



# OFFERING FREE RENT\*

\*All abated (free) rent opportunities are subject to final agreed terms of the lease, subject to landlord approval



**2940 FM 2920**  
**Spring, Texas 77379**

## 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

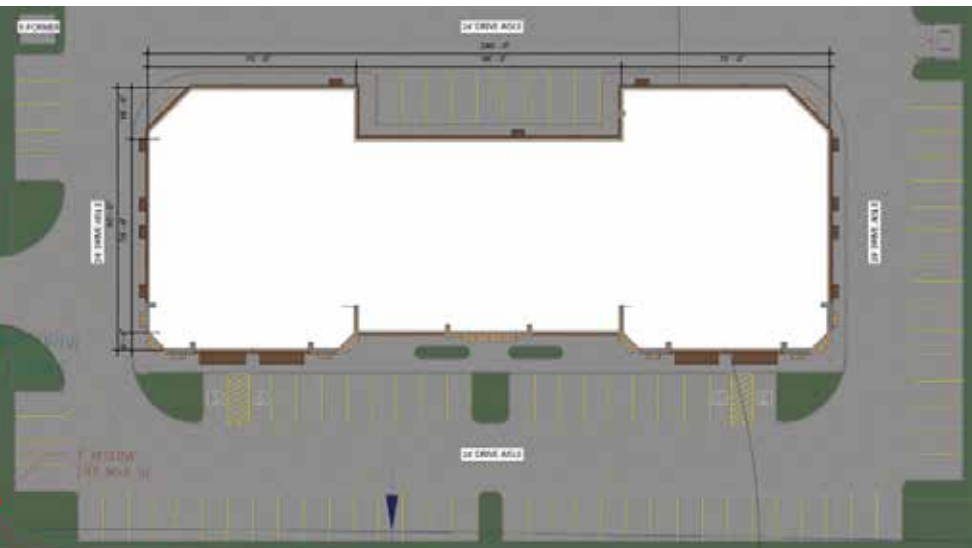
Abundant parking Generator backup available Approximately one mile south of Exxon

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



## Building Layout

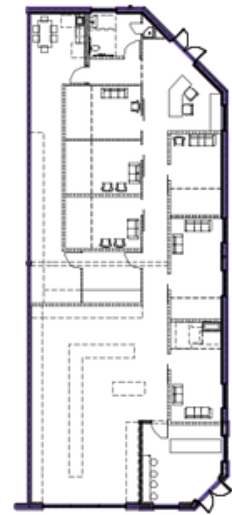


Rate: \$22.50/SF  
OpEx: \$10.93/SF

Suite 190  
3,441 RSF



or click  
HERE

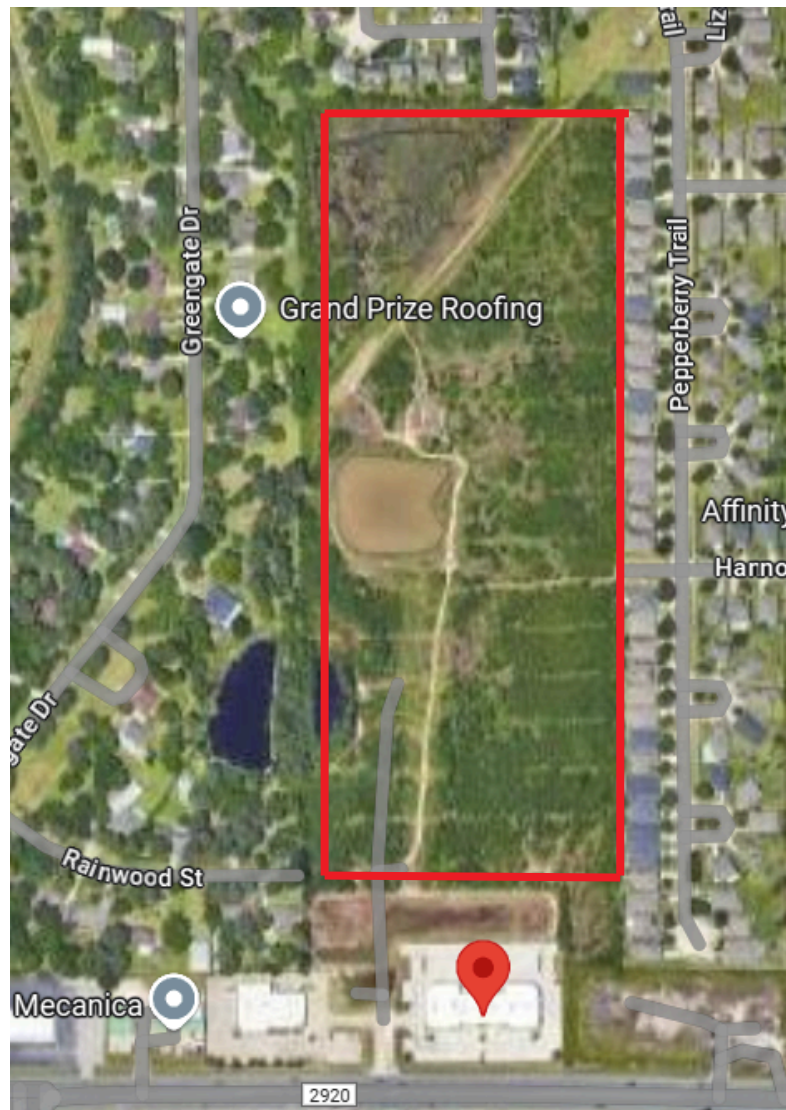


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## Coming Soon: Residential Development Adjacent to the Property!



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