



RETAIL/MEDICAL SPACE FOR LEASE

2940 FM 2920 RD | SPRING, TX 77388

9320 LAKESIDE BLVD | STE 250 | THE WOODLANDS, TX 77381 | 281-367-2220 | JBEARDCOMPANY.COM


PROPERTY SUMMARY

PROPERTY HIGHLIGHTS

- Suite 190- 3,441 SF
- Second-generation space ideal for medical and retail
- Prime end- cap opportunity
- Features two entrances, 3-phase power, and premium finishes.
- Prominent building signage opportunity with visibility on FM 2920.
- Superior accessibility with a dedicated turn lane.
- Ample Parking ratio of 4.0/1,000 SF
- Thriving trade area with high-density residential developments immediately adjacent.
- High daytime traffic with over 34,000 VPD.
- Strategically located approximately 1 mile south of the ExxonMobil Campus, just minutes from both I-45 and the Grand Parkway (Hwy 99).
- FM 2920 serves as a vital corridor connecting the master-planned communities of The Woodlands, Spring, and Tomball.



ASSET OVERVIEW



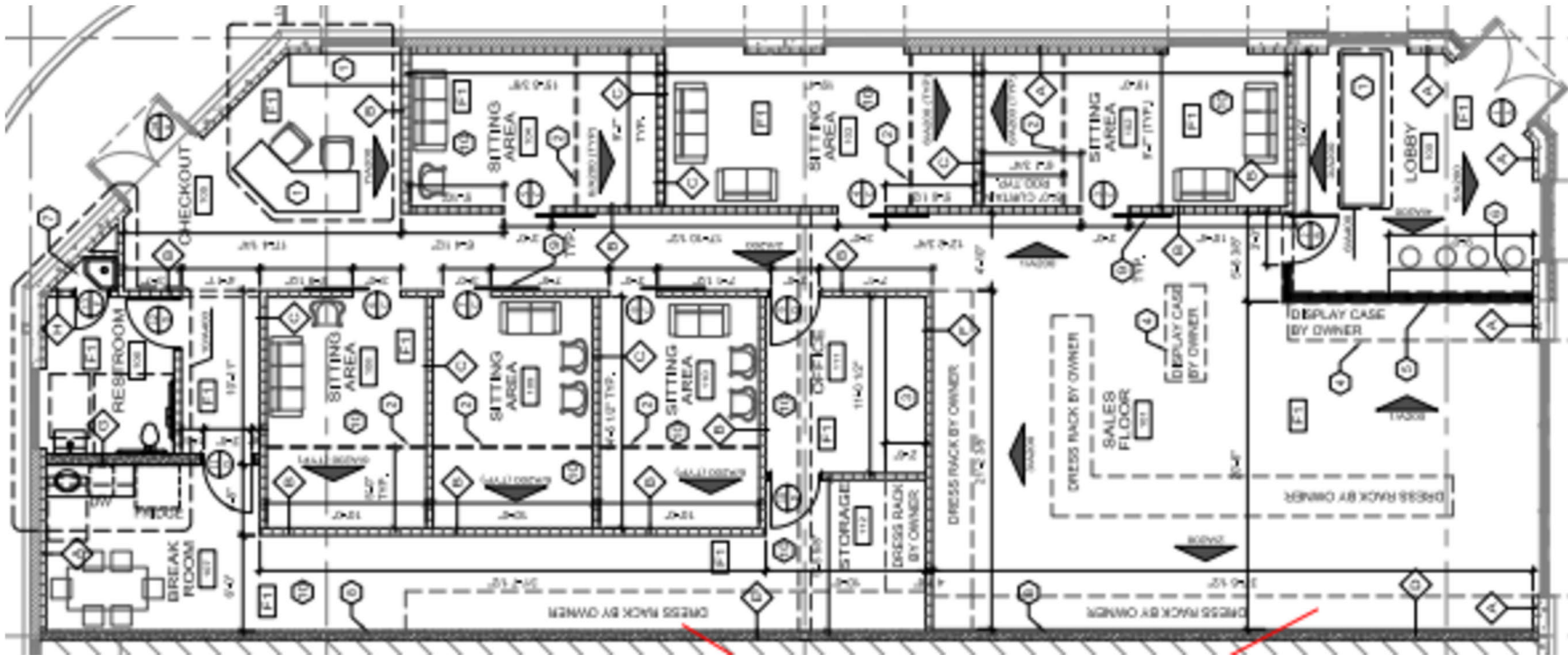
OFFERING SUMMARY

ADDRESS	2940 FM 2920 Spring, TX 77388
LEASE RATE	\$22.50 - \$24.00 PSF
AVAILABLE SPACE	3,341 SF
BUILDING SIZE	20,473 SF
PROPERTY TYPE	Retail/Medical
YEAR BUILT	2018
BUILDING CLASS	A
PARKING	4.01/1,000 SF

PROPERTY AERIAL



SUITE 190 - 3,441 SF



PROPERTY PHOTOS - SUITE 190



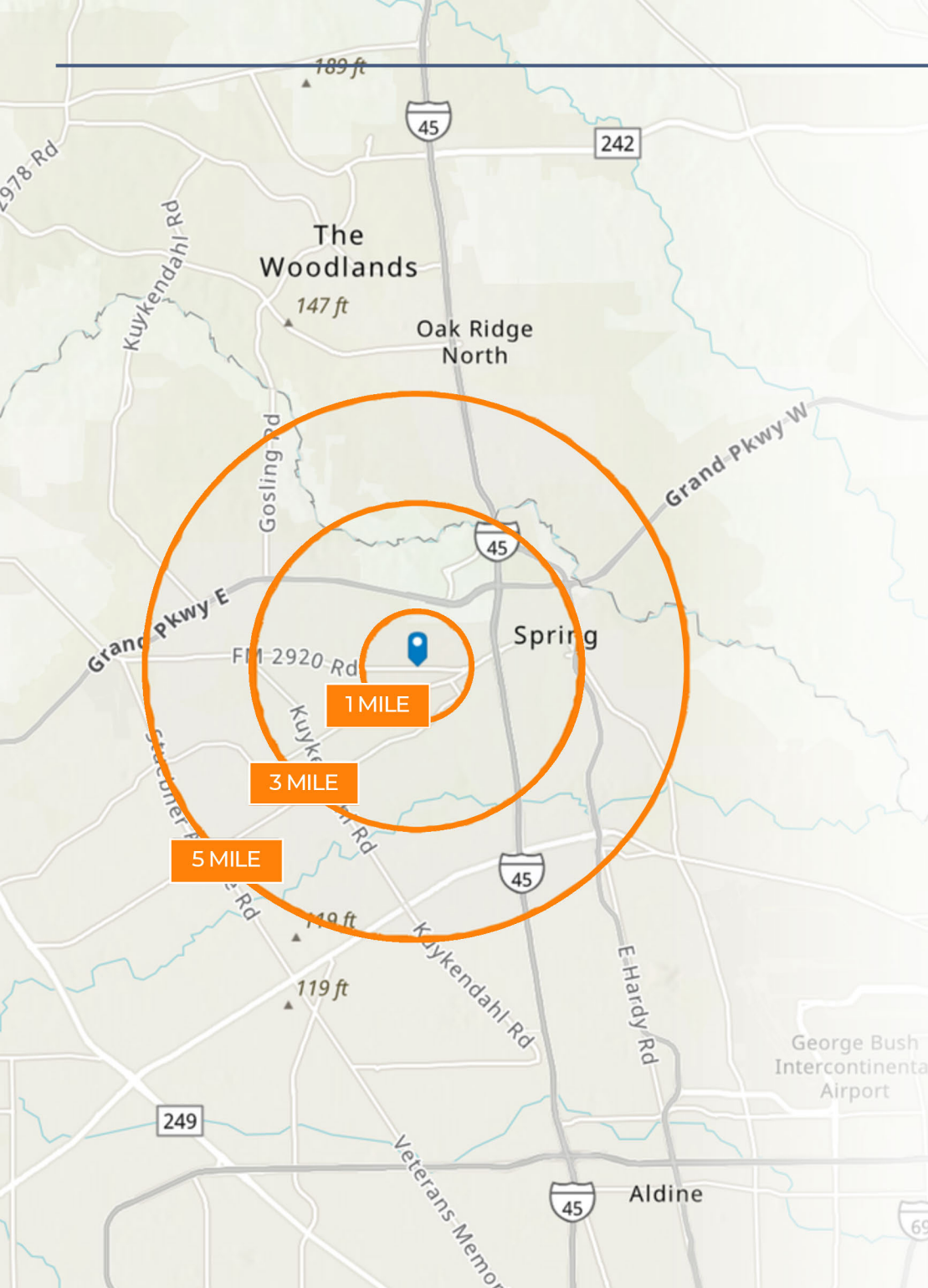
SURROUNDING AMENITIES



PROPERTY LOCATION



DEMOGRAPHICS



METRIC	1 Miles	3 Miles	5 Miles
Population Summary			
2025 Total Population	12,409	82,527	253,663
2025 Total Daytime Population	9,730	83,502	238,263
Workers	4,115	45,845	121,051
Residents	5,615	37,657	117,212
Household Summary			
2025 Average Household Size	2.75	2.75	2.72
2030 Average Household Size	2.75	2.70	2.68
2025 - 2030 Annual Rate	4.76%	1.88%	1.47%
Housing Unit Summary			
2025 Housing Units	4,868	32,549	100,799
Owner Occupied Housing Units	62.4%	66.0%	56.6%
Renter Occupied Housing Units	37.6%	34.0%	43.4%
Income			
2025 Household Income Base	4,505	29,938	92,917
Average Household Income	\$116,442	\$129,019	\$115,942
Median Household Income			
2025	\$99,557	\$104,435	\$88,670
2030	\$111,286	\$116,004	\$100,037
Per Capita Income			
2025	\$44,346	\$46,634	\$42,586
2030	\$48,613	\$52,671	\$48,050

HOUSTON - MARKET OVERVIEW

With a population of 6.9 million people in the metro area, Houston is the largest city in Texas, the 4th largest city in the US, and the 5th largest metro area. Houston is consistently a leader in population growth among major metro areas. From 2010 to 2023 the Houston metro added 1,500,000 people, which is a 25.3% increase.

Houston saw the fastest population growth rate amongst the 10 most popular metro areas. Houston is labeled as the most diverse city in the US with a business friendly environment, which includes a low cost to do business compared to other metro areas. Additionally, Houston has the highest number of STEM professionals, many of which are young in age with higher education degrees.

Houston has a diverse economy, positioning itself as a global leader in energy, international businesses, distribution, and technology. The Houston MSA is home to 26 fortune 500 headquarters, ranked third among metro areas. Many other Fortune 500 companies maintain US administrative headquarters in Houston. In the real estate industry, Houston has the 5th largest office market and the 6th largest Industrial market in the US.

Houston is known as the "Energy Capital of the World". More than 4,800 energy-related companies are located within the Houston MSA, including more than 700 exploration and production firms, more than 80 pipeline transportation establishments and hundreds of manufacturers and wholesalers of energy-sector products. Houston is home to 40 of the nation's 134 publicly traded oil and gas exploration and production firms, including 10 of the top 25; another nine among the top 25 have subsidiaries, major divisions or other significant operations in the Houston area.



4th largest city

14 Houstonians: nearly 1 in 4 are foreign-born

90 countries have official government representation here

7th largest metro economy

Top 3 Metro in the nation for the number of consular offices

5,000 + Houston companies doing business abroad

INTERNATIONAL BUSINESS CENTER

19 Foreign banks from 10 nations

1,700+ Houston firms report foreign ownership

Race/Ethnicity
Houston today mirrors the U.S. in four decades

2 INTERNATIONAL AIRPORTS

HOUSTON AIRPORT SYSTEM
George Bush Intercontinental and William P. Hobby Airports

1 SPACE PORT

Ellington Airport Launch Site
License approved by FAA in 2015
Became a commercial spaceport in 2015

16th Busiest in the world by tonnage

PORT OF HOUSTON: BUSIEST PORT IN TEXAS

188 nonstop destinations to 37 countries

2018 Passenger Volume (Pre COVID)

122 Domestic Destinations

Scheduled and charter passenger and cargo carriers fly directly to approximately

1st in U.S. import & export tonnage

2nd in total tonnage in the U.S.

46.5 DOMESTIC Million

58.3 Million total passengers

11.8 INTERNATIONAL Million

66 International Destinations

37 Countries

MORE THAN 8,000 ships visit annually

Approximately 100 steamship lines | provides services between Houston | and more than 1,000 global ports

FOR MORE INFORMATION:

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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.



11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date