

± 1.98 ACRES AVAILABLE

NEC of FM 2920 & Alvin A Klein Dr
Spring, TX 77379



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**CUSHMAN &
WAKEFIELD**

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DEMOGRAPHICS

3 MILES

HOUSEHOLDS



84,375

2023 Total Population



27,730

2023 Total Households



3.04

2023 Average Household Size



\$133,058

2023 Average Household Income



35.6

2023 Median Age



\$337,354

2023 Average Home Value

POPULATION



0.58%

2023-2028 Population: Compound Annual Growth Rate



51%

Male Population



49%

Female Population

EMPLOYMENT



63,343

2023 Total Daytime Population



36%

2023 Daytime Population: Workers



64%

2023 Daytime Population: Residents



2,240.8

2023 Daytime Population Density (Pop per Square Mile)



1,990

2023 Total Businesses



16,453

2023 Total Employees

EDUCATIONAL ATTAINMENT

18%

High School Diploma

2%

GED/Alternative Credential

16%

Some College/ No Degree

10%

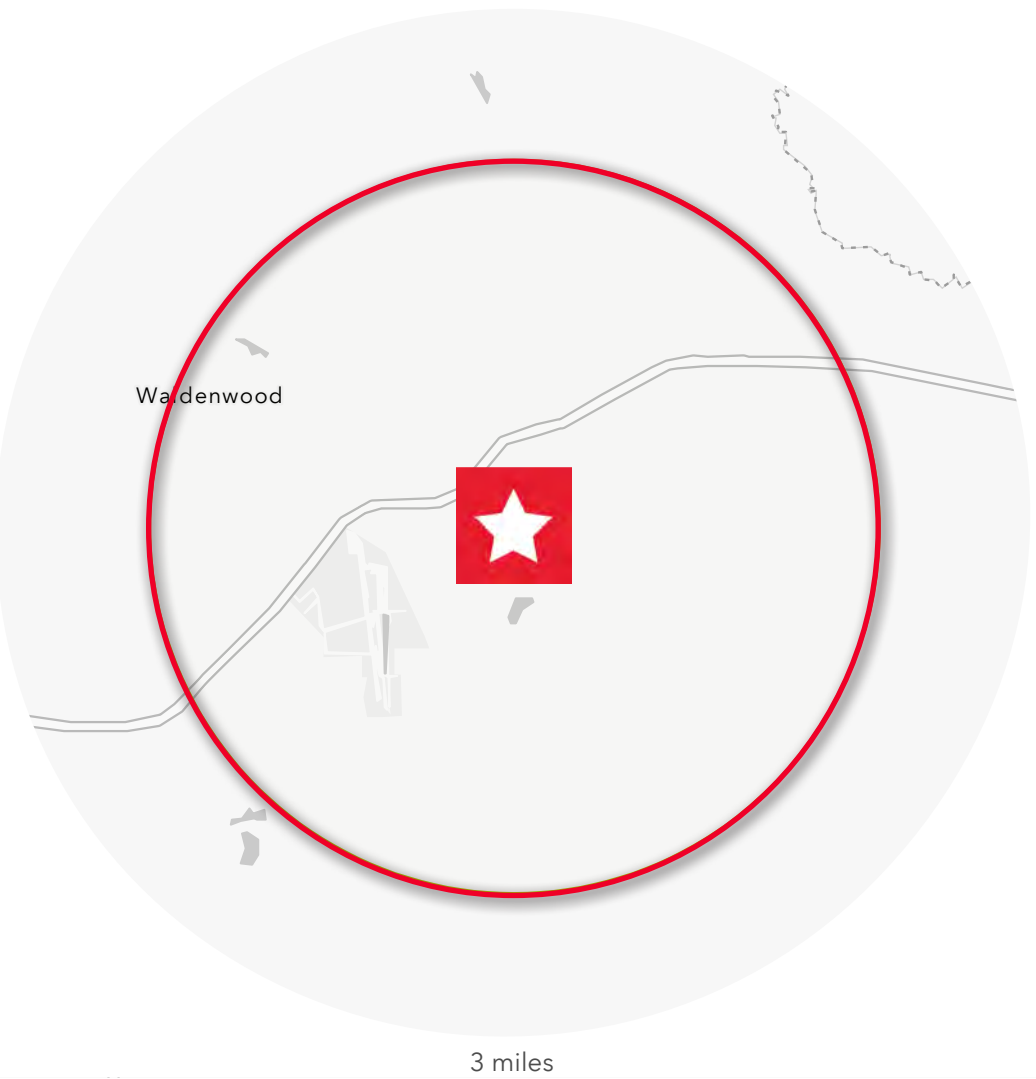
Associate's Degree

34%

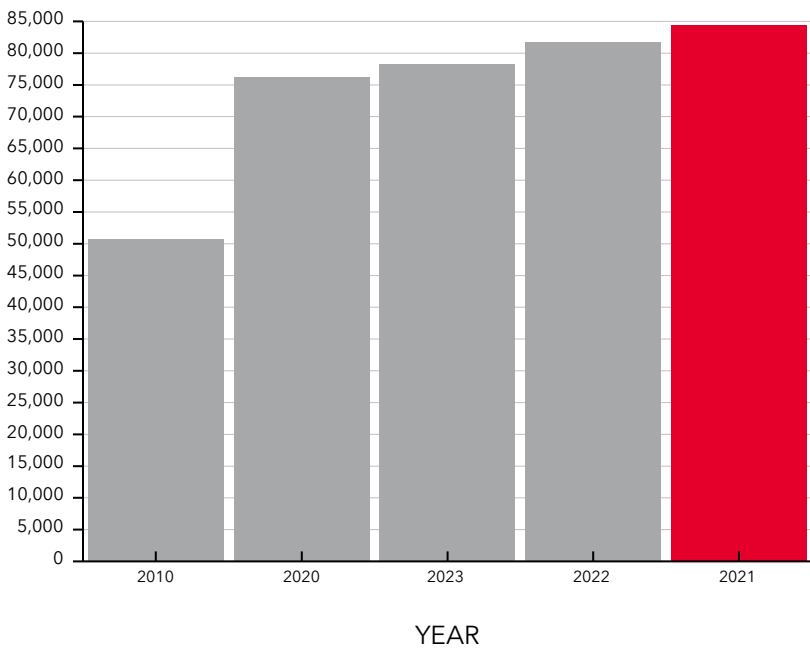
Bachelor's Degree

14%

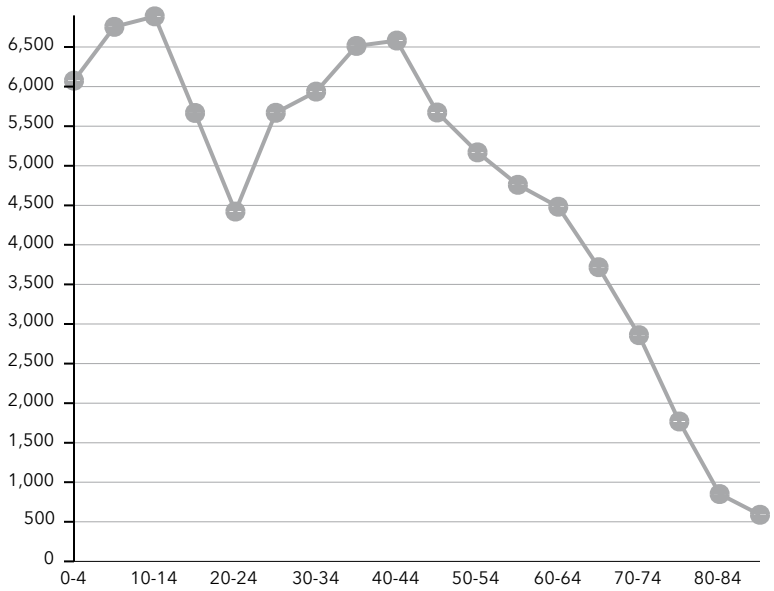
Graduate/ Professional Degree



POPULATION TIME SERIES 2010-2023



POPULATION BY AGE GROUP



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The subject property is ±1.98 acres and sits at the Lighted, Hard Corner of FM 2920 and Alvin A Klein Dr. in Spring, TX.

With approx. 290' of frontage along FM 2920 and approx. 221.5' of frontage along Alvin A Klein Dr., the site is highly visible and accessible due to in place cross access and shared drives that are already stubbed in. Utilities are available from NWHC MUD 32, detention will need to be verified.

Asking Price: \$2,300,000

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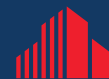
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