

THE PLAZA AT 2920 | FOR LEASE

3625 FM2920 , SPRING, TX 77388



Property Description

Prime Retail Space on FM2920. Building A has the finest Tattoo Parlor buildout in the metro area. Fully operational with mezzanine office and sleeping area. Building B has 2 vacant retail spaces which are primarily open and in good-to-excellent condition. Experience the exceptional features of this prime commercial property in Spring, TX. Tremendous tenant mixture and long-term occupants. These spaces offer modern amenities, ample parking, and convenient access to major roadways. The property caters to a variety of business needs. Take advantage of the professional environment and versatile layout. Whether you are seeking a new headquarters or a satellite office, the property provides the ideal foundation for your business to thrive. Elevate your workspace in this sought-after commercial location.

Location Description

Discover the vibrant community surrounding the property in Spring, TX. Located in the bustling FM2920 district, the area offers easy access to a variety of dining, retail, and entertainment options. Enjoy the convenience of nearby amenities such as the Grand Parkway, ExxonMobil Campus, and The Woodlands. With its close proximity to major thoroughfares and a thriving business landscape, the location provides an enticing opportunity for office tenants seeking a dynamic environment. Embrace the energy and potential of this prime location in Spring, TX.

Property Highlights

- - Prime location on FM2920
- - High visibility with heavy traffic
- - Professional tenancy in the retail center
- - Ample parking for tenants and clients
- - Best Tattoo Parlor buildout in the Metro Area
- - Other floor plans to accommodate various business needs
- - Proximity to major roadways for easy access

Offering Summary

Lease Rate:	Negotiable
Number of Units:	3
Available SF:	2,390/1,800/1,800

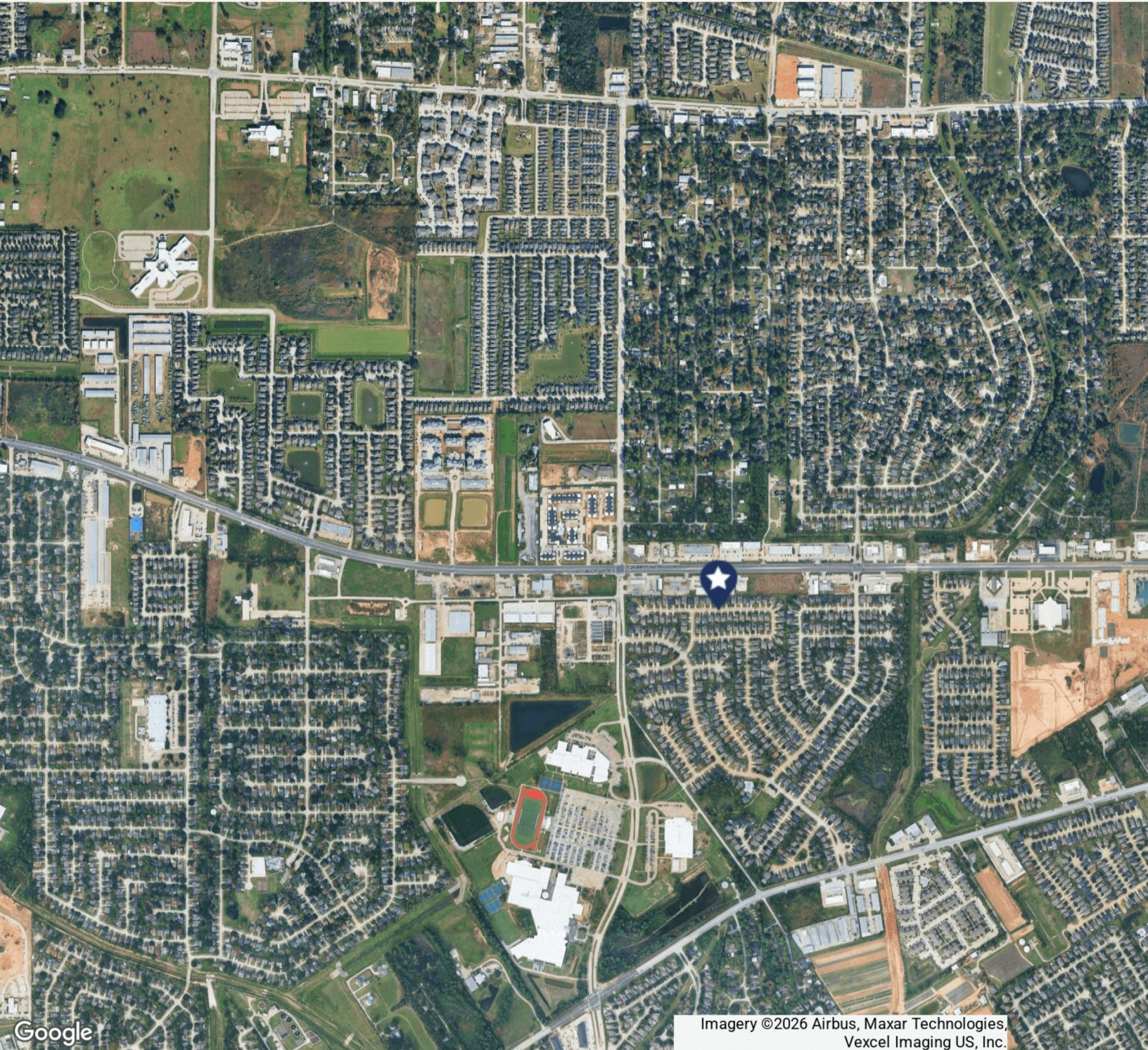
FOR MORE INFORMATION:



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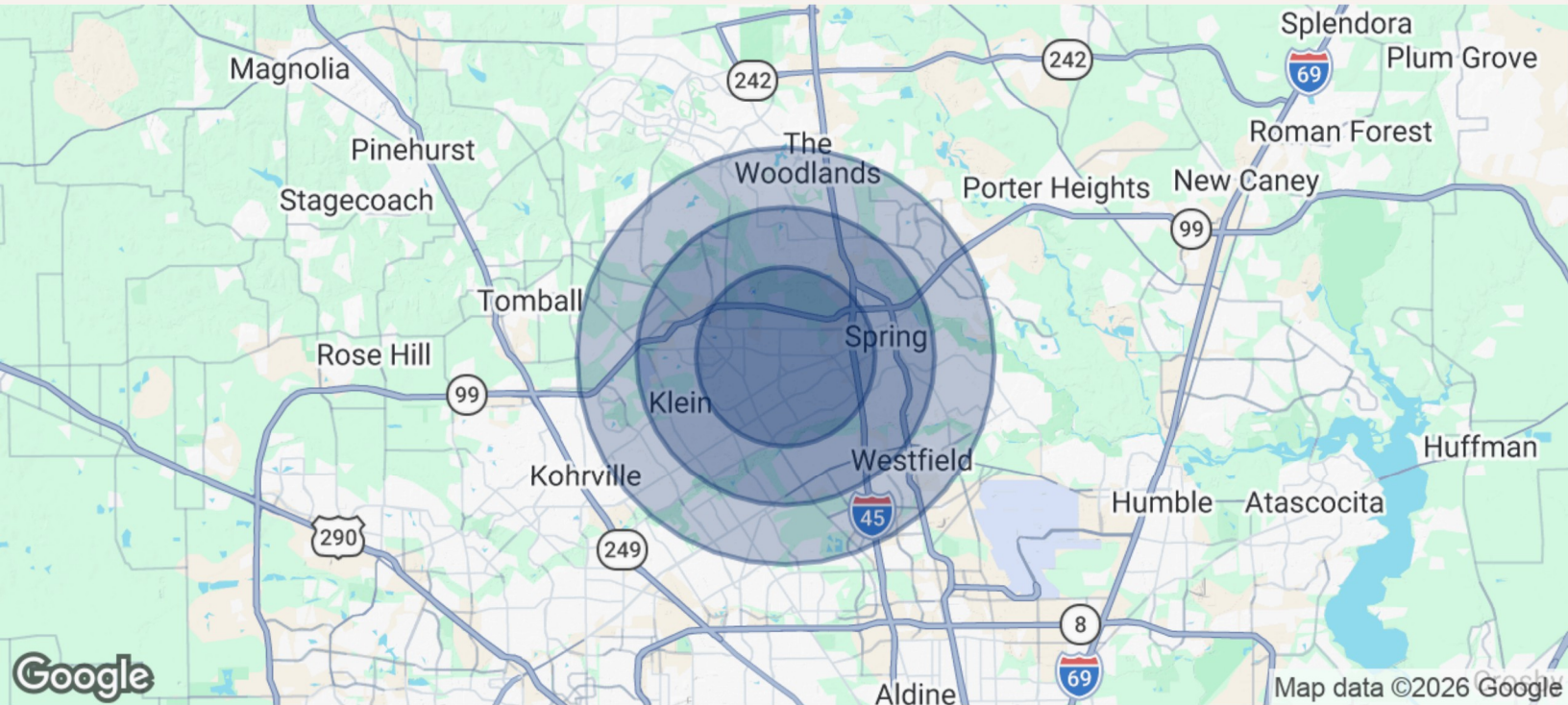
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Population	3 Miles	5 Miles	7 Miles
Total Population	85,482	237,533	498,492
Average Age	35.4	34.7	35.1
Average Age (Male)	34.8	33.3	34.1
Average Age (Female)	36.0	35.7	36.1
Households & Income	3 Miles	5 Miles	7 Miles
Total Households	29,378	86,460	175,592
# of Persons per HH	2.9	2.7	2.8
Average HH Income	\$122,269	\$111,334	\$122,192
Average House Value	\$294,661	\$304,563	\$321,731

2023 American Community Survey (ACS)

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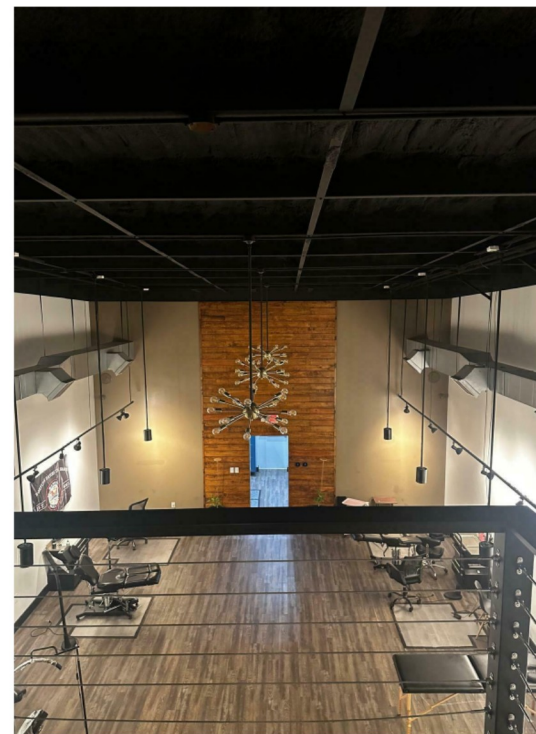
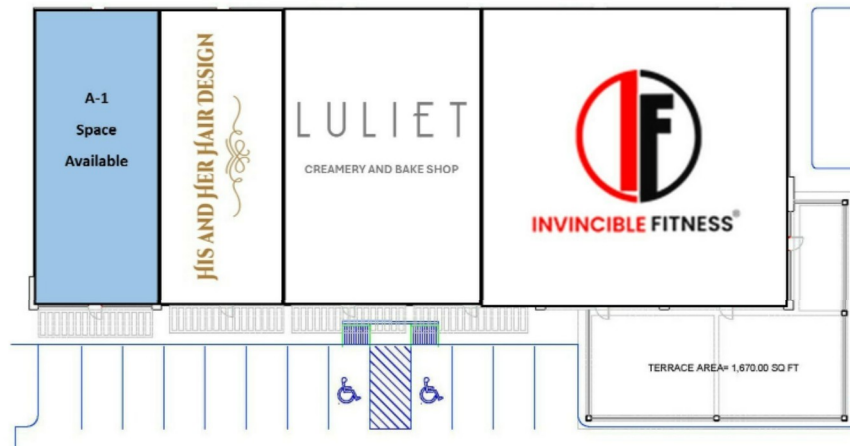
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3625 FM2920 SUITE A-1, SPRING, TX 77388

3625 FM2920

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Site Plan Availability - Bld 1



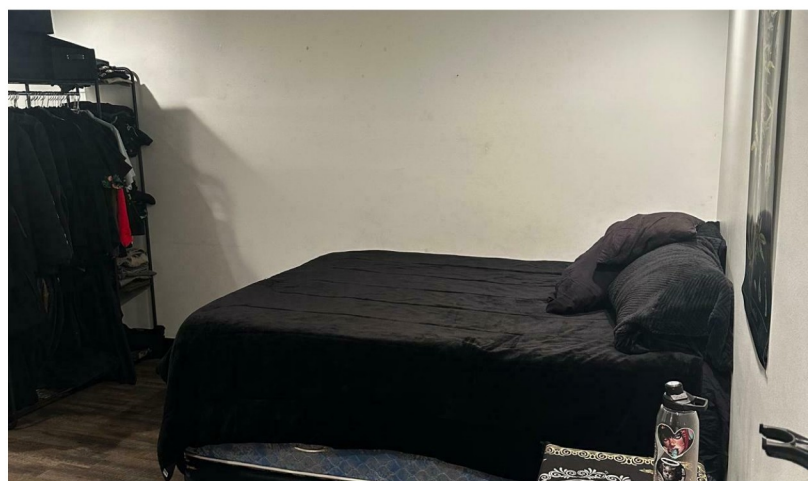
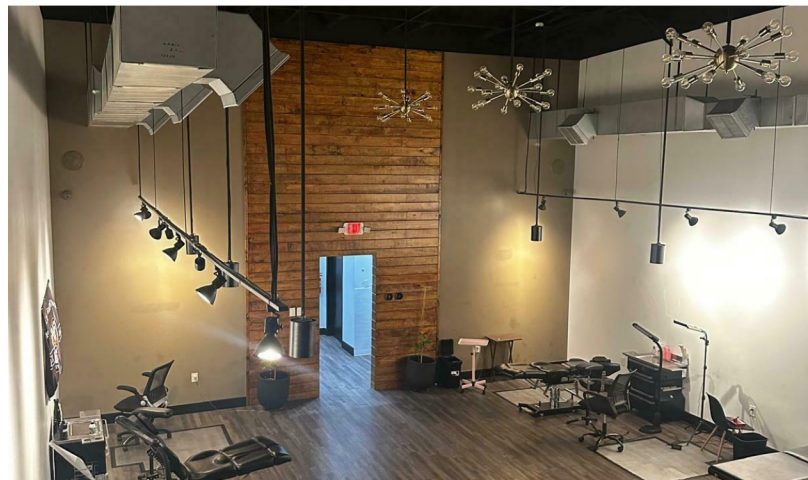
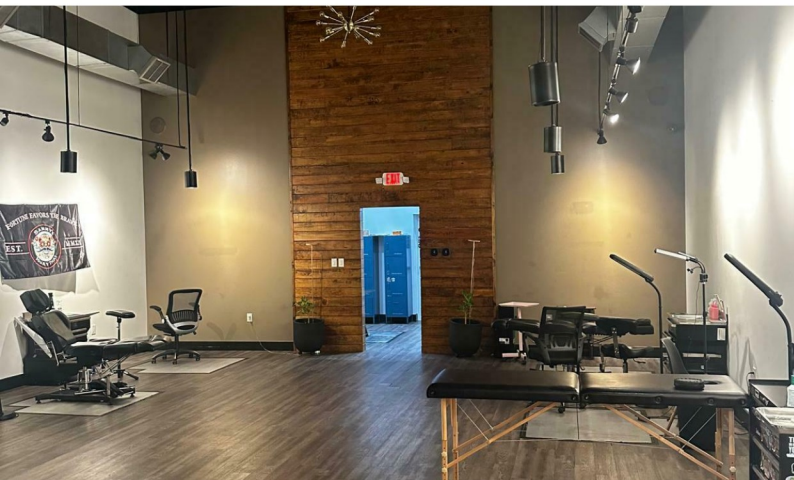
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3625 FM2920

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Site Plan Availability - Bld 2



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Information About Brokerage Services

Texas law requires all real estate licensees 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.

Texas Commercial Realty Group, LLC

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

Bryan Roberts

Designated Broker of Firm

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Associate

Sales Agent/Associate's Name

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0 Date