



# SPRING TOWN CENTER

NEC & SEC OF FM 2920 & KUYKENDAHL | SPRING, TEXAS

**FREESTANDING RESTAURANTS, PAD SITES, MULTI-TENANT BUILDING AVAILABLE**



# Spring Town Center

NEC & SEC OF FM 2920 & KUYKENDAHL | SPRING, TEXAS

SPACE AVAILABLE FROM **1,050 SF AND UP**

**SECOND GEN RESTAURANT AVAILABLE**

**JR. ANCHOR POSITION AVAILABLE**

JOIN THE NEWEST RETAIL CORRIDOR IN  
SPRING COMMUNITY

4 MILES FROM EXXON MOBIL CAMPUS  
WITH **10,000 EMPLOYEES**

**WALMART, CINEMARK, SPROUTS**  
AND **LOWE'S** SERVE AS MAJOR ANCHORS

POSITIONED AT THE MAIN INTERSECTION  
OF THE SPRING COMMUNITY

LESS THAN **1 MILE FROM GRAND PARKWAY**

**EXCELLENT ACCESSIBILITY** IN AND  
OUT OF THE DEVELOPMENT FROM FM 2920  
AND KUYKENDAHL



**ANDREW ALVIS**  
281.477.5038  
andrew.alvis@newquest.com

**KEVIN SIMS**  
281.477.4366  
ksims@newquest.com







# SITE PLAN NEC

KEY	BUSINESS	LEASE AREAS
1	Cinemark	42,248 SF
2	Future Lease	11,900 SF
3	Future Lease	15,000 SF
4	Gordmans	30,000 SF
5	Rockler	6,082 SF
6	Petco	12,666 SF
7	Kumon	1,400 SF
8	Spring Hair Salon	1,400 SF
9	JK Nails	2,100 SF
10	McAlister's Deli	3,555 SF

KEY	BUSINESS	LEASE AREAS
11	Sprint	1,872 SF
12	Pizza Hut	2,160 SF
13	Carus Dental	2,450 SF
14	Red Robin	5,463 SF
15	Zaxby's	3,654 SF
16	Freddy's	3,615 SF
17	Wells Fargo	3,930 SF
18	IHOP	4,621 SF
19	Arby's	3,164 SF



AVAILABLE
  LEASED
  IN NEGOTIATION
  NOT A PART



# SITE PLAN SEC



KEY	BUSINESS	LEASE AREAS
1	Verizon	3,726 SF
2	SportClips	1,400 SF
3	Dentist	1,680 SF
4	Kolache Factory	1,750 SF
5	Shogun Japanese Restaurant	5,459 SF
6	Chase	4,396 SF
7	T-Mobile	2,695 SF
8	Palm Beach Tan	2,450 SF
9	H&R Block	1,400 SF
10	Tropical Smoothie Cafe	1,400 SF
11	Nadia's Mediterranean	1,400 SF
12	MW Cleaners	1,505 SF
13	McDonald's	4,988 SF
14	Chick-fil-A	4,227 SF
15	Panda Express	2,448 SF
16	AutoZone	7,380 SF
17	Alicia's Mexican Grille	4,840 SF
18	Schlotzsky's	2,492 SF
19	Optometrist	2,162 SF
20	Little Caesars	1,359 SF
21	Ava Orthodontics	3,000 SF
22	Pediatric Dental Group	3,000 SF
23	Future Lease	1,682 SF
24	Proposed Jersey Mike's	1,297 SF
25	Future Lease	3,047 SF
26	Proposed Humana	5,362 SF

KEY	BUSINESS	LEASE AREAS
27	Available Pad	37,777 SF
28	Future Lease	9,000 SF
29	I Love Kickboxing	3,488 SF
30	Sydney Nail Spa	2,112 SF
31	Papa Murphy's Pizza	1,400 SF
32	Sprouts	28,350 SF
33	Med Spa	1,400 SF
34	Available for Lease	2,800 SF
35	Deka Lash	1,260 SF
36	Leif Hair Studio	1,540 SF
37	Vero Italian Kitchen	2,688 SF
38	Available Pad	39,834 SF
39	Future Lease	14,700 SF
40	Waffle House	1,752 SF

AVAILABLE
  LEASED
  IN NEGOTIATION
  NOT A PART

# DEMOGRAPHICS

2010 Census, 2019 Estimates with Delivery Statistics as of 12/19



POPULATION	1 MILE	3 MILES	5 MILES
Current Households	3,210	25,421	79,677
Current Population	9,872	77,664	230,081
2010 Census Population	6,603	56,168	161,966
Population Growth 2010 to 2019	49.50%	38.38%	42.23%
2019 Median Age	34.2	35.1	35.1

INCOME	2 MILES	3 MILES	5 MILES
Average Household Income	\$111,582	\$101,490	\$105,044
Median Household Income	\$92,739	\$88,170	\$90,922
Per Capita Income	\$36,275	\$34,607	\$37,543

RACE AND ETHNICITY	2 MILES	3 MILES	5 MILES
White	66.80%	67.11%	67.07%
Black or African American	11.21%	11.32%	12.26%
Asian or Pacific Islander	8.98%	8.10%	8.20%
Other Races	12.61%	12.92%	11.88%
Hispanic	26.88%	28.12%	27.63%

CENSUS HOUSEHOLDS	2 MILES	3 MILES	5 MILES
1 Person Household	11.98%	14.19%	16.78%
2 Person Households	28.19%	29.32%	31.72%
3+ Person Households	59.83%	56.50%	51.50%
Owner-Occupied Housing Units	90.45%	85.95%	79.74%
Renter-Occupied Housing Units	9.55%	14.05%	20.26%



# 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.

<b>Home Asset, Inc., dba NewQuest Properties</b>	<b>420076</b>	-	<b>(281)477-4300</b>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>(281)477-4300</b>
Designated Broker of Firm	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>(281)477-4300</b>
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

Regulated by the Texas Real Estate Commission (TREC) | Information available at <http://www.trec.texas.gov>



8827 W. Sam Houston Parkway N. | Suite 200 | Houston, Texas 77040 | 281.477.4300

The information herein is subject to errors or omissions and is not, in any way, warranted by NewQuest Properties or by any agent, independent associate or employee of NewQuest Properties. This information is subject to change without notice. Rev 03.31.2020 DK