

Pre-Leasing Prime Medical & Professional Space

0 FM 2920 near Bauer Rd., Hockley, TX 77447

\$30/SF | \$10 NNNs



- 390,200 SF of rentable area
- Positioned in a rapidly maturing trade area with strong household incomes and accelerating population
- TXDOT-backed traffic signal planned at FM 2920 & Bauer Rd. intersection based on current VPD counts
- High-Growth Trade Area, Grocery-Driven Retail Potential
- Fastest crowding zip code in Texas
- Located along major retail growth corridors near FM 2920, Hwy 290, Grand Pkwy within a rapidly expanding suburban retail node
- Perfect for hotel, office, medical, hospital, restaurant or retail
- Ideal for developers seeking next retail node formation
- Anchor-ready fundamentals with upside timing advantage
- Trade Area Demographics
 - 1-Mile Median Household Income: ~\$125,000
 - 3-Mile Median Household Income: ~\$118,000
 - 5-Mile Median Household Income: ~\$110,000
 - 5-Mile Population: ~53,000 residents

