

FOR LEASE



Premier Flex Spring

Flexible Industrial Space For Lease
4750 FM 2920 Rd | Spring, TX 77388

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LANDPARK

2550 Gray Falls Drive, Suite 410
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PROPERTY INFO



PROPERTY DESCRIPTION

This property is a flexible industrial property for lease, located at 4750 FM 2920 Road in Spring, TX. The property boasts a significant space, amounting to 72040 square feet, making it a perfect fit for businesses with large or small scale operations or storage needs.

The property features an array of flexible, open spaces that allow for customization to match the unique needs and requirements of a diverse range of businesses. Additionally, it features sturdy, durable construction materials and offers ample lighting and ventilation, contributing to a comfortable, safe, and productive work environment.

The industrial property for lease is situated in a prime location, offering easy access to major highways, transportation links, and commercial centers. This makes it an ideal location for businesses seeking a strategic location with excellent visibility, accessibility, and proximity to important resources and amenities.

Overall, this impressive industrial flex property is an excellent opportunity for businesses of all kinds, looking for spacious, flexible facilities in a prime location. With its ideal dimensions, strategic location, and modern amenities, it represents a perfect site for businesses to create and develop their operations.

PROPERTY HIGHLIGHTS

- High Traffic Area off FM 2920
- Outside Storage Available
- Boat & RV Enclosed Spaces
- Industrial/Office Warehouse Available
- Surrounded by Established Neighborhoods
- Man Caves from 456 SF

SPACE AVAILABILITY

UNIT	SF	RATE
S1004	456 SF	\$12.00/sf (NNN)
S1005	456 SF	\$12.00/sf (NNN)
S1006	456 SF	\$12.00/sf (NNN)
S1007	456 SF	\$12.00/sf (NNN)
S501	3,000 SF	\$12.00/sf (NNN)
S405	560 SF	\$12.00/sf (NNN)
S406	560 SF	\$12.00/sf (NNN)
S401	3,000 SF	\$11.75/sf (NNN)

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PHOTOS



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The information contained herein is believed to be correct. However, no warranty or representation is made. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.

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UNIT 501 - 3,000 SF

PANEL
-3 PH
-4W
-120-480V

4750 FM 2920,
Spring, TX 77388
Unit 501 3,000 SF



Potenital Office/Restroom

Front Door

Overhead Door

Exit



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PREMIER FLEX SPRING - AERIAL VIEW



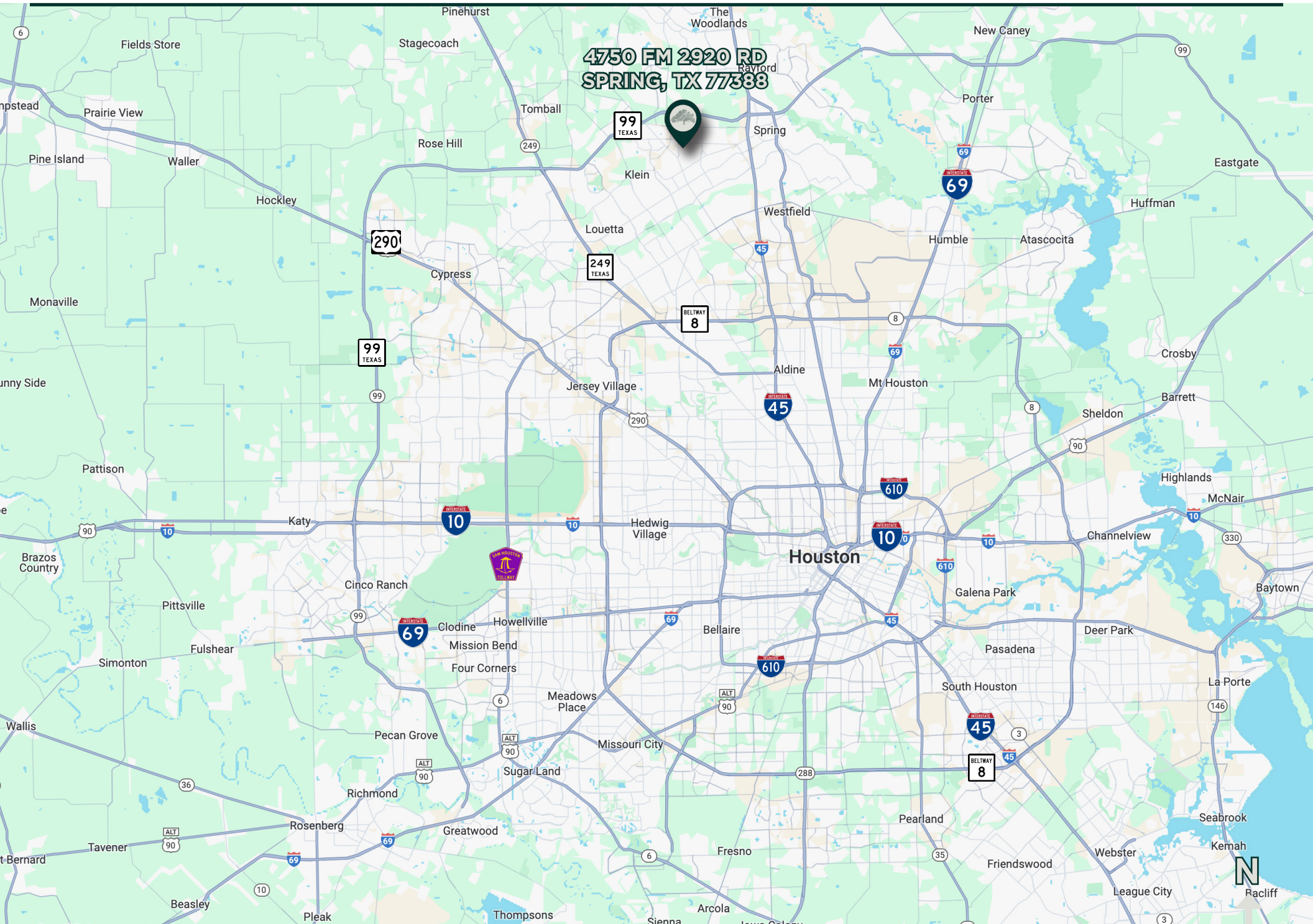
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PREMIER FLEX SPRING - MAP





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.



2-10-2025

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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 Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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William Paul Parisi	682354	wparisi@landparkco.com	(281) 221-4970
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date