

# SPRING TOWN CENTER



NEC and SEC of FM 2920 and Kuykendahl Road | Spring, TX



Coming Soon

 CityVet

 NewQuest

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Over 8.3 million  
visits to Spring Town  
Center annually

Placer.ai '25



Project Highlights



256K Current population  
within 5 miles<sup>1</sup>



\$142K Average household income  
within 5 miles<sup>1</sup>



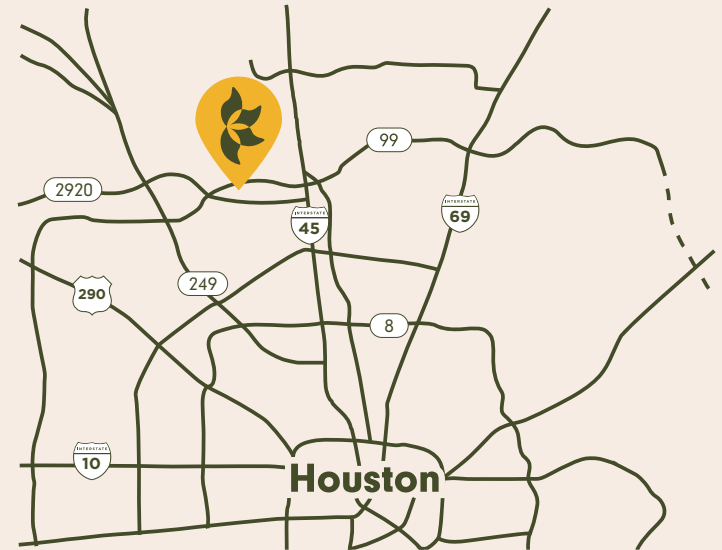
17.5% Projected annual growth within 3  
miles from 2020 to 2024<sup>1</sup>

## Steady Residential Growth

\$381,362 Average Home Price | 5-Mile Radius<sup>2</sup>

278 Annual Home Starts | 5-Mile Radius<sup>2</sup>

284 Annual Home Closes | 5-Mile Radius<sup>2</sup>



<sup>1</sup> 2020 Census, 2024 Estimates with Delivery Statistics as of 04/25

<sup>2</sup> Zonda Estimates as of Q4 2024



**A dominant retail destination** with 64,094 VPD at the intersection of Kuykendahl and FM 2920 and **excellent access** from Grand Parkway/SH 99, FM 2920, and Kuykendahl Road

Foot traffic indicates **strong cross-shopping** among key tenants

**Anchored by national tenants:**

- Walmart
- Lowe's
- Cinemark
- Sprouts Market

**Available:**

Pad Sites

- 0.52 AC
- 0.91 AC
- 1.87 AC

Retail

1,799-SF endcap

Restaurants

- 1,400-SF 2nd-gen
- 5,463-SF 2nd-gen with patio available
- 3,164-SF 2nd-gen QSR available



# Project Highlights

## Key Tenants



TxDOT Traffic Counts as of 2024



# Aerial



04.25 | 01.25



## Aerial



TxDOT Traffic Counts as of 2024

09.25 | 09.25



# Site Plan: NEC

KEY	BUSINESS	LEASE AREAS
1	Cinemark	42,248 SF
2	Proposed Grocer	13,941 SF
3	DDS Dentures	4,050 SF
4	Planet Fitness	25,453 SF
5	Rockler	6,082 SF
6	Petco	12,666 SF
7	Kumon	1,400 SF

KEY	BUSINESS	LEASE AREAS
8	Spring Hair Salon	1,400 SF
9	JK Nails	2,100 SF
10	Hi-Pot	3,555 SF
11	Fuhgedaboudit Bagel Company	1,872 SF
12	Pizza Hut	2,160 SF
13	Carus Dental	2,450 SF
14	2nd-Gen Restaurant Available For Lease	5,463 SF

KEY	BUSINESS	LEASE AREAS
15	Proposed Taco User	3,654 SF
16	Freddy's	3,615 SF
17	7-Brew Coffee	950 SF
18	Wells Fargo	3,930 SF
19	IHOP	4,621 SF
20	2nd-Gen QSR Available For Lease	3,164 SF



AVAILABLE
LEASED
IN NEGOTIATION
NOT A PART

SP.224 | 05.25 | 04.23



# 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	Charley's	1,640 SF
8	Dirty Dough	1,047 SF
9	Malibu Tan	2,450 SF
10	H&R Block	1,400 SF
11	Tropical Smoothie Cafe	1,400 SF
12	2nd-Gen Restaurant	1,400 SF
13	Tide Cleaners	1,505 SF
14	McDonald's	4,988 SF
15	Chick-fil-A	4,227 SF
16	Panda Express	2,448 SF
17	AutoZone	7,380 SF
18	Alicia's Mexican Grille	4,840 SF
19	Schlotzsky's	2,492 SF
20	Optometrist	2,162 SF
21	Little Caesars	1,359 SF
22	Pediatric Dental Group	3,000 SF
23	Ava Orthodontics	3,000 SF
24	Visionworks	2,874 SF
25	Jersey Mike's Subs	1,297 SF
26	Cali-Mex Burrito District	1,892 SF
27	CityVet	3,563 SF
28	Available For Lease	1,799 SF
29	Dave's Hot Chicken	2,995 SF
30	Proposed HTea0	2,610 SF
31	Pad Available	0.91 AC
32	Pad Available	1.87 AC
33	Pad Available	0.52 AC



AVAILABLE
  LEASED
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  NOT A PART



POPULATION	1 MILE	3 MILES	5 MILES
Current Households	4,331	31,026	87,646
Current Population	14,058	94,563	255,623
2020 Census Population	13,948	80,456	228,444
Population Growth 2020 to 2024	0.79%	17.53%	11.90%
2024 Median Age	33.9	35.9	36.5
RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	45.01%	51.11%	52.31%
Black or African American	19.71%	14.67%	14.94%
Asian or Pacific Islander	11.09%	9.99%	9.36%
Other Races	23.42%	23.40%	22.55%
Hispanic	31.15%	31.37%	30.16%

INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$128,262	\$131,436	\$141,880
Median Household Income	\$111,518	\$106,799	\$112,117
Per Capita Income	\$43,158	\$43,884	\$49,516
CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Households	15.44%	14.82%	20.02%
2 Person Households	31.12%	32.36%	31.78%
3+ Person Households	53.44%	52.82%	48.20%
Owner-Occupied Housing Units	63.48%	76.10%	69.74%
Renter-Occupied Housing Units	36.52%	23.90%	30.26%

2020 Census, 2024 Estimates with Delivery Statistics as of 04/25

# Demographics



# 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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</b>	<b>420076</b>	<b>-</b>	<b>281.477.4300</b>
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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
<b>Lara Lee LaMendola</b>	<b>766215</b>	<b>llamendola@newquest.com</b>	<b>281.640.7699</b>
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>



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