

Aldi-Adjacent Pad Site

FM 2920 & Krimmel School Access Rd | Spring, TX 77379



±2.057 AC
Site Size

±89,646 SF
Site Size

Contact
Broker

Ground Lease Rate

Contact
Broker

Sale Price

DESCRIPTION

- Pad Site for sale or ground lease adjacent to Aldi, on FM 2920 near Krimmel Intermediate School (1,348 students enrolled)
- Cross-access with Aldi
- Can be divided
- Located 1 mile west of Kuykendahl Rd/FM 2920 intersection with Klein Crossing and Spring Town Center shopping centers, which receive a combined 5.82 million annual visits
- High income area exceeding \$122,000
- No additional detention required
- All utilities to the property
- High traffic counts on FM 2920

NEARBY RETAILERS



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	16,313	74,229	218,171
2025 Projected Growth	2.81%	2.42%	2.16%
Average Household Income	\$125,462	\$122,339	\$125,270
Daytime Population	15,196	66,735	194,669
Year: 2021 Source: Esri			

TRAFFIC COUNTS

FM 2920, adjacent to Site	29,525 VPD
Kuykendahl Rd, E of Site	27,240 VPD
Grand Parkway, N of Site	59,268 VPD
Year: 2018/2019 Source: TxDOT	

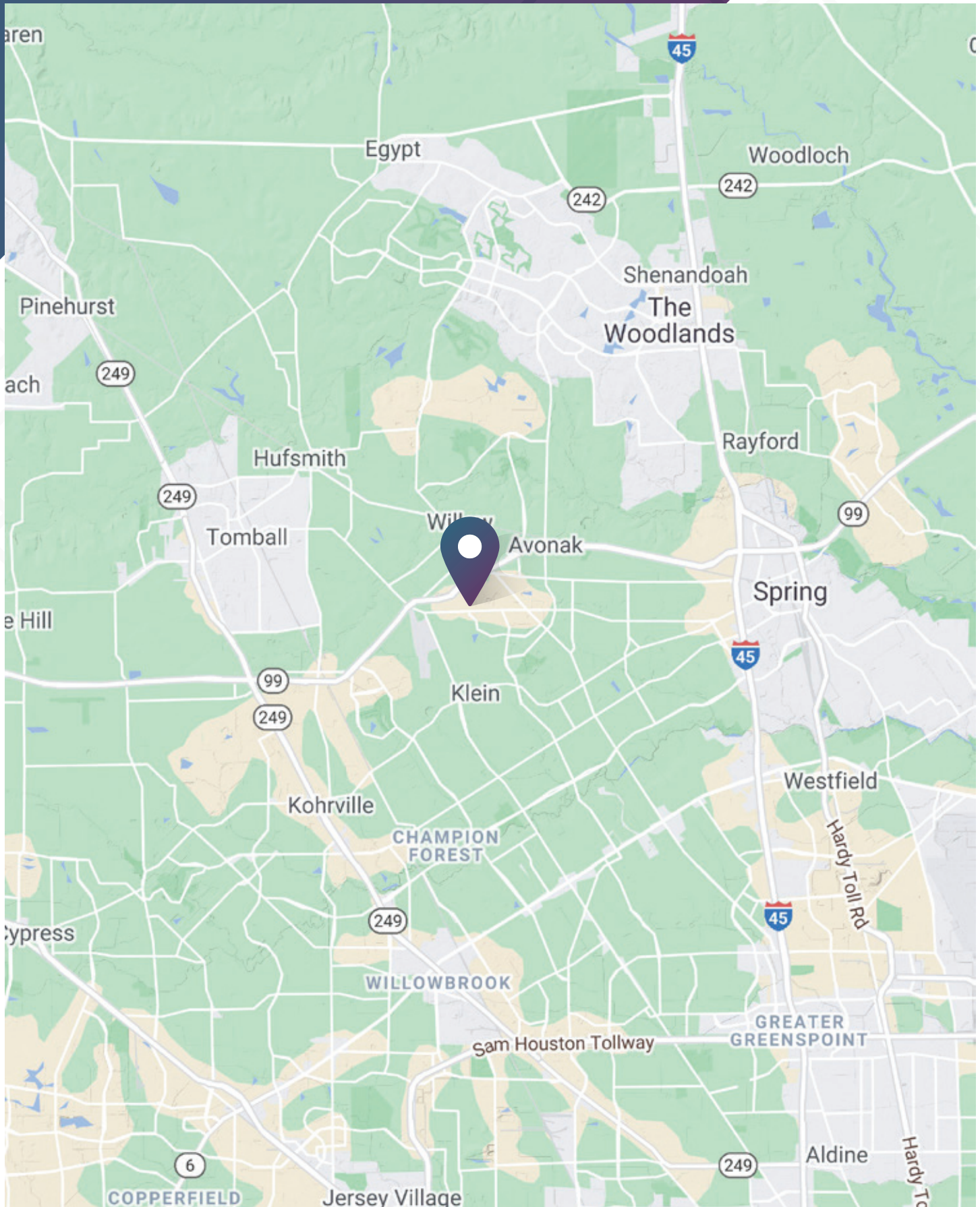
CONTACT

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Population			
2020 Population	16,313	74,229	218,171
2000 Population	2,044	26,003	93,108
2010 Population	9,349	51,585	157,470
2025 Population	18,742	83,666	242,742
2000-2010 Annual Rate	16.42%	7.09%	5.40%
2010-2020 Population: Annual Growth Rate	5.58%	3.61%	3.23%
2020-2025 Population: Annual Growth Rate	2.81%	2.42%	2.16%
2020 Median Age	33.4	35.4	36.1
Households			
2000 Households	669	8,378	30,685
2010 Households	2,843	16,789	52,981
2020 Total Households	4,901	23,961	72,361
2025 Total Households	5,588	26,841	80,149
2000-2010 Annual Rate	15.57%	7.20%	5.61%
2010-2020 Households: Annual Growth Rate	5.46%	3.53%	3.09%
2020-2025 Households: Annual Growth Rate	2.66%	2.30%	2.07%
2020 Average Household Size	3.33	3.10	3.01
Housing Units			
2020 Total Housing Units	5,014	24,487	75,155
2020 Owner Occupied Housing Units	4,002	19,653	55,968
2020 Renter Occupied Housing Units	899	4,308	16,394
2020 Vacant Housing Units	113	526	2,794
Race and Ethnicity			
2020 White Alone	63.4%	68.1%	69.1%
2020 Black Alone	11.6%	9.3%	9.3%
2020 American Indian/Alaska Native Alone	0.3%	0.5%	0.5%
2020 Asian Alone	10.9%	8.4%	8.7%
2020 Pacific Islander Alone	0.2%	0.1%	0.1%
2020 Hispanic Origin (Any Race)	27.1%	26.8%	25.6%
Income			
2020 Median Household Income	\$102,209	\$95,566	\$96,898
2020 Average Household Income	\$125,462	\$122,339	\$125,270
2020 Per Capita Income	\$38,530	\$39,236	\$42,061
2020 Population 25+ by Educational Attainment			
Total	10,230	48,750	144,342
High School Graduate	15.8%	17.0%	15.6%
GED/Alternative Credential	2.5%	2.4%	2.7%
Some College, No Degree	22.2%	23.1%	22.1%
Associate Degree	9.2%	8.5%	8.7%
Bachelor's Degree	30.8%	29.8%	29.9%
Graduate/Professional Degree	13.8%	13.0%	14.7%
Data for all businesses in area			
Total Businesses:	456	2,069	6,135
Total Employees:	4,016	16,505	50,233
Total Residential Population:	16,313	74,229	218,171
Employee/Residential Population Ratio:	0:1	0:1	0:1
2020 Total Daytime Population	15,196	66,735	194,669
Workers	6,902	29,152	83,551
Residents	8,294	37,583	111,118

Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



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.

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

Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date
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