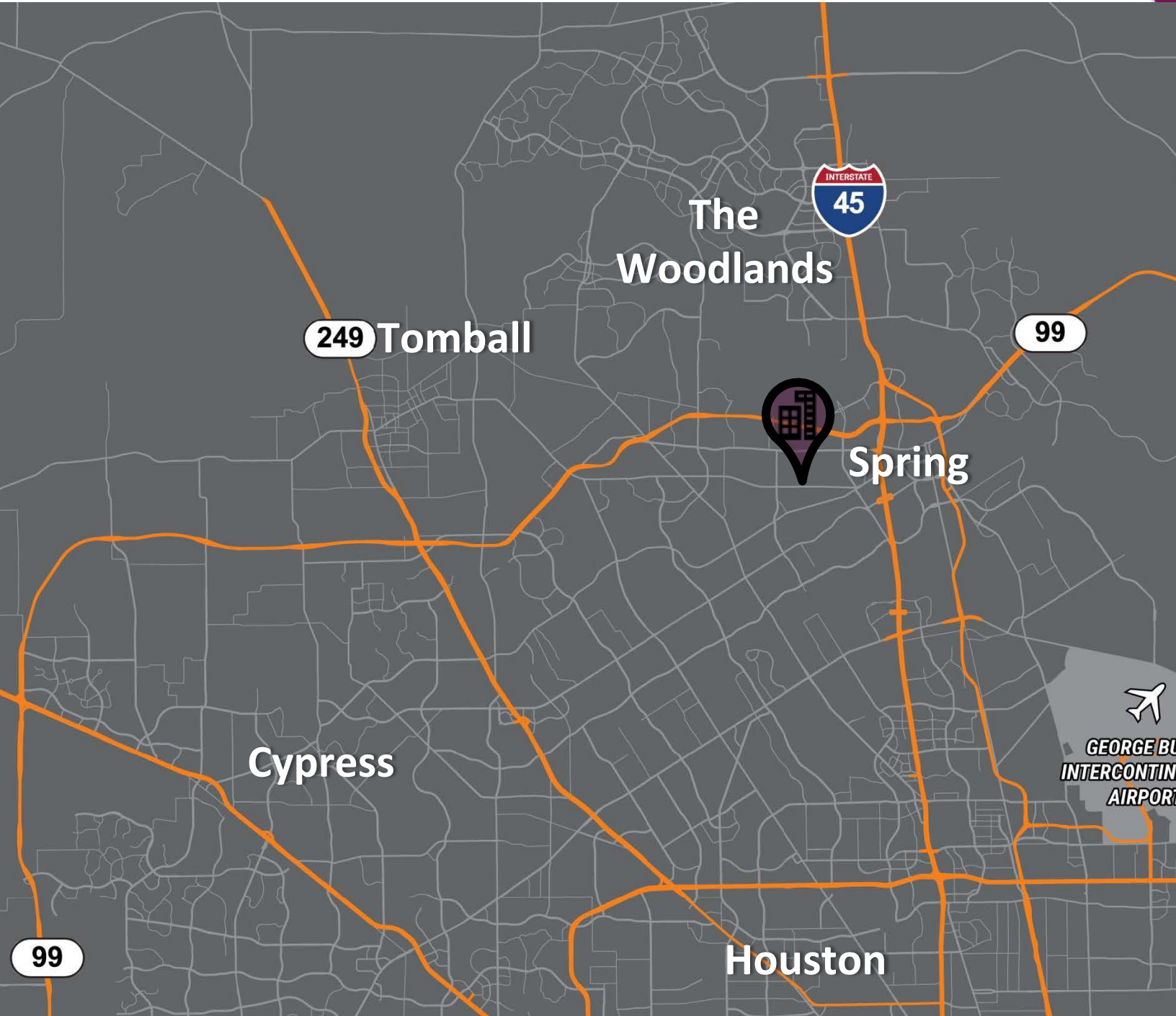
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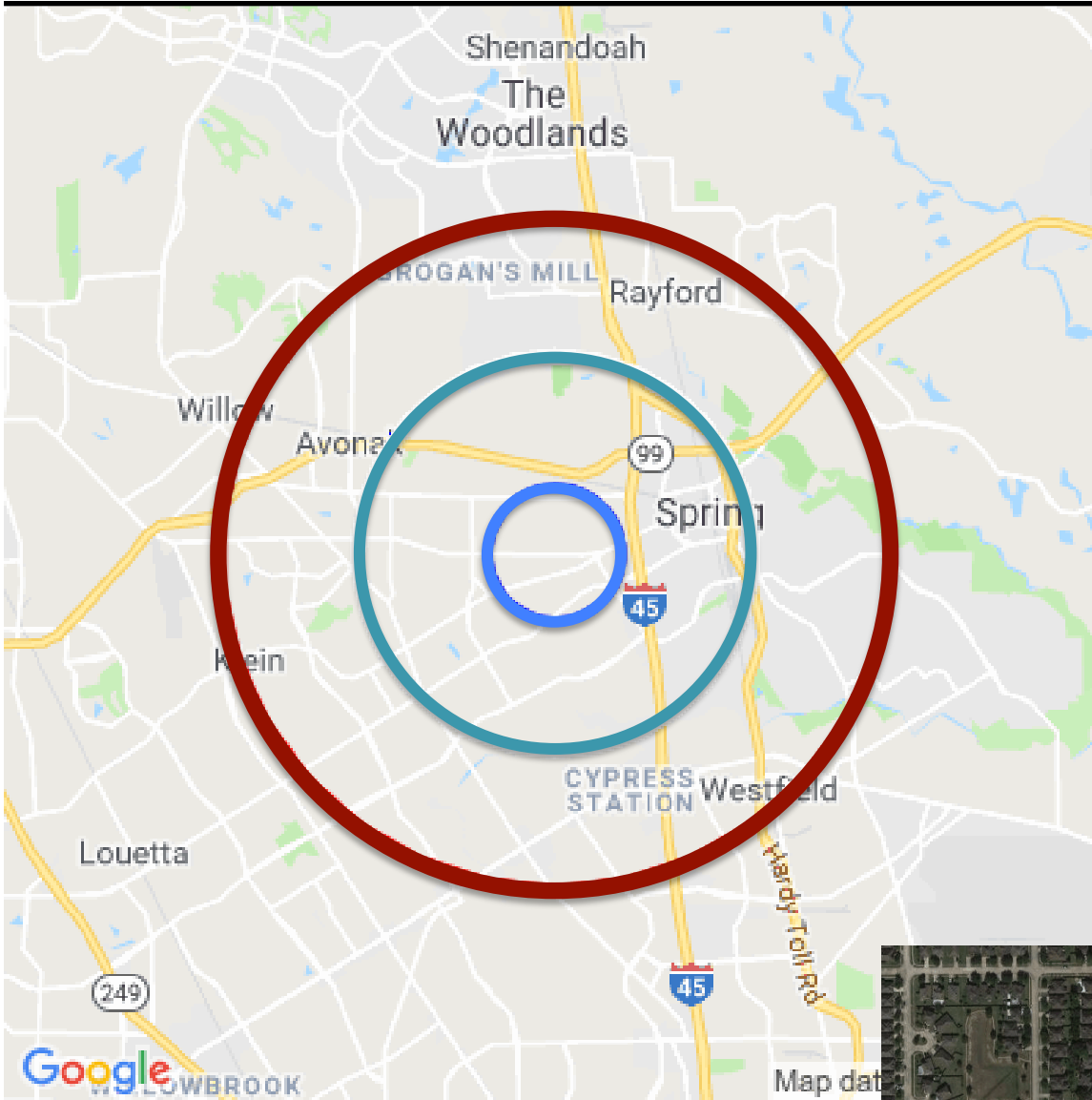
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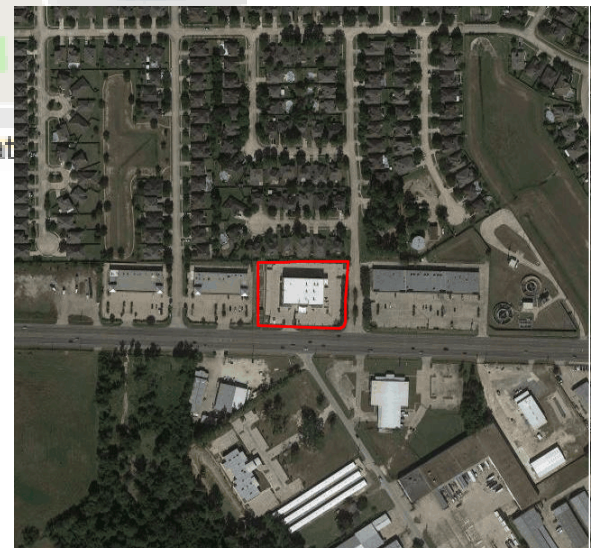
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### Demographic Report



- 1 Mile
- 3 Miles
- 5 Miles



### 2490 FM 2920 Rd



#### Population

Distance	Male	Female	Total
1- Mile	3,752	3,491	7,244
3- Mile	27,387	27,470	54,857
5- Mile	85,514	87,236	172,750

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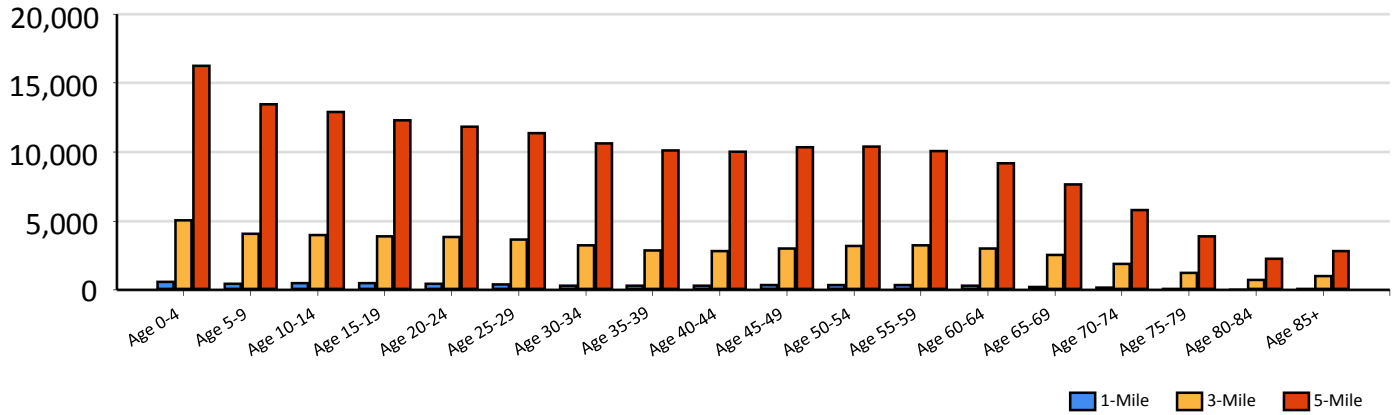
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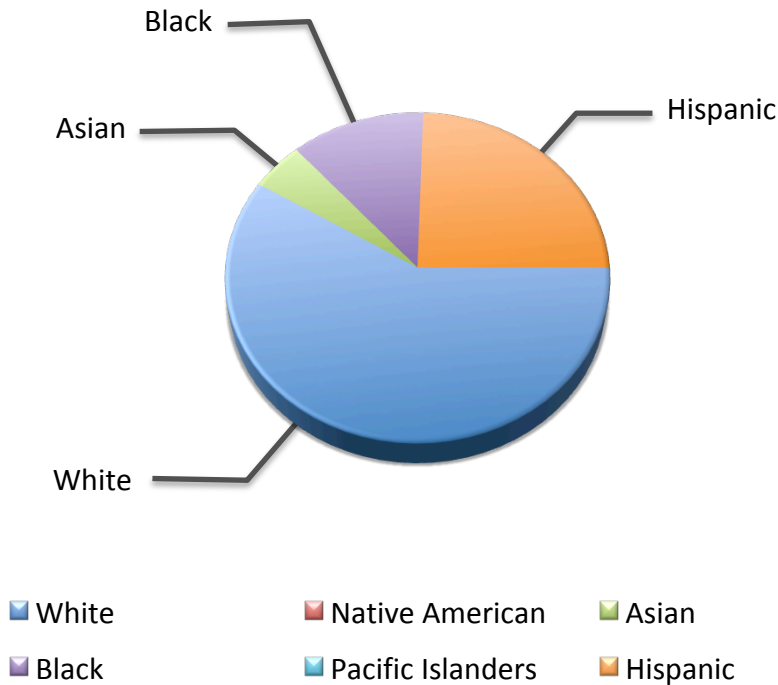
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Population by Distance and Age (2018)



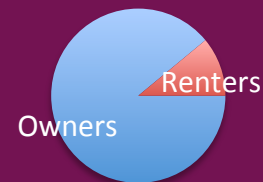
Ethnicity within 5 miles



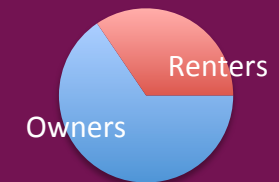
Home Ownership 1 Mile



Home Ownership 3 Mile



Home Ownership 5 Mile



## Employment by Distance



Distance	Employed	Unemployed	Unemployment Rate
1-Mile	3,518	72	0.77 %
3-Mile	27,386	741	2.18 %
5-Mile	86,938	2,527	2.40 %

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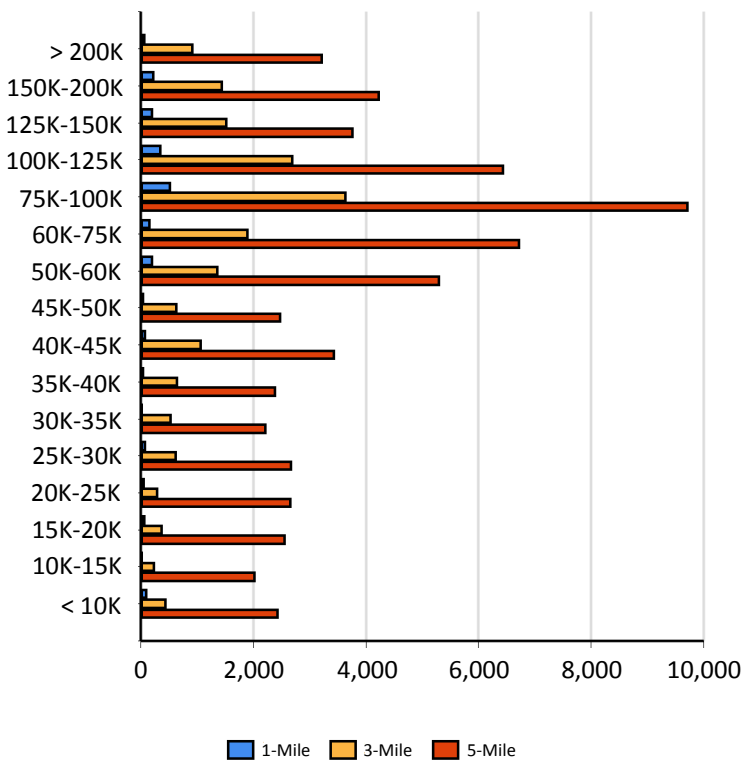
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## Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportaion	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	4	88	229	278	193	300	376	39	435	767	183	129	159
3-Mile	11	1,216	1,481	2,331	1,425	2,656	2,411	421	3,221	6,019	1,696	998	2,129
5-Mile	168	2,668	5,175	7,170	4,160	11,523	7,089	1,510	10,068	17,651	6,635	2,639	6,581

## Household Income



Radius	Median Household Income
1-Mile	\$87,668.80
3-Mile	\$83,422.13
5-Mile	\$72,682.61

Radius	Average Household Income
1-Mile	\$90,321.60
3-Mile	\$90,529.52
5-Mile	\$80,770.57

Radius	Aggregate Household Income
1-Mile	\$218,746,059.11
3-Mile	\$1,701,090,932.96
5-Mile	\$5,055,443,608.82

## Education

	1-Mile	3-mile	5-mile
Pop > 25	4,381	33,571	105,558
High School Grad	1,091	6,946	23,512
Some College	1,351	8,262	26,540
Associates	316	2,850	7,929
Bachelors	1,049	8,306	25,038
Masters	263	2,354	6,701
Prof. Degree	31	556	1,680
Doctorate	6	278	812

## Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	23 %	61 %	70 %
Teen's	48 %	84 %	85 %
Expensive Homes	0 %	0 %	4 %
Mobile Homes	15 %	45 %	33 %
New Homes	182 %	181 %	120 %
New Households	47 %	76 %	105 %
Military Households	0 %	16 %	17 %
Households with 4+ Cars	29 %	86 %	71 %
Public Transportation Users	32 %	55 %	47 %
Young Wealthy Households	87 %	73 %	72 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



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### Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
<b>Total Expenditures</b>	134,162,974		1,029,816,368		3,233,640,764	
<b>Average annual household</b>	56,687		55,958		52,279	
<b>Food</b>	7,261	12.81 %	7,169	12.81 %	6,750	12.91 %
Food at home	4,577		4,536		4,322	
Cereals and bakery products	651		645		614	
Cereals and cereal products	231		229		219	
Bakery products	419		415		395	
Meats poultry fish and eggs	893		888		857	
Beef	206		206		198	
Pork	158		158		153	
Poultry	167		166		162	
Fish and seafood	148		146		140	
Eggs	73		72		69	
Dairy products	474		468		440	
Fruits and vegetables	938		928		878	
Fresh fruits	138		137		129	
Processed vegetables	174		173		166	
Sugar and other sweets	168		167		158	
Fats and oils	144		143		137	
Miscellaneous foods	863		854		814	
Nonalcoholic beverages	382		379		364	
Food away from home	2,684		2,633		2,428	
Alcoholic beverages	434		424		387	
<b>Housing</b>	19,759	34.86 %	19,572	34.98 %	18,589	35.56 %
Shelter	11,972		11,859		11,272	
Owned dwellings	7,533		7,447		6,853	
Mortgage interest and charges	3,942		3,868		3,515	
Property taxes	2,525		2,501		2,302	
Maintenance repairs	1,065		1,077		1,036	
Rented dwellings	3,366		3,354		3,446	
Other lodging	1,073		1,058		972	
Utilities fuels	4,432		4,418		4,253	
Natural gas	428		426		402	
Electricity	1,723		1,721		1,680	
Fuel oil	173		173		164	
Telephone services	1,393		1,387		1,329	
Water and other public services	714		709		675	
<b>Household operations</b>	1,428	2.52 %	1,402	2.51 %	1,301	2.49 %
Personal services	451		433		391	
Other household expenses	976		968		909	
Housekeeping supplies	662		656		624	
Laundry and cleaning supplies	177		175		167	
Other household products	391		388		366	
Postage and stationery	93		93		91	
Household furnishings	1,262		1,235		1,137	
Household textiles	94		91		84	
Furniture	299		291		266	
Floor coverings	33		33		30	
Major appliances	142		143		138	
Small appliances	98		98		94	
Miscellaneous	595		576		522	
<b>Apparel and services</b>	1,578	2.78 %	1,529	2.73 %	1,416	2.71 %
Men and boys	327		315		281	
Men 16 and over	276		265		235	
Boys 2 to 15	50		49		46	
Women and girls	537		529		503	

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Women 16 and over	458	451	429
Girls 2 to 15	79	77	74
Children under 2	96	94	94

### Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
<b>Total Expenditures</b>	134,162,974		1,029,816,368		3,233,640,764	
<b>Average annual household</b>	56,687		55,958		52,279	
<b>Transportation</b>	7,735	13.65 %	7,635	13.64 %	7,098	13.58 %
Vehicle purchases	1,936		1,894		1,698	
Cars and trucks new	983		974		881	
Cars and trucks used	903		870		773	
Gasoline and motor oil	2,329		2,312		2,200	
Other vehicle expenses	2,868		2,841		2,662	
Vehicle finance charges	201		198		184	
Maintenance and repairs	1,012		1,002		936	
Vehicle insurance	1,269		1,263		1,197	
Vehicle rental leases	385		377		343	
Public transportation	601		587		537	
<b>Health care</b>	4,165	7.35 %	4,159	7.43 %	3,910	7.48 %
Health insurance	2,678		2,682		2,545	
Medical services	923		914		838	
Drugs	424		424		396	
Medical supplies	139		138		129	
<b>Entertainment</b>	3,403	6.00 %	3,346	5.98 %	3,086	5.90 %
Fees and admissions	723		704		629	
Television radios	1,112		1,106		1,058	
Pets toys	1,241		1,220		1,124	
Personal care products	743		732		678	
Reading	60		60		57	
Education	1,626		1,580		1,463	
Tobacco products	387		391		395	
<b>Miscellaneous</b>	887	1.56 %	890	1.59 %	850	1.63 %
<b>Cash contributions</b>	1,427		1,440		1,365	
<b>Personal insurance</b>	7,216		7,027		6,227	
Life and other personal insurance	199		197		178	
Pensions and Social Security	7,017		6,830		6,049	

Distance	Year	Estimated Households			Housing Occupied By		Housing Occupancy		
		Projection	2000	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	6,648	5,569	19.85 %	1,108	5,288	5,719	929	753
3-Mile	2020	27,745	23,252	17.43 %	4,311	22,318	24,478	3,267	3,992
5-Mile	2020	85,516	68,995	22.26 %	17,939	62,735	57,983	27,533	12,303
1-Mile	2023	6,677	5,569	20.05 %	1,113	5,311	5,852	825	1,179
3-Mile	2023	27,810	23,252	17.64 %	4,326	22,362	24,917	2,893	5,649
5-Mile	2023	87,549	68,995	25.23 %	18,458	64,097	59,470	28,079	16,091

 Catylist Research

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# Information About Brokerage Services

11-2-2015

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:
  - 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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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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](http://www.trec.texas.gov)

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