

FOR LEASE

# MARCIN PLAZA

4915 FM 2920  
Spring, TX 77388

RifleCRE



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# PROPERTY SUMMARY



MARCIN PLAZA

## PROPERTY HIGHLIGHTS

330 feet of frontage on FM 2920

Excellent signage visibility to an average of 33,142 vehicles per day

Sits on Marcin Rd, a vital access point to FM 2920 for residents of the Bridgestone neighborhood

Less than half a mile from HEB

Just over two miles from the Grand Parkway

Roughly a mile from the intersection of 2920 and Kuykendahl that connects to Walmart, Lowe’s, Sprouts, Kroger, and several national fast-food chains.

## ECONOMICS

Space Size: 1,400 - 7,570 SF

OPEX (2025 Estimate): \$7.81 PSF/annually



# AVAILABILITY SUMMARY

## Suite 100

- 3,850 Square feet
  - Restaurant space with grease trap in place
  - Desirable end cap unit with visibility on 2920 and Marcin Rd.
  - \$20.00 per square foot
  - Available with 30 days' notice
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## Suite 120

- 1,750 Square feet
  - \$18.00 per square foot
  - Immediately available
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## Suite 130

- 1,970 Square feet
  - White box space
  - One restroom
  - \$18.00 per square foot
  - Immediately available
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## Suite 240

- 1,400 Square feet
- Spacious reception area with wood floors
- One restroom
- \$18.00 per square foot
- Immediately available





ADDITIONAL PHOTOS





## SUITE 130

**1,970 SF**  
**Available Immediately**

White Box Space



**\$18.00 Per**  
**Square Foot**

One Restroom





## SUITE 240

**1,400 SF**  
**Available Immediately**

Spacious Reception Area  
with Wood Floors



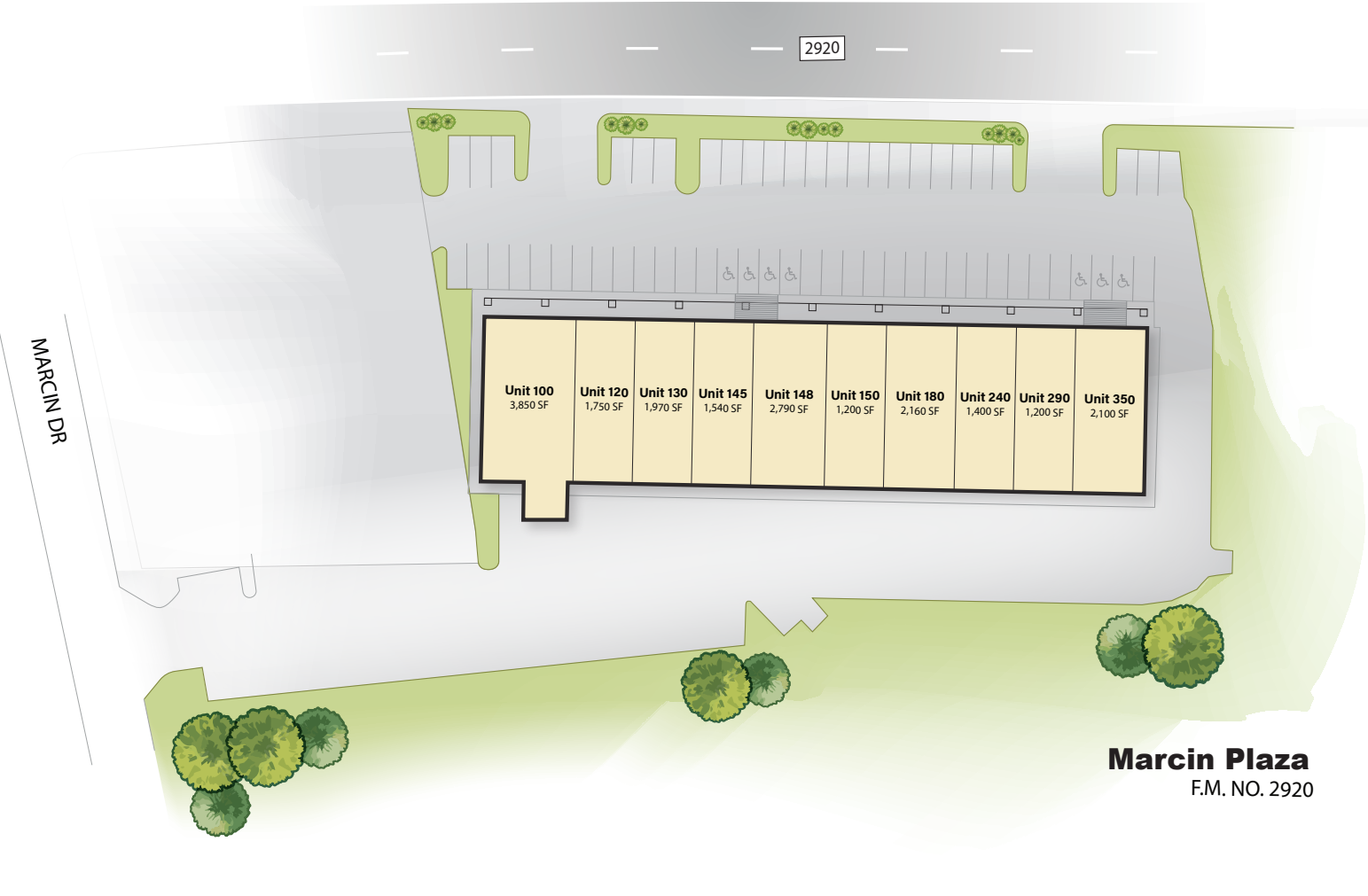
**\$18.00 Per**  
**Square Foot**

One Restroom





# SITE PLAN

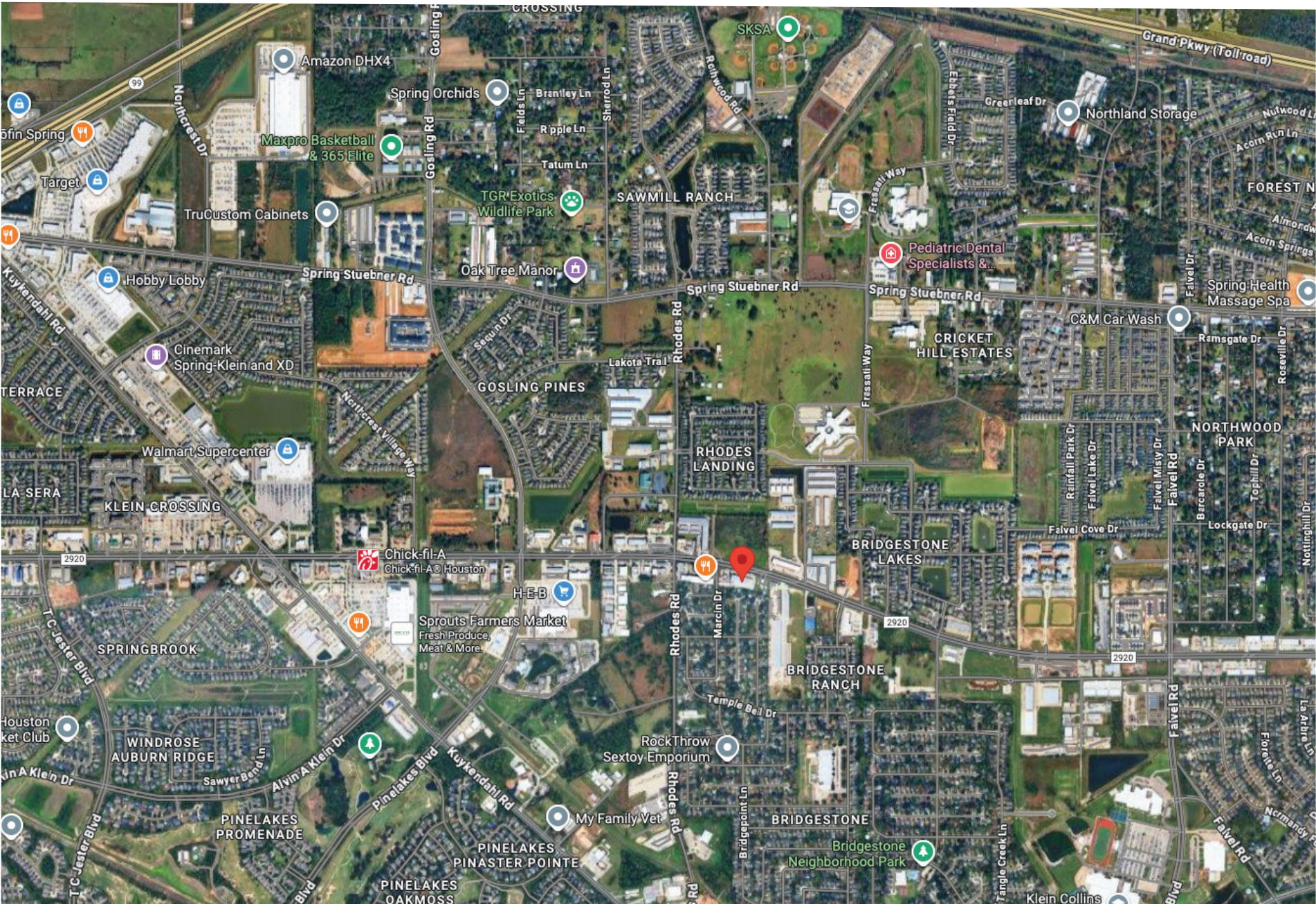


## LEGEND KEY

100	Available with 30 days' notice
120	Available Immediately
130	Available Immediately
145	Not Available
148	Not Available
150	Not Available
180	Not Available
240	Available Immediately
290	Not Available
350	Not Available



# MAP LOCATION







## 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>RIFLE BROKERAGE, LLC</b>	<b>9008666</b>	<b>info@riflecre.com</b>	<b>713.936.4081</b>
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<b>NICK TERRY</b>	<b>657711</b>	<b>nick@riflecre.com</b>	<b>832.479.2500</b>
Designated Broker of Firm	License No	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No	Email	Phone
<b>LANDON COKER</b>	<b>785140</b>	<b>landon@riflecre.com</b>	<b>832.479.2500</b>
Sales Agent/Associate's Name	License No	Email	Phone

\_\_\_\_\_  
Sales Agent/Associate's Name

\_\_\_\_\_  
Date