

Prime Commercial Land w/ High-Visibility Frontage in Spring

FOR SALE- \$2,625,000 3907 FM 2920 SPRING TX 77388



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BROKERAGE • DEVELOPMENT • CONSULTING

281-403-3700

4501 Cartwright Rd Ste 204
Missouri City, TX 77459

Property Summary

3907 FM 2920 SPRING, TX 77388

This property is a high-visibility commercial development opportunity in the heart of Spring, Texas. Situated on the major east-west artery FM 2920, it offers strategic positioning near major employment hubs, including the ExxonMobil campus, and high-traffic retail corridors.



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Listing Photos

3907 FM 2920 SPRING TX 77388



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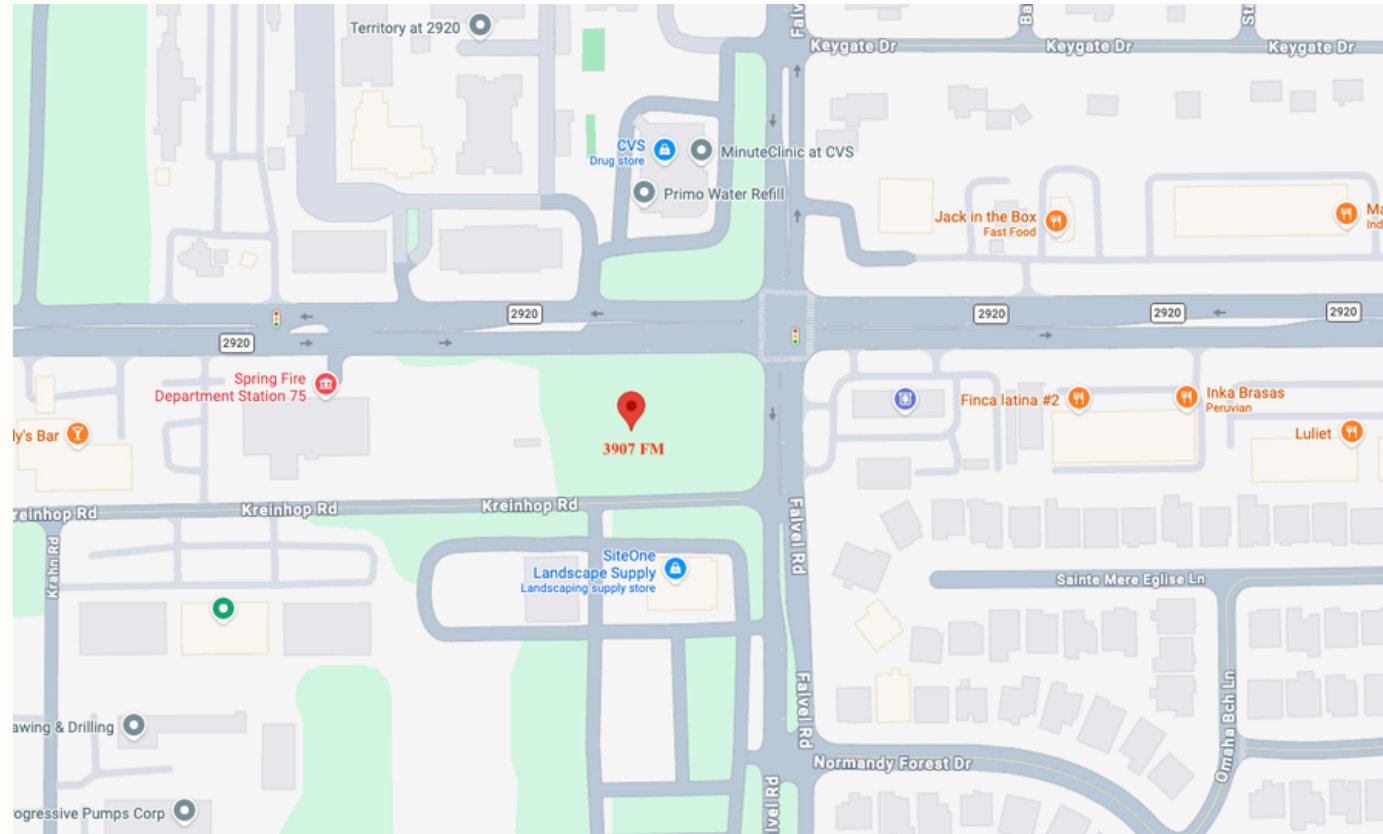
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Property Overview

- Address: **3907 FM 2920 Spring, TX 77388**
- Property Type: Commercial Land
- List Price: **\$2,625,000 (together)**
- List Price: **\$375,000 (.69 Acres)**
\$2,250,000 (1.82 Acres)
- Lot Size: ±2.51 Acres (109,336 SF)
- Zoning: Unrestricted / None (High development flexibility)



Location Map



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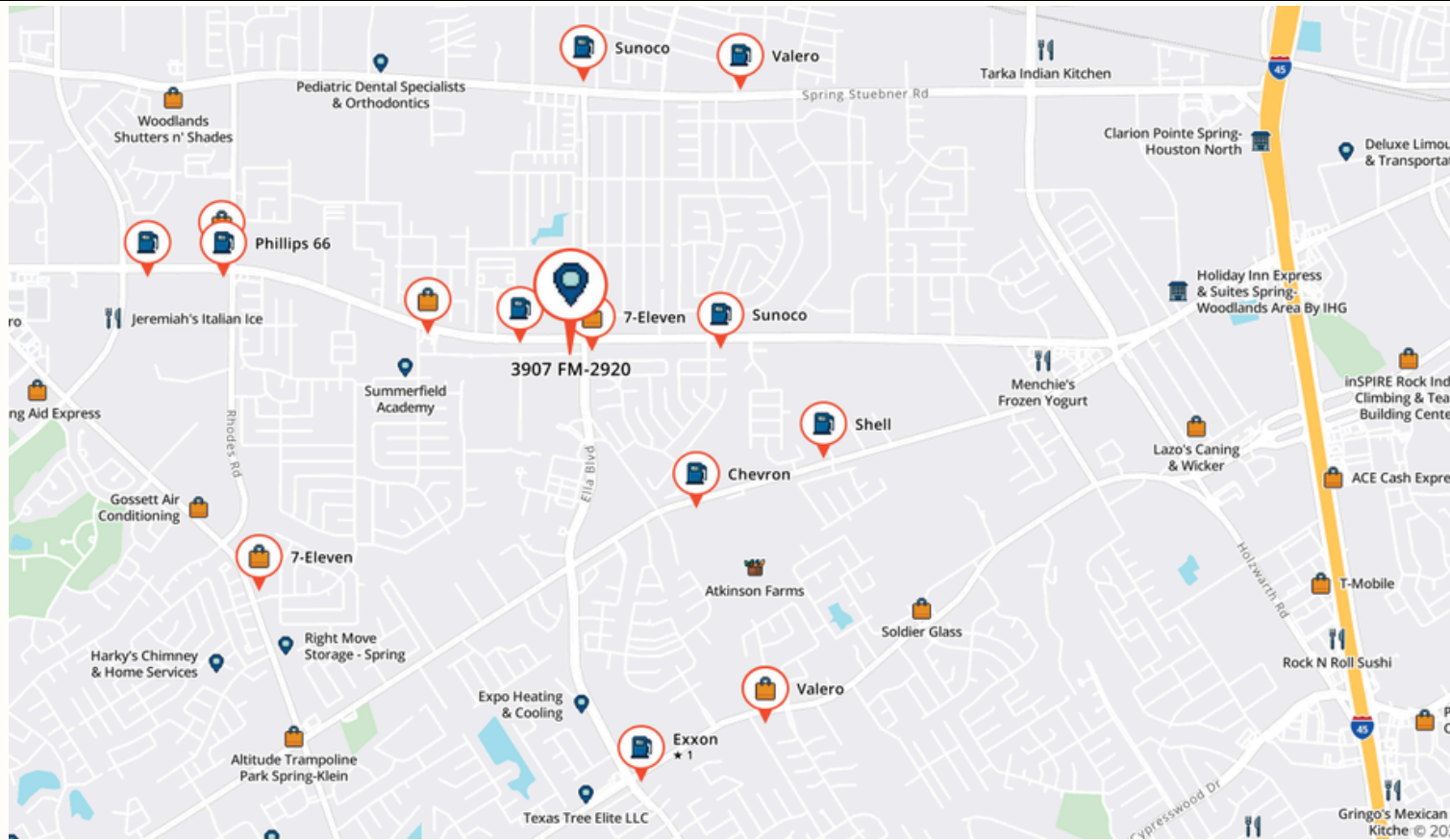


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Business Map



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Property Highlights

Strategic Location & Connectivity

- Prime Frontage: Direct exposure on FM 2920, a critical thoroughfare connecting I-45, the Grand Parkway (SH-99), and Tomball.
- Proximity to Hubs: Minutes from the ExxonMobil Houston Campus, Hooks Airport, and the Grand Parkway, ensuring a steady stream of professional and commuter traffic.
- High Visibility: Benefit from the "Grand Parkway Effect" and consistent daily vehicle counts in a rapidly expanding submarket.



Versatile Development Potential

- **Flexible Use:** Ideal for a wide range of applications, including Retail Centers, Medical/Professional Offices, Fast Food, or Service Stations.
- **"Shovel-Ready" Features:** The site is largely cleared and level, with offsite improvements including curbs, gutters, and sidewalks already in place.
- **No Zoning Restrictions:** Positioned in an area known for minimal hurdles, allowing for creative and diverse commercial builds.



Property Highlights

Market Growth & Demographics

- **Surrounding Amenities:** Located near the Klein ISD Multipurpose Center and major retail anchors (H-E-B, Circle K, and Primrose School), driving organic local traffic.
- **Residential Boom:** Surrounded by established master-planned communities and new residential growth, providing a built-in customer base.
- **Tax Advantage:** Located in an area with a competitive tax rate and no MUD/HOA restrictions.



Broker Note:

This 2.51-acre tract represents a rare opportunity to secure a significant footprint in one of North Houston's most active commercial corridors. Whether for an owner-user or a long-term investment hold, the location's trajectory is geared for continued appreciation.





Kevin Riles Ph.D., CCIM



Broker | President & CEO, Kevin Riles Commercial

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Kevin Riles, Ph.D., CCIM is a seasoned commercial real estate broker, developer, and advisor with over 25 years of experience delivering results for investors, institutions, and organizations across Texas. As President & CEO of Kevin Riles Commercial, he leads a full-service brokerage and development firm specializing in multifamily assets, distressed property repositioning, retail and industrial tenant representation, and faith-based real estate solutions.

Kevin has represented a wide array of institutional and government clients, including the U.S. Department of Justice (DOJ), the U.S. Bankruptcy Court, HUD, Harris County, and the Houston Independent School District (HISD). He has also advised multiple Tax Increment Reinvestment Zones (TIRZ) and Redevelopment Authorities across Greater Houston.

As a Certified Commercial Investment Member (CCIM) and Texas Real Estate Broker since 1998, Kevin is known for his strategic insight, financial acumen, and ability to navigate complex transactions. He is also a respected academic, serving as an Assistant Professor of Real Estate at Prairie View A&M University and holding a Ph.D. in Leadership Studies.

He is the author of two real estate books, *Confessions of a Top Producer* and *40 Acres & A Mule*, and has been recognized by the Houston Business Journal as one of the city's top-producing brokers. Whether representing high-net-worth individuals or public agencies, Kevin brings integrity, expertise, and a track record of maximizing value to every deal.

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