



## Description:

- Join Jax Burgers, Wet Leprechaun, Clinica Hispana, Hong Kong Restaurant & Krab Kings
- Ample Parking
- Good Visibility & Pylon Signage
- Signalized Intersection
- Easy Access to I-45 & Grand Parkway

## Available Space:

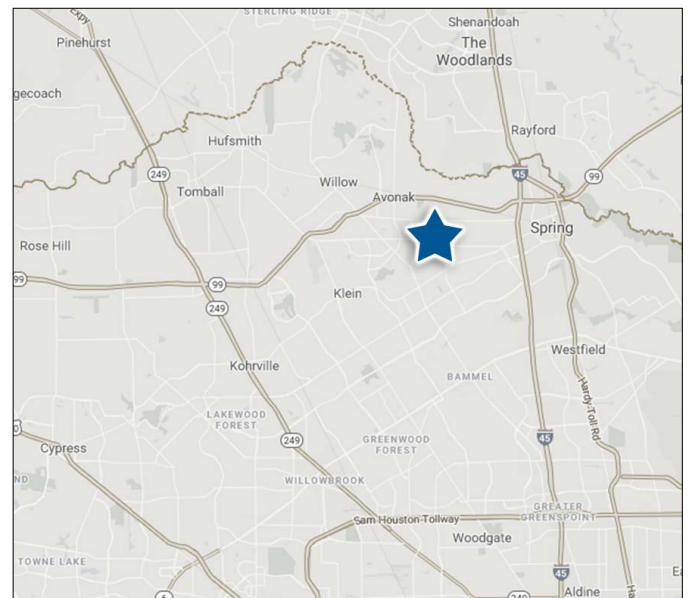
1,200 SF & 1,400 SF In-Line Spaces

## Traffic Counts:

FM 2920: 34,311 VPD (TXDOT 2019)

## Demographics:

	1 mile	3 mile	5 mile
2021 Population:	11,121	82,055	225,622
Daytime Pop:	9,261	80,258	224,215
Avg HH Income:	\$88,448	\$116,147	\$108,290



For More Information:

**David Werlin**

dwerlin@WPWMgmt.com

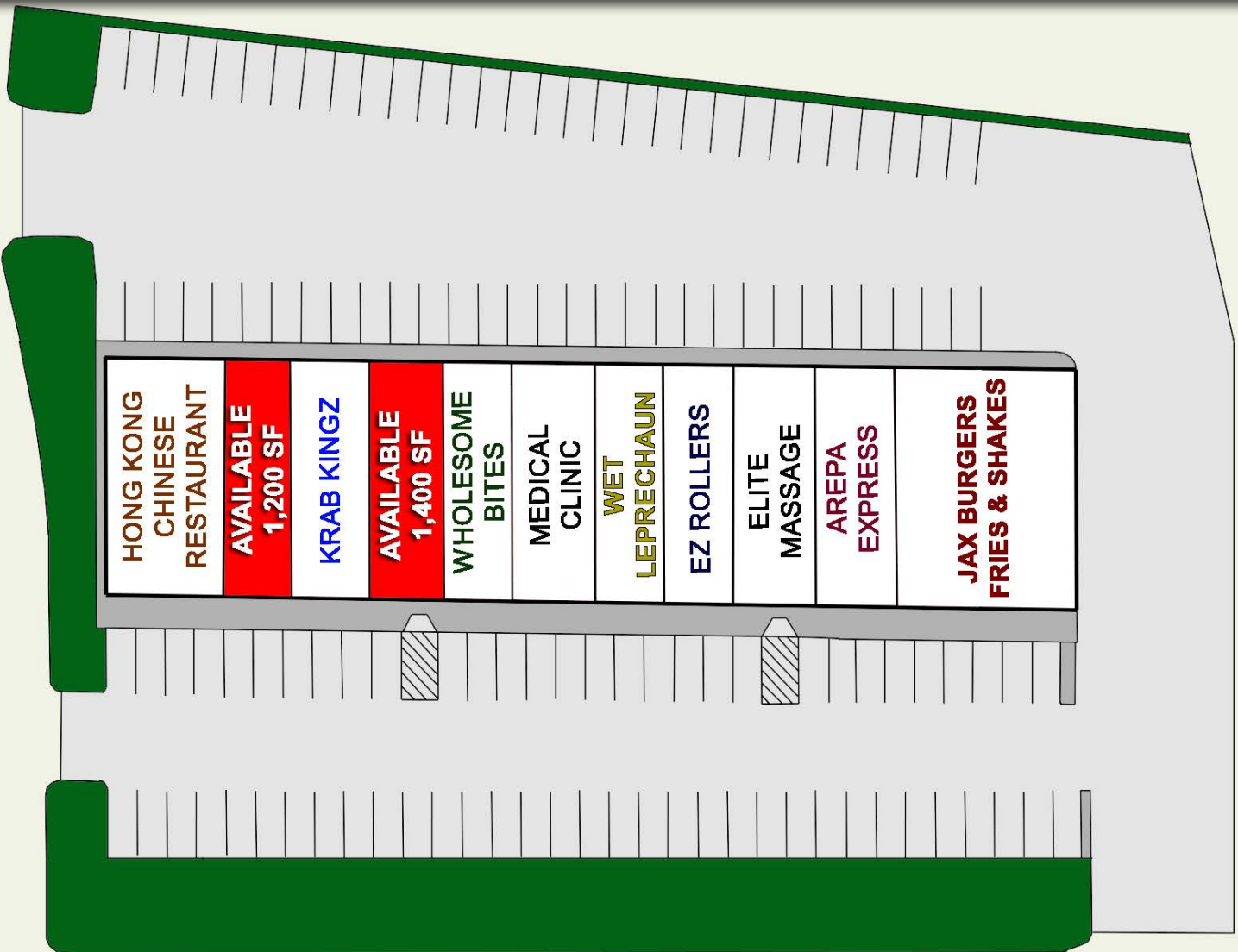
713-627-2711



BRIDGESTONE LN.



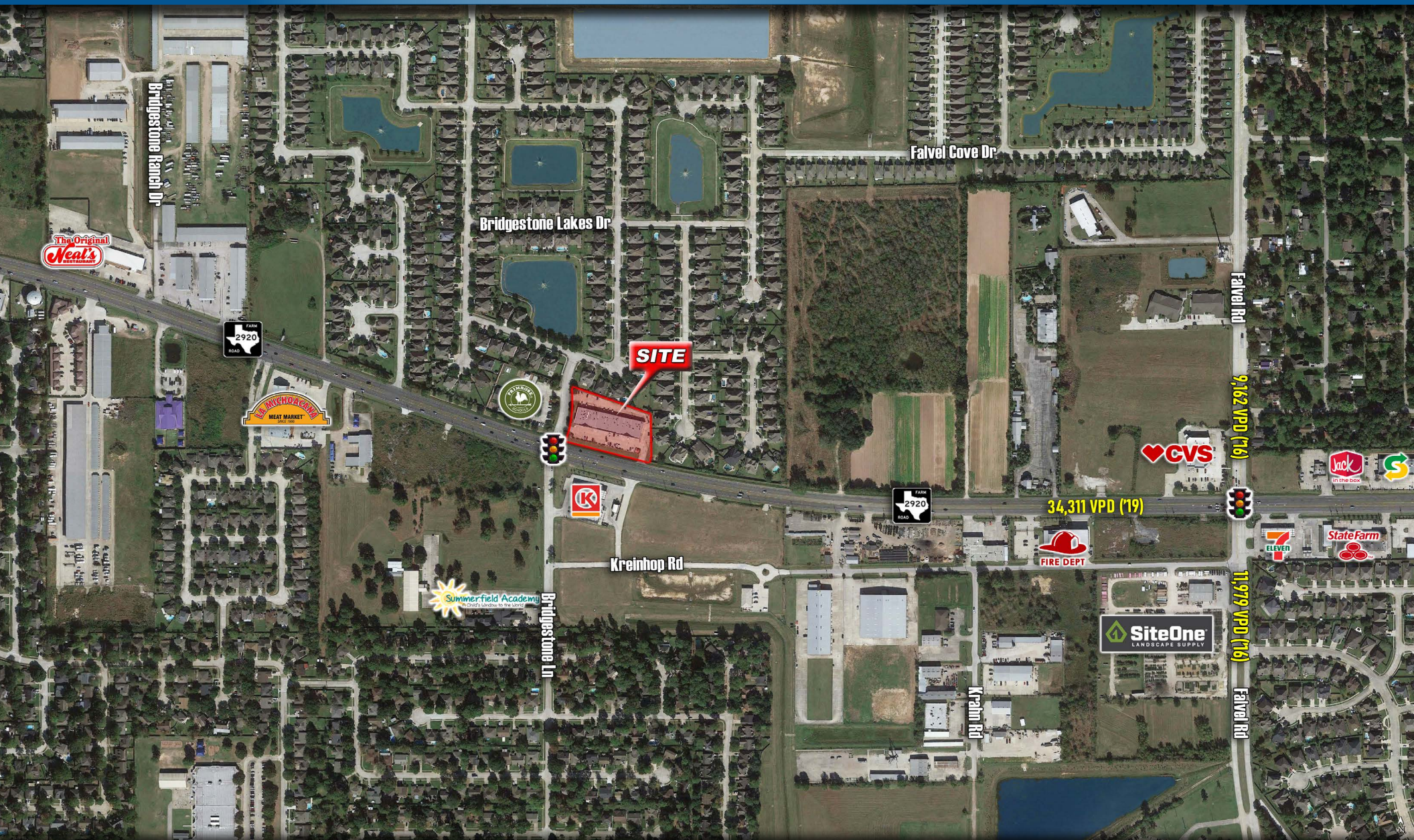
FM 2920



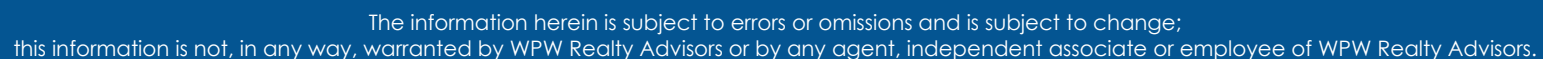


# Bridgestone Lakes Plaza

4334 FM 2920 @ Bridgestone Ln  
Spring, Texas 77388









**2021 Population**  
(3 mi Radius)

**82,055**

**Average HH Income**  
(3 mi Radius)

**\$116,147**

**Households**  
(3 mi Radius)

**27,086**

**2026 Population**  
(3 mi Radius)

**92,022**

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
00 Total Population	5,997	37,387	120,930
10 Total Population	9,564	61,234	174,119
21 Total Population	11,121	82,055	225,622
2021 Group Quarters	0	88	429
26 Total Population	12,391	92,022	248,999
2021-2026 Annual Rate	2.19%	2.32%	1.99%
21 Total Daytime Population	9,261	80,258	224,215
Workers	3,727	39,484	113,364
Residents	5,534	40,774	110,851
<b>Household Summary</b>			
00 Households	1,954	12,335	43,535
2000 Average Household Size	3.06	3.03	2.76
10 Households	3,074	20,394	62,613
2010 Average Household Size	3.11	3.00	2.77
21 Households	3,517	27,086	80,187
2021 Average Household Size	3.16	3.03	2.81
26 Households	3,893	30,229	88,077
2026 Average Household Size	3.18	3.04	2.82
2021-2026 Annual Rate	2.05%	2.22%	1.89%
10 Families	2,479	16,481	46,219
2010 Average Family Size	3.47	3.34	3.23
21 Families	2,815	21,771	59,295
2021 Average Family Size	3.54	3.37	3.26
26 Families	3,112	24,296	65,242
2026 Average Family Size	3.56	3.39	3.28
2021-2026 Annual Rate	2.03%	2.22%	1.93%
<b>Housing Unit Summary</b>			
00 Housing Units	2,001	12,744	46,219
Owner Occupied Housing Units	83.3%	84.1%	63.9%
Renter Occupied Housing Units	14.4%	12.7%	30.3%
Vacant Housing Units	2.3%	3.2%	5.8%
10 Housing Units	3,173	21,217	68,605
Owner Occupied Housing Units	82.1%	81.4%	62.0%
Renter Occupied Housing Units	14.7%	14.7%	29.2%
Vacant Housing Units	3.1%	3.9%	8.7%
21 Housing Units	3,552	27,742	86,086
Owner Occupied Housing Units	84.4%	73.3%	59.1%
Renter Occupied Housing Units	14.6%	24.3%	34.0%
Vacant Housing Units	1.0%	2.4%	6.9%
26 Housing Units	3,933	30,823	94,138
Owner Occupied Housing Units	78.9%	72.5%	59.1%
Renter Occupied Housing Units	20.0%	25.6%	34.5%
Vacant Housing Units	1.0%	1.9%	6.4%
<b>Median Household Income</b>			
21	\$79,584	\$90,321	\$80,376
26	\$84,772	\$99,031	\$87,400
<b>Median Home Value</b>			
21	\$225,195	\$265,678	\$275,698
26	\$311,652	\$333,189	\$335,765
<b>Capita Income</b>			
21	\$28,206	\$38,610	\$38,445
26	\$30,924	\$42,848	\$42,526



## Information About Brokerage Services

*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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date