

EXECUTIVE SUMMARY

Meadowhill Retail Center

3410 Farm to Market 2920 Road | Spring, Texas 77388



OFFERED EXCLUSIVELY BY



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Real Estate Investment Sales • Financing • Research • Advisory Services

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TEXAS REAL ESTATE COMMISSION
P.O. BOX 12188,
AUSTIN, TEXAS 78711-2188
(512) 936-3000

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www.marcusmillichap.com

PROPERTY OVERVIEW

 **PRICE**
\$2,950,000

Cap Rate:	7.06%
NOI:	\$208,393
Price/SF:	\$245.83
Building GLA:	12,000 SF
Total Land Area:	1.21 AC
Year Built:	2007
Occupancy:	100%
Parcel ID:	1287340010005

Marcus & Millichap is pleased to exclusively list for sale Meadowhill Retail Center, located at 3410 FM 2920 in Spring, Texas. This 12,000-square-foot retail center is located on approximately 1.21 acres fronting FM 2920. The property's location allows for easy access to Interstate 45 and Grand Parkway Toll Road.

The subject property is 100 percent occupied, accommodating six tenants. An investor could add value by raising rent for the 1,510 square foot space, which is currently occupied by a tenant paying below market rent.

Meadowhill Retail Center is located in Spring, Texas, a growing suburb of the Houston area. Several major corporations such as ExxonMobil, Hewlett Packard (HP), and Union Pacific Railroad are headquartered in Spring, drawing corporate demand to the area.

INVESTMENT HIGHLIGHTS



Frontage Location



Straight In-Line Retail Center



Value-Add Potential



100 Percent Occupied



Easy Access to Interstate 45 and Grand Parkway Toll Road

AERIAL



AERIAL

24,503
VPD

Iglesia
Intimidad
Con Dios

FM 2920



Meadowhill Drive

Subject
Property

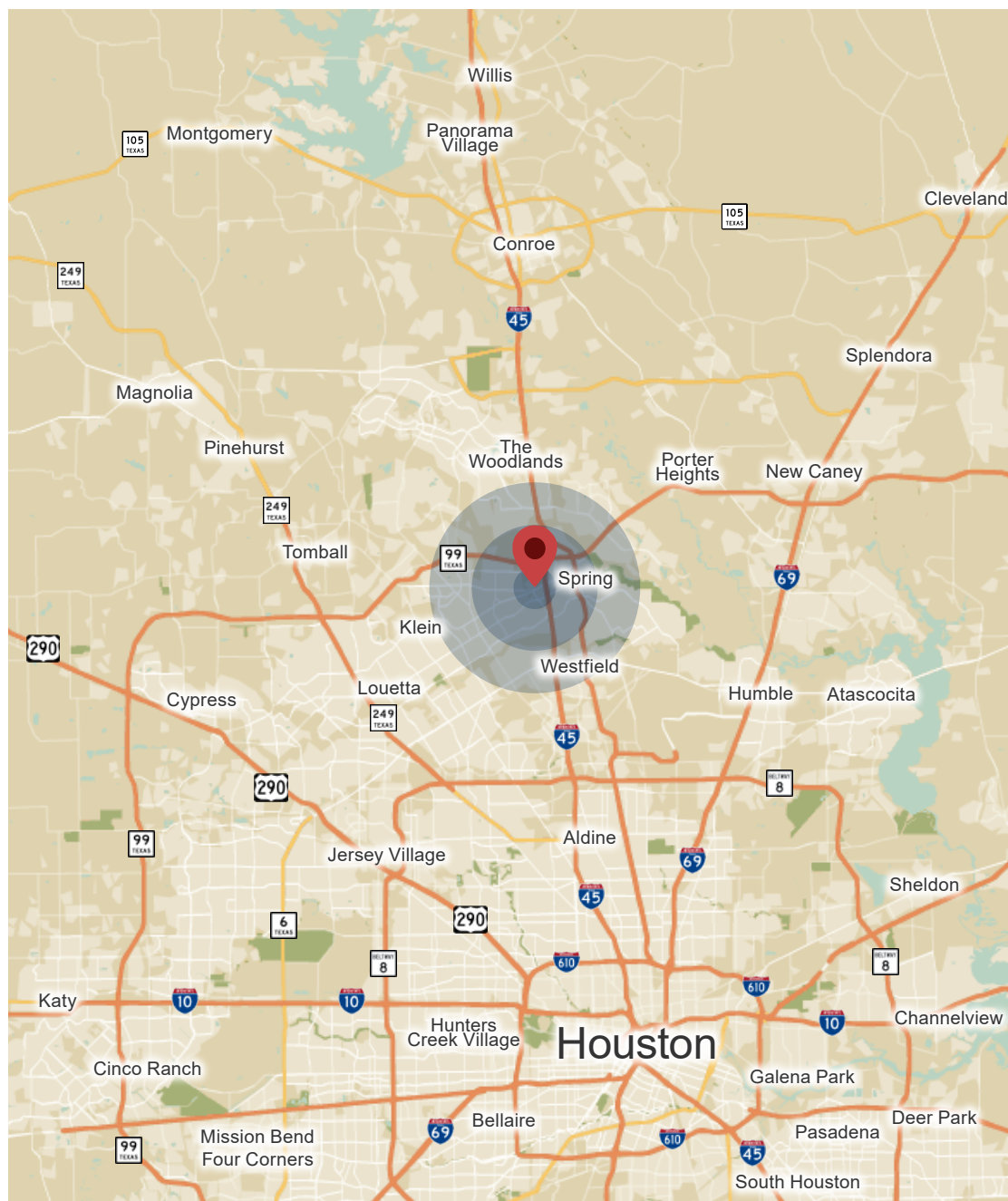


PROPERTY PHOTOS



DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2029 PROJECT. POPULATION	14,986	87,507	253,481
2024 EST. POPULATION	14,692	84,394	242,507
CHANGE 2024-2029	2.00%	3.69%	4.53%
2024 MEDIAN AGE	36.0	36.0	35.0
POPULATION BY RACE	1 MILE	3 MILE	5 MILE
WHITE	47.53%	48.20%	43.69%
BLACK	14.32%	15.29%	20.69%
ASIAN	9.07%	8.59%	7.24%
AMERICAN INDIAN, ESKIMO, ALEUT	1.19%	1.08%	1.11%
HAWAIIAN, PACIFIC ISLANDER	0.13%	0.12%	0.18%
MULTI-RACE	17.14%	15.97%	15.05%
OTHER	10.62%	10.75%	12.03%
HISPANIC ORIGIN	33.17%	31.09%	31.33%
HOUSEHOLDS BY INCOME	1 MILE	3 MILE	5 MILE
\$200,000 OR MORE	9.32%	12.87%	10.94%
\$150,000 - \$199,999	10.17%	11.45%	10.58%
\$100,000 - \$149,999	26.72%	23.30%	20.36%
\$75,000 - \$99,999	14.32%	13.71%	12.60%
\$50,000 - \$74,999	20.54%	16.61%	17.88%
\$35,000 - \$49,999	6.52%	8.91%	9.77%
\$25,000 - \$34,999	4.48%	4.52%	6.03%
\$15,000 - \$24,999	3.75%	4.34%	6.26%
\$10,000 - \$14,999	1.31%	1.17%	1.95%
UNDER \$9,999	2.87%	3.13%	3.62%
AVERAGE HOUSEHOLD INCOME	\$111,848	\$120,261	\$111,094
MEDIAN HOUSEHOLD INCOME	\$92,535	\$98,531	\$92,221
PER CAPITA INCOME	\$39,802	\$42,297	\$40,274
MEDIAN PROPERTY VALUE	\$201,927	\$218,114	\$220,841



MARKET OVERVIEW

As the fourth-most populous metro area in the United States, Houston houses more than 7.4 million people in southeastern Texas. Roughly one-third of residents live in the city of Houston. Local population counts also exceed 100,000 residents in Pasadena, Pearland, The Woodlands, Sugar Land, and League City. The market is composed of nine counties: Harris, Galveston, Brazoria, Fort Bend, Chambers, Montgomery, Austin, Liberty, and Waller. The Gulf of Mexico, which borders the metro to the southeast, provides access to markets around the world via the Port of Houston, making it a prime location for exports. Local industries have diversified from oil, to technology and health care. Many companies provide goods and services for the large population growth, which has sprawled primarily to the north and west.



MARKET OVERVIEW

Sources: houstontx.gov/about/houston; Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau.

The **4th most populous metro in the nation**, the Houston MSA covers 9,444 square miles, an area slightly smaller than Massachusetts but larger than New Jersey.

Higher Education: Over **40 post-secondary education institutions** are in the metro. Nearly 33 percent of citizens ages 25 and older have a bachelor's degree, with almost 12 percent also holding a graduate or professional degree. Institutions include:



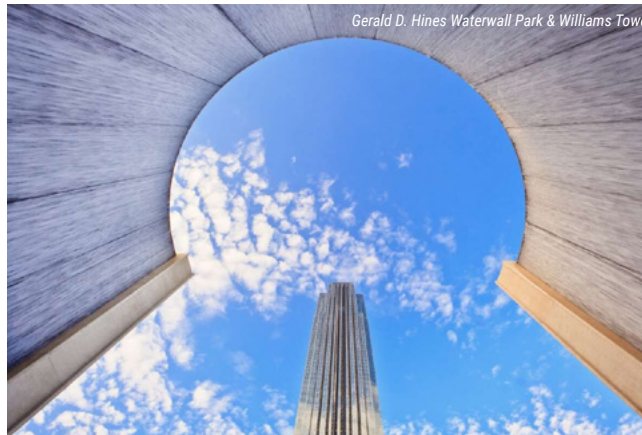
For more than half a century, NASA's **Lyndon B. Johnson Space Center** has led our nation and the world on a continuing adventure of human exploration, discovery and achievement and is a popular tourist and educational destination.



Corporate Growth: Houston is a top destination for corporate relocations, due to its business-friendly environment. Approximately **24 Fortune 500** companies are headquartered in the metro, ranking third among U.S. metro areas.



The metropolitan area is also known internationally for its medical community and is home to **Texas Medical Center**, the largest of its kind in the world.



Gerald D. Hines Waterwall Park & Williams Tower

Quality of Life: The metropolitan area's favorable location and climate translate to an abundance of outdoor activities. More than a dozen state parks and recreation areas lie within a short drive of Houston's city limits, as well as more than **500 local parks** and open spaces, various cultural venues and museums.



Memorial Park Kinder Land Bridge & Cyvia and Melvin Wolff Prairie

Houston hosts four professional sports teams: the **Houston Texans** (NFL), the **Houston Astros** (MLB), the **Houston Rockets** (NBA), and the **Houston Dynamo** (MLS).



The **Port of Houston** is one of the country's busiest for exports, supplying thousands of jobs and generating billions of dollars in revenue.

Houston is the center of U.S. energy production, with a diverse economy including **biotechnology**, **nanotechnology**, and **logistics**.

ACQUISITION FINANCING - MARCUS & MILLICHAP CAPITAL CORPORATION CAPABILITIES

FINANCING CONTACT



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MMCC - our fully integrated, dedicated financing arm - is committed to providing superior capital markets expertise, precisely managed execution, and unparalleled access to capital sources providing the most competitive rates and terms.

Our significant size and transaction volume give us the scale to clear the market quickly. We leverage our prominent capital markets relationships with commercial banks, life insurance companies, credit unions, CMBS, private and public debt/equity funds, Fannie Mae, Freddie Mac, and HUD to provide our clients with the greatest range of financing options.

We offer unparalleled depth of experience in both debt and equity placement for ground up development, value-add, and stabilized projects across all property types. Customized structures are necessary to align the unique aspects of a transaction with the client's investment objectives. MMCC coordinates all pieces in the capital stack for a seamless transaction maximizing the certainty of execution.

We recognize that competitive financing, speed, and certainty of execution are critical to our clients' success. Our dedicated, knowledgeable experts understand the challenges of financing and work tirelessly to resolve all potential issues for the benefit of our clients.



Providence Plaza



National platform
operating within the firm's
82 brokerage offices



Optimum
financing solutions
to enhance value



Closed 1,061
transactions by national
financing division in 2024



351 capital sources
MMCC closed
business with in 2024



\$7.1B
MMCC production
volume in 2024



Northlake Commons 4A



Northlake Commons 7



Information About Brokerage Services

2-10-2025

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.

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