

**RETAIL SPACE  
FOR LEASE**



# WOODFOREST PLAZA

6334 FM-2920  
SPRING, TX 77379



**FOR MORE INFORMATION CONTACT:**

Lindsey McKean | Matt Knagg | Jeff Beard, CCIM

10077 GROGAN'S MILL ROAD | SUITE 135 | THE WOODLANDS, TX 77380 | 281-367-2220 | JBEARDCOMPANY.COM

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## PROPERTY HIGHLIGHTS:

- 3,680 SF 2ND GEN RESTAURANT SPACE AVAILABLE
- UP-TO 5,020 SF TOTAL RETAIL SPACE AVAILABLE
- Property is located ½ mile west of Kuykendahl at the lighted intersection of T.C. Jester and FM 2920.
- Anchored by Woodforest National Bank and Texas Children's Pediatric Associates.
- Great retail, office or medical/professional location with high traffic volume.
- Nationally known area retailers include Super Walmart, Lowe's, Kroger, Ch ili's, Discount Tire, O'Reilly Automotive, among others.
- Site is approximately 5 miles west of the 385-acre ExxonMobil Corporate Campus located south of The Woodlands. The campus has created an estimated 10,000-12,000 jobs and is 3-4 million square feet.
- Spring, TX is home to the new Springwoods Village master-planned community, which contains the new HP Enterprise campus. Springwoods Village, located less than two-miles from the property, which contains an estimated workforce of 35,000-50,000 employees at completion.



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	8,802	73,071	217,591
Total Daytime Population	7,398	54,257	166,611
Average HH Income	\$138,139	\$132,818	\$136,907

\* Demographic data derived from 2020 STDB

- INSIGHT
- KNOWLEDGE
- EXPERTISE

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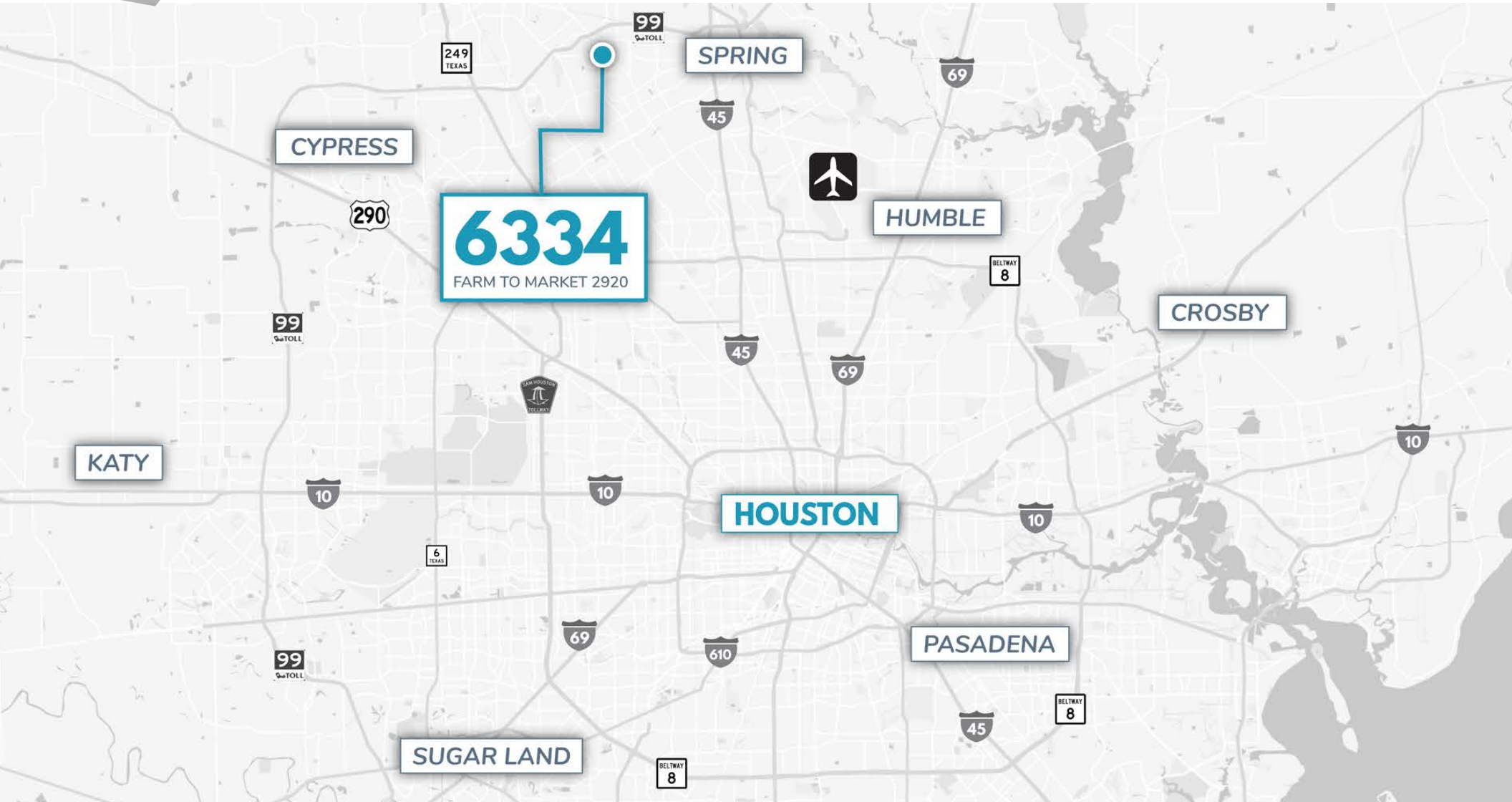
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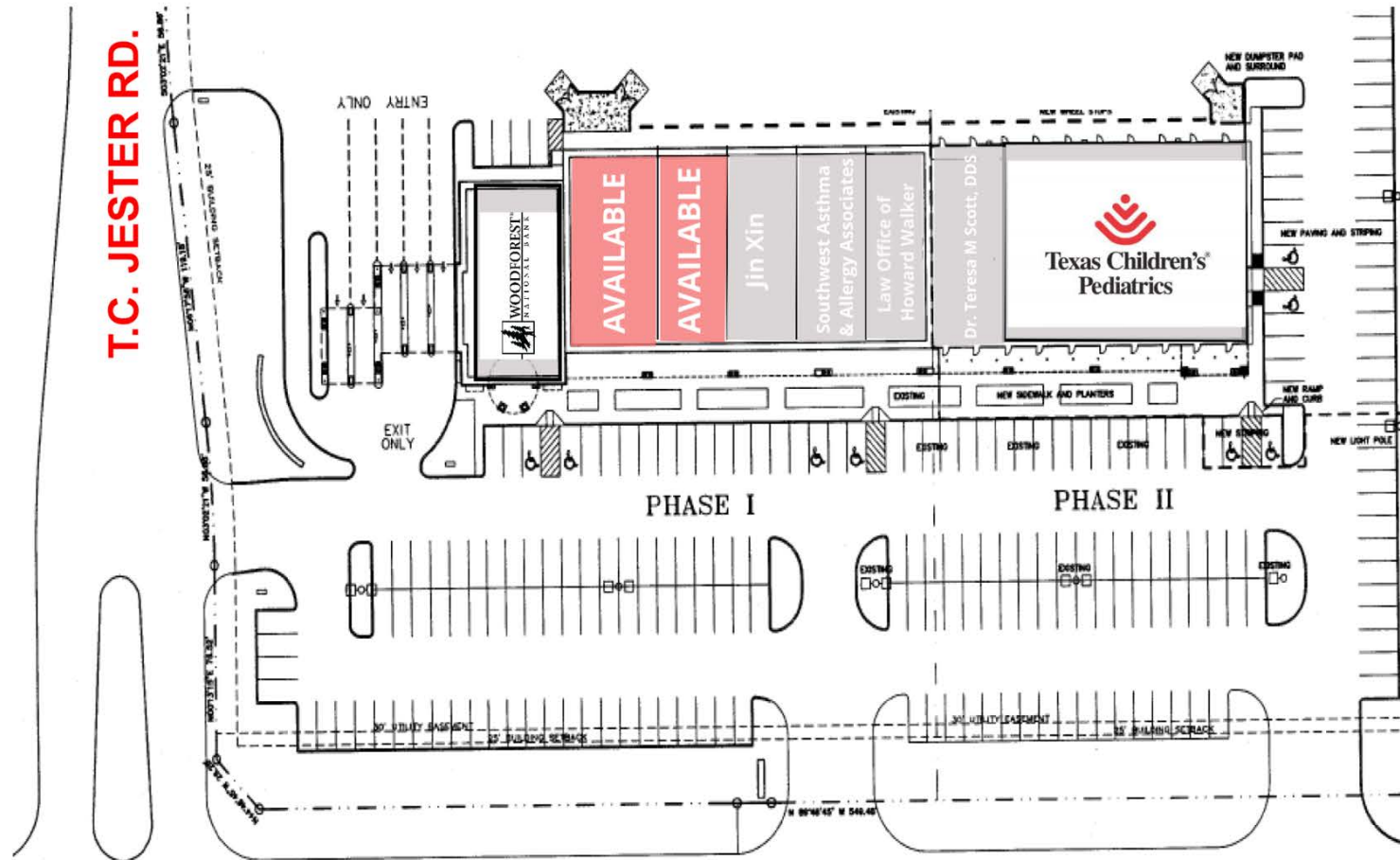
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AVAILABLE

UNAVAILABLE



**FM 2920**



# 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 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.

The J. Beard Company, LLC	0519836	jbeard@jbeardcompany.com	281-367-2220
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Steven Jeffrey Beard	0400693	jbeard@jbeardcompany.com	281-367-2220
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date