

FOR LEASE

Spring Park Village Neighborhood Center

19380 Interstate 45 | Spring, TX



Overview

LEASE RATE	Contact Broker
SUITE 120	1,440 SF
SUITE 150	2,320 SF
SUITE 190	2,400 SF



Contact

ROBERT BERNARD

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JUSTIN TITCOMBE, CCIM

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Description

3 units available in Spring Park Village Neighborhood Center

- Retail and restaurant space available
- I-45 frontage
- High traffic counts on I-45 exceeding 220K
- Just 3.5 miles south of ExxonMobil campus
- Shadow-anchored by TopGolf and Conn's
- Anchored by Boot Barn
- Property features landscaping of manicured trees, shrubs, and plants around the building
- Ease of access via multiple ingress/egress points along I-45's service road

Demographics

	1 MILE	3 MILES	5 MILES
Total Population	9,792	102,344	242,902
Total Households	3,529	35,961	82,787
Average Household Income	\$118,983	\$88,121	\$91,235

Year: 2020 | Source: Esri

Traffic Counts

I-45 223,329 VPD

Year: 2019 | Source: TXDOT

SRS REAL ESTATE PARTNERS | 2950 N Loop West, Suite 1125 | Houston, TX 77092 | 281.661.3220

This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

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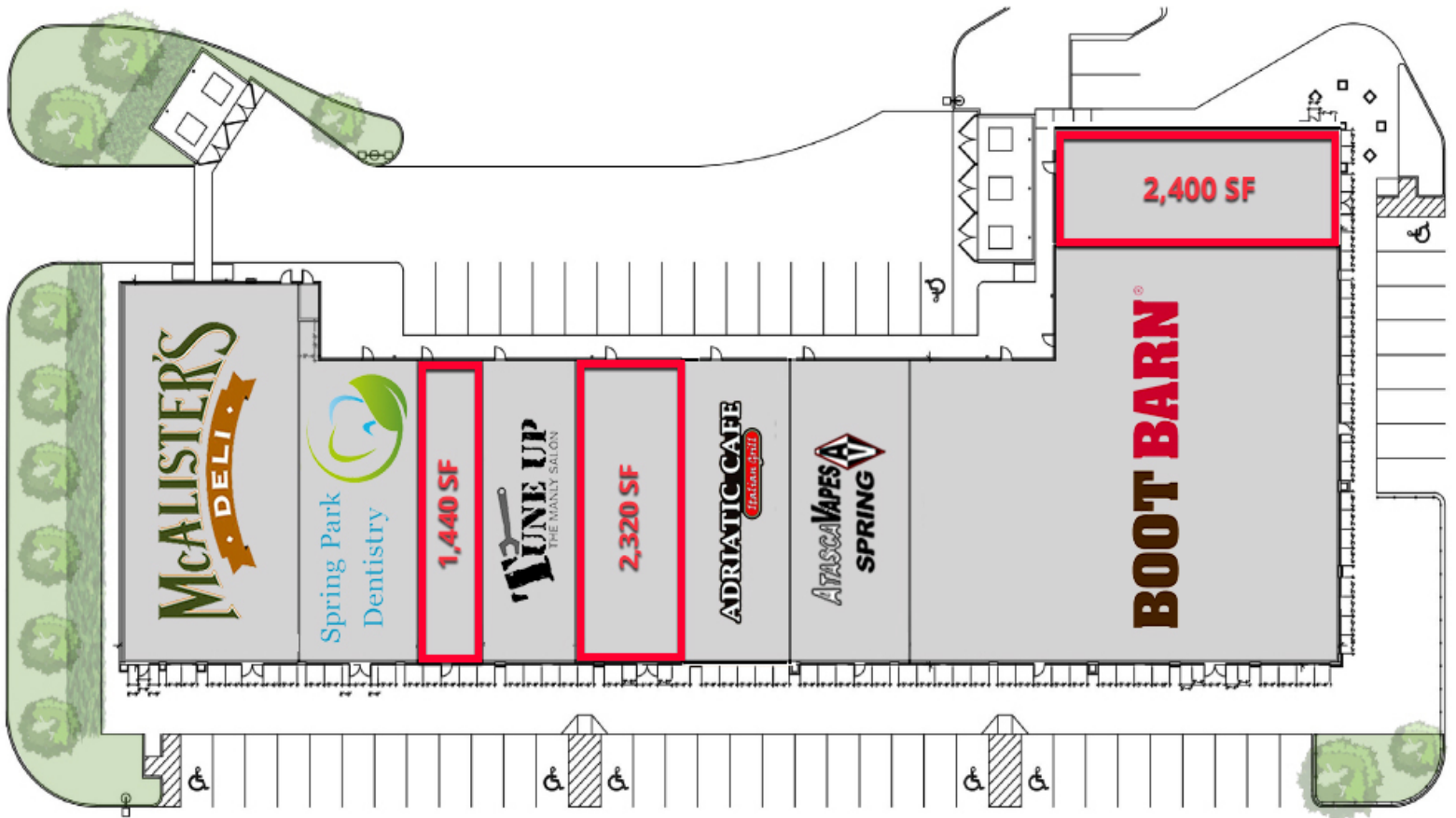
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	1 mile	3 miles	5 miles
Population			
2020 Population	9,792	102,344	242,902
2000 Population	4,666	57,750	121,663
2010 Population	8,011	83,037	191,208
2025 Population	10,543	110,931	263,382
2000-2010 Annual Rate	5.55%	3.70%	4.62%
2010-2020 Population: Annual Growth Rate	1.98%	2.06%	2.36%
2020-2025 Population: Annual Growth Rate	1.49%	1.62%	1.63%
2020 Median Age	38.4	33.7	33.3
Households			
2000 Households	1,804	21,826	45,182
2010 Households	2,956	29,899	66,849
2020 Total Households	3,529	35,961	82,787
2025 Total Households	3,776	38,690	89,044
2000-2010 Annual Rate	5.06%	3.20%	4.00%
2010-2020 Households: Annual Growth Rate	1.74%	1.82%	2.11%
2020-2025 Households: Annual Growth Rate	1.36%	1.47%	1.47%
2020 Average Household Size	2.77	2.84	2.93
Housing Units			
2020 Total Housing Units	3,584	39,164	90,345
2020 Owner Occupied Housing Units	2,756	21,038	50,795
2020 Renter Occupied Housing Units	774	14,923	31,992
2020 Vacant Housing Units	55	3,203	7,558
Race and Ethnicity			
2020 White Alone	63.0%	54.8%	54.1%
2020 Black Alone	16.3%	23.4%	23.4%
2020 American Indian/Alaska Native Alone	0.2%	0.5%	0.5%
2020 Asian Alone	8.2%	5.6%	5.8%
2020 Pacific Islander Alone	0.1%	0.2%	0.2%
2020 Hispanic Origin (Any Race)	27.3%	33.4%	33.7%
Income			
2020 Median Household Income	\$92,424	\$65,269	\$67,790
2020 Average Household Income	\$118,983	\$88,121	\$91,235
2020 Per Capita Income	\$42,072	\$30,727	\$31,030
2020 Population 25+ by Educational Attainment			
Total	6,884	66,255	154,658
High School Graduate	16.4%	18.4%	18.9%
GED/Alternative Credential	2.7%	4.2%	4.2%
Some College, No Degree	26.6%	27.1%	25.5%
Associate Degree	8.9%	9.2%	9.4%
Bachelor's Degree	28.1%	21.1%	21.2%
Graduate/Professional Degree	11.4%	9.5%	10.3%
Data for all businesses in area			
Total Businesses:	365	3,358	7,510
Total Employees:	3,618	39,924	83,618
Total Residential Population:	9,792	102,344	242,902
Employee/Residential Population Ratio:	0:1	0:1	0:1
2020 Total Daytime Population	9,698	99,971	233,789
Workers	5,048	47,921	108,093
Residents	4,650	52,050	125,696

Source: Esri, Esri and Infogroup, U.S. Census

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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 or 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.

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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyers Initials

Tenant Initials

Seller Initials

Landlord Initials

Date