

# FOR LEASE

# ±21,888 SF RETAIL UNDER CONSTRUCTION



**Tenant Updates- October 2025  
(New leases signed/pending)**

**Dental office - Signed  
Compounding Pharmacy - Signed  
Sandwich shop - Pending  
Coffee Shop - Pending**

## SPRING KLEIN CROSSING

6820 FM 2920 SPRING, TEXAS 77379

## PROPERTY INFORMATION

- UP TO 21,888 SF NEW CONSTRUCTION RETAIL
- Lot Size: ± 2.06 AC (lit parking) in The Woodlands Submarket
- Dense retail location
- Direct frontage and signage on FM 2920
- Over 24K vehicles per day
- Drive-thru end cap with patio space available
- 2,500 gallon “community grease-trap” in place
- Rates starting at \$24 psf + NNN
- Generous “TI Allowance”
- Spec suites (white box) available as follows:
  - Suite 100 – 3,708 SF (end cap, patio space, and drive-thru) LEASED**
  - Suite 200 - 1,728 SF (in line)**
  - Suite 300 - 1,836 SF (in line)**

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This statement with the information it contains is given with the understanding that negotiations relating to the purchase, renting or leasing of this property shall be conducted through this office. The information while not guaranteed has been secured from sources we believe to be reliable however, it is up to the buyer, tenant or landlord to verify the information and conduct appropriate due diligence. Advisors Commercial Real Estate. 2025.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION			
2024 Estimated	12,915	79,208	219,766
2029 Projected	13,083	81,396	225,457
HOUSEHOLDS			
2024 Estimated	4,163	25,493	73,992
2029 Projected	4,213	26,145	75,922
INCOME			
2024 Median HHI	\$105,023	\$100,078	\$100,911
2024 Average HHI	\$118,945	\$121,499	\$124,998

Information provided by ESRI Business Analyst

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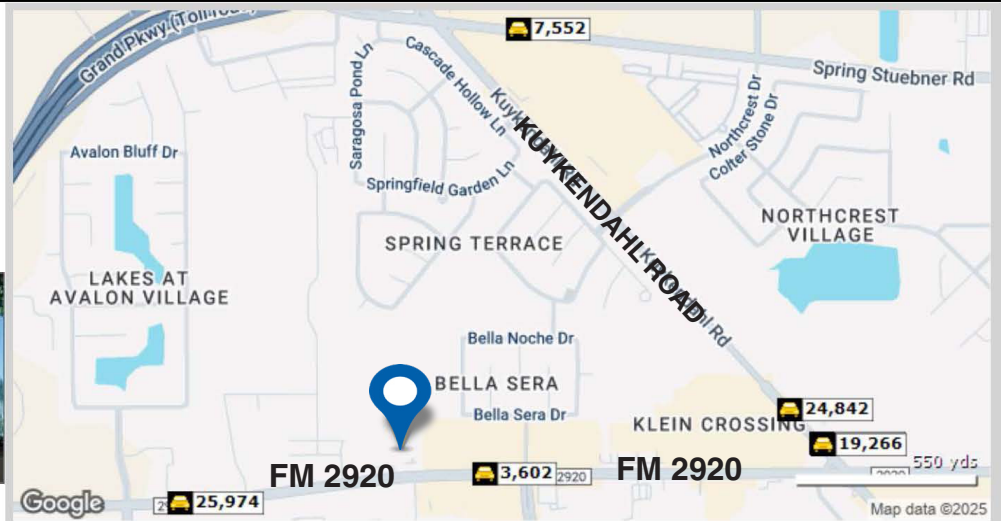


# PHOTO AND TRAFFIC COUNTS



6820 Farm to Market 2920 Rd, Spring, TX 77379

Building Type: **General Retail**  
 Secondary: **Storefront**  
 GLA: **21,888 SF**  
 Year Built: **2025**  
 Total Available: **21,888 SF**  
 % Leased: **0%**  
 Rent/SF/Yr: **\$26.00**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	FM 2920 Rd	Kuykendahl Rd	0.63 E	2024	3,625	MPSI	.15
2	FM 2920 Rd	Kuykendahl Rd	0.63 E	2025	3,602	MPSI	.15
3	FM 2920 Rd	Stuebner Airline Rd	1.08 W	2025	25,860	MPSI	.40
4	FM 2920 Rd	Stuebner Airline Rd	1.08 W	2024	25,974	MPSI	.40
5	Kuykendahl Rd	FM 2920 Rd	0.15 SE	2024	24,842	MPSI	.69
6	Kuykendahl Road	FM 2920 Rd	0.15 SE	2023	24,871	MPSI	.74
7	Kuykendahl Road	FM 2920 Rd	0.15 SE	2024	24,831	MPSI	.74
8	Kuykendahl Road	FM 2920 Rd	0.15 SE	2025	19,266	MPSI	.74

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# DEMOGRAPHIC SUMMARY

FM 2920 & Krimmel Rd							
6900 FM 2920, Spring, TX 77379							
Building Type: <b>Retail</b>		Total Available: <b>21,888 SF</b>					
Available: <b>1<sup>st</sup> Qtr. 2025</b>		% Leased: <b>Pre Leasing</b>					
RBA: - <b>21,888 SF</b>		Rent/SF/Yr: <b>\$24 + NNN</b>					
<div><div>- End Caps with Drive-Thru and Patio Space (Extra)</div><div>- Spec Suites in “White Box” condition (ready for build-out)</div></div>							
Radius	1 Mile		3 Mile		5 Mile		
Population							
2029 Projection	13,038		81,166		224,117		
2024 Estimate	12,799		78,963		217,967		
2020 Census	12,989		76,280		216,005		
Growth 2024 - 2029	1.87%		2.79%		2.82%		
Growth 2020 - 2024	-1.46%		3.52%		0.91%		
<b>2024 Population by Hispanic Origin</b>	3,511		23,215		61,204		
<b>2024 Population</b>	12,799		78,963		217,967		
White	5,786	45.21%	40,010	50.67%	114,247	52.41%	
Black	1,868	14.59%	8,788	11.13%	23,368	10.72%	
Am. Indian & Alaskan	132	1.03%	957	1.21%	2,376	1.09%	
Asian	1,639	12.81%	7,110	9.00%	19,324	8.87%	
Hawaiian & Pacific Island	13	0.10%	75	0.09%	219	0.10%	
Other	3,360	26.25%	22,023	27.89%	58,434	26.81%	
U.S. Armed Forces	0		0		41		
Households							
2029 Projection	4,202		26,116		75,427		
2024 Estimate	4,126		25,430		73,244		
2020 Census	4,211		24,785		72,879		
Growth 2024 - 2029	1.84%		2.70%		2.98%		
Growth 2020 - 2024	-2.02%		2.60%		0.50%		
Owner Occupied	2,910	70.53%	19,656	77.29%	53,937	73.64%	
Renter Occupied	1,216	29.47%	5,774	22.71%	19,307	26.36%	
<b>2024 Households by HH Income</b>	4,124		25,431		73,245		
Income: <\$25,000	364	8.83%	2,241	8.81%	7,060	9.64%	
Income: \$25,000 - \$50,000	466	11.30%	3,434	13.50%	9,268	12.65%	
Income: \$50,000 - \$75,000	600	14.55%	3,757	14.77%	10,983	14.99%	
Income: \$75,000 - \$100,000	495	12.00%	3,267	12.85%	8,944	12.21%	
Income: \$100,000 - \$125,000	631	15.30%	3,187	12.53%	8,881	12.13%	
Income: \$125,000 - \$150,000	439	10.65%	2,869	11.28%	7,219	9.86%	
Income: \$150,000 - \$200,000	658	15.96%	2,946	11.58%	8,841	12.07%	
Income: \$200,000+	471	11.42%	3,730	14.67%	12,049	16.45%	
<b>2024 Avg Household Income</b>	\$119,625		\$121,824		\$125,303		
<b>2024 Med Household Income</b>	\$105,428		\$100,129		\$101,034		

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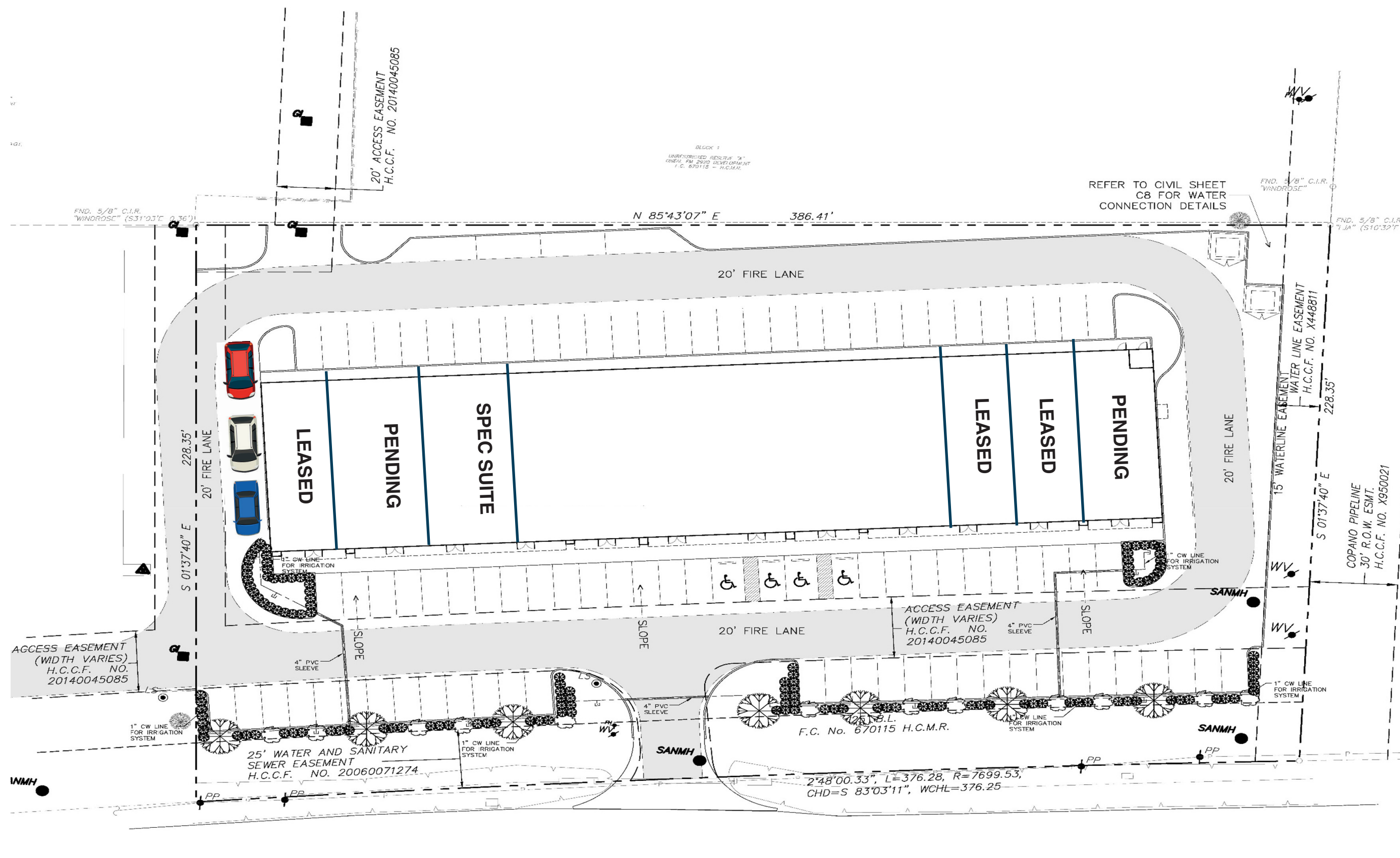
## An aerial photograph of a suburban commercial area in Spring, Texas. The map features several major roads: Spring Stuebner Road running horizontally across the top, Kuykendahl Road running diagonally from the center-left towards the bottom-right, Gosling Road running vertically on the right side, and FM 2920 running horizontally along the bottom. A yellow rectangular box with a red border is placed on FM 2920, labeled "NOW UNDER CONSTRUCTION - Spring Klein Crossing". Numerous business logos are overlaid on the map, indicating existing establishments such as 7-Eleven, Starbucks, Five Guys, Panera, Academy Sports &amp; Outdoors, Petco, IHOP, DQ, Walmart, GameStop, UPS, Sprouts Farmers Market, and many others. In the bottom left corner, there is a black box with white text that reads "SPRING KLEIN CROSSING". In the bottom right corner, contact information for David Hummel is provided, including an email address and a phone number.

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# Information About Brokerage Services

*Texas law requires all real estate licensees 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>Advisors Commercial Real Estate</b>	<b>9007861</b>	<b>sgray@advisorstx.com</b>	<b>(817)226-0000</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Beaux Riley</b>	<b>280127</b>	<b>briley@advisorstx.com</b>	<b>(817)226-0000</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Steve Gray</b>	<b>455147</b>	<b>sgray@advisorstx.com</b>	<b>(817)226-0000</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>David F. Hummel</b>	<b>360247</b>	<b>dhummel@advisorstx.com</b>	<b>(713)540-9116</b>
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)**

**IABS 1-0 Date**