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2400 FM 2920  
Spring, TX 77388

# Hanover Plaza

FOR LEASE



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# THE SPACE

Location	2400 FM 2920, Spring, TX, 77388
COUNTY	Harris
Cross Street	Hanover Estates Dr

# HIGHLIGHTS

- 5 minutes from Exxon Campus
- 5 minutes from New HP Campus
- Full Frontage to FM 2920
- Less than 5 minutes from Historic Old Town Spring
- In-Line & End Cap Spaces Available
- Former Bar Space Available



Suite	Tenant	Square Feet	Rent Per SF (Annual)	Lease Type	Notes
150-B	Vacant - Suite 150-B	3231	\$18	NNN	Rent, plus NNN
150-D	Vacant - Suite 150-D	2913	\$18	NNN	Rent, plus NNN

## POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
11,744	80,067	257,753

## AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$110,829	\$120,113	\$109,694

## NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
4,649	28,742	92,155



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## PROPERTY FEATURES

CURRENT OCCUPANCY	47.96 %
TOTAL TENANTS	8
BUILDING SF	29,608
GLA (SF)	29,500
LAND SF	138,856
LAND ACRES	3.19
YEAR BUILT	2007
AVERAGE REMAINING TERM	40 Months
ZONING TYPE	N/A
BUILDING CLASS	B
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	161
ADA PARKING	5
CORNER LOCATION	Yes
NUMBER OF INGRESSES	3
NUMBER OF EGRESSES	3

## NEIGHBORING PROPERTIES

NORTH	Hanover Village
SOUTH	Normandy Forest
EAST	N/A
WEST	Dove Meadows

## MECHANICAL

HVAC	Tenant Responsibility
FIRE SPRINKLERS	Dependent on Fire Code/Fire Marshal
ELECTRICAL / POWER	Tenant Responsibility
LIGHTING	Exterior Parking Lot/Building Lights

## CONSTRUCTION

FOUNDATION	Concrete
FRAMING	Cinder Block/Steel Beam
EXTERIOR	Cinder Block
PARKING SURFACE	Concrete

## TENANT INFORMATION

MAJOR TENANT/S	Anchor Space Available
LEASE TYPE	NNN



## General Property Description

- Hanover Plaza is a 30,000 SF retail center built in 2007 on highly trafficked FM 2920 in Spring, Texas. This well situated 3.19-acre property offers a large parking lot for hassle free retailing and easy ingress/egress from FM 2920. Leases are NNN for hassle free ownership. Highly visible and well-designed center.

Located 1 mile west of Interstate 45 and less than 2 miles south from the new ExxonMobil campus in northern Houston suburb of Spring. Sits directly on highly trafficked FM 2920 adjacent to newly developed ALDI, and surrounded by other retailers such as HEB, AutoZone, Wells Fargo, McDonald's, Chase, Walgreens, and KFC.



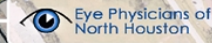
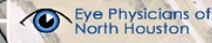
**SUBJECT PROPERTY**  
 2400 FARM TO MARKET 2920  
 SPRING, TX



2920

SPRING

2920



SPRING CYPRESS RD



HANNOVER ESTATES DR

#2400  
FARM TO MARKET 2920

Retention Pond

FARM TO MARKET 2920



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,507	37,479	127,489
2010 Population	8,524	60,739	189,967
2023 Population	11,744	80,067	257,753
2028 Population	13,301	84,818	266,035
2023 African American	2,056	14,186	56,905
2023 American Indian	146	884	2,998
2023 Asian	1,226	7,065	17,762
2023 Hispanic	3,563	24,217	81,509
2023 Other Race	1,212	8,284	31,984
2023 White	5,138	36,322	107,577
2023 Multiracial	1,954	13,209	39,998
2023-2028: Population: Growth Rate	12.60 %	5.80 %	3.15 %

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	230	1,512	5,784
\$15,000-\$24,999	216	1,394	5,621
\$25,000-\$34,999	321	1,499	6,693
\$35,000-\$49,999	310	2,737	9,382
\$50,000-\$74,999	760	4,259	15,695
\$75,000-\$99,999	750	4,083	12,389
\$100,000-\$149,999	1,119	6,088	17,326
\$150,000-\$199,999	547	3,649	9,586
\$200,000 or greater	398	3,520	9,679
Median HH Income	\$89,519	\$91,721	\$79,659
Average HH Income	\$110,829	\$120,113	\$109,694

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,292	13,559	49,076
2010 Total Households	2,928	21,041	67,897
2023 Total Households	4,649	28,742	92,155
2028 Total Households	5,305	30,783	95,911
2023 Average Household Size	2.52	2.78	2.79
2000 Owner Occupied Housing	1,109	10,620	30,492
2000 Renter Occupied Housing	145	2,328	15,897
2023 Owner Occupied Housing	3,063	19,723	54,549
2023 Renter Occupied Housing	1,586	9,019	37,606
2023 Vacant Housing	352	2,277	7,783
2023 Total Housing	5,001	31,019	99,938
2028 Owner Occupied Housing	3,289	20,601	57,167
2028 Renter Occupied Housing	2,017	10,182	38,744
2028 Vacant Housing	345	2,250	7,970
2028 Total Housing	5,650	33,033	103,881
2023-2028: Households: Growth Rate	13.40 %	6.90 %	4.00 %



Source: esri

2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	829	6,057	20,300
2023 Population Age 35-39	914	5,990	20,205
2023 Population Age 40-44	935	5,952	19,068
2023 Population Age 45-49	814	5,245	16,042
2023 Population Age 50-54	756	5,018	14,848
2023 Population Age 55-59	635	4,744	13,853
2023 Population Age 60-64	592	4,700	13,648
2023 Population Age 65-69	490	3,841	11,364
2023 Population Age 70-74	351	3,024	8,984
2023 Population Age 75-79	229	1,971	5,629
2023 Population Age 80-84	115	967	2,814
2023 Population Age 85+	79	671	2,121
2023 Population Age 18+	8,525	60,186	192,009
2023 Median Age	35	37	35

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$88,540	\$89,566	\$72,988
Average Household Income 25-34	\$108,282	\$112,866	\$97,755
Median Household Income 35-44	\$102,653	\$105,435	\$92,866
Average Household Income 35-44	\$123,999	\$133,584	\$122,012
Median Household Income 45-54	\$106,424	\$111,826	\$101,714
Average Household Income 45-54	\$128,970	\$141,592	\$130,295
Median Household Income 55-64	\$95,146	\$101,847	\$91,506
Average Household Income 55-64	\$115,518	\$130,826	\$123,590
Median Household Income 65-74	\$62,408	\$67,982	\$65,430
Average Household Income 65-74	\$82,657	\$97,499	\$95,814
Average Household Income 75+	\$52,272	\$69,219	\$68,833

2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	1,292	7,856	23,388
2028 Population Age 35-39	1,138	7,319	21,888
2028 Population Age 40-44	995	6,141	19,465
2028 Population Age 45-49	904	5,598	17,309
2028 Population Age 50-54	734	4,791	14,330
2028 Population Age 55-59	651	4,449	12,966
2028 Population Age 60-64	566	4,112	11,822
2028 Population Age 65-69	526	4,040	11,532
2028 Population Age 70-74	405	3,132	9,245
2028 Population Age 75-79	273	2,342	6,868
2028 Population Age 80-84	160	1,402	4,088
2028 Population Age 85+	102	859	2,617
2028 Population Age 18+	9,588	63,432	197,980
2028 Median Age	34	36	35

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$104,021	\$103,180	\$84,202
Average Household Income 25-34	\$127,158	\$129,435	\$112,996
Median Household Income 35-44	\$111,626	\$116,374	\$105,015
Average Household Income 35-44	\$143,091	\$152,162	\$139,030
Median Household Income 45-54	\$117,221	\$123,926	\$110,875
Average Household Income 45-54	\$149,774	\$160,709	\$147,108
Median Household Income 55-64	\$107,186	\$115,907	\$104,562
Average Household Income 55-64	\$135,508	\$151,564	\$140,254
Median Household Income 65-74	\$70,325	\$79,975	\$77,223
Average Household Income 65-74	\$97,388	\$116,370	\$113,449
Average Household Income 75+	\$58,046	\$83,502	\$82,651



Spencer Overstreet

Principal, CPM

Spencer joined the Houston real estate market in early 2002 and is currently the Principal/Owner of Overstreet International Management (OI Management). With nearly 20 years' experience in property management with local and national tenants, Spencer has developed an extensive working knowledge of property management, leasing, marketing, site development, and financial management. Spencer works with landlords, tenants, and vendors on a daily basis and is proactive and knowledgeable regarding property systems and operations. Spencer currently holds a Texas Real Estate Agents License and holds the designation of Certified Property Manager through the Institute of Real Estate Management.

Prior to starting OI Management, Spencer was one of the founding partners and managing members of other management companies, locally based in and around Houston, Texas. Spencer has been in the Property Management arena with both small and mid-sized firms and oversaw a portfolio of over 75 retail centers portfolio across the Houston, Spring, The Woodlands, Katy and California landscape, comprised of small mom & pop tenants to large national retail tenants. Spencer studied at the University of Houston and is a member of the International Council of Shopping Centers and the Institute of Real Estate Management and holds the designation of Certified Property Manager (CPM).

# Hanover Plaza



*Exclusively Marketed by:*

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# 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.*

11-2-2015



**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.

Overstreet International Management, LLC	9010715	spencer@oimgmt.com	281.603-9900
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
<b>Travis Overstreet</b>	<b>662589</b>	toverstreet@primemgmtinc.com	<b>281.257.2225</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Spencer Overstreet</b>	<b>636080</b>	spencer@oimgmt.com	<b>281.603.9900</b>
Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date