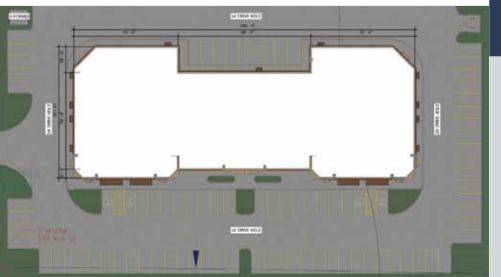


PHASE II For Lease

DEMOGRAPHICS

	1 mile	3 miles	5 miles
2022 Total Population	12,990	82,366	243,465
2027 Projected Population	13,736	86,803	261,689
Population Growth 2020-2025	5.90%	5.75%	6.70%
2022 Total Households	4,394	28,646	88,655
2022 Average HH Income	\$108,456	\$112,821	\$100,267



PROPERTY HIGHLIGHTS

LOCATION

Direct access to I-45 and Grand Parkway

AVAILABILITY

ONLY SPACE AVAILABLE 3.441 RSF -Second Generation Retail

BUILDING HIGHLIGHTS

Abundant parking Generator backup available Approximately one mile south of Exxon

Campus

Daily car count is approximately 34,000 Busy and thriving area of Spring

PROPERTY DESCRIPTION

20,473 SF One-Story Class A, Medical/Retail Strip



brokerage@pinecroftrealty.com



10857 Kuykendahl Rd Suite 200 The Woodlands, TX 77382



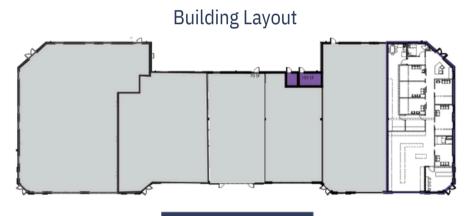
www.PinecroftRealty.com



832-299-6404

2940 FM 2920



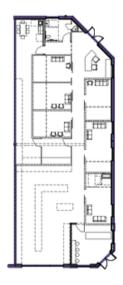


Rate: \$22.50/SF OpEx: \$10.93/SF

Suite 190 3,441 RSF



or click HERE



TJ Fry **Director of Leasing** tj.fry@pinecroftrealty.com 832-721-6501

Rachael Mann Leasing Agent rachael.mann@pinecroftrealty.com 832-729-8240



Coming Soon: Residential Development Adjacent to the Property!



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Director of Leasing
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Rachael Mann Leasing Agent rachael.mann@pinecroftrealty.com 832-729-8240





Information About Brokerage Services

11-2-2015

Equal housing

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Ter	nant/Seller/Landl		ole at www.trec.texas.gov