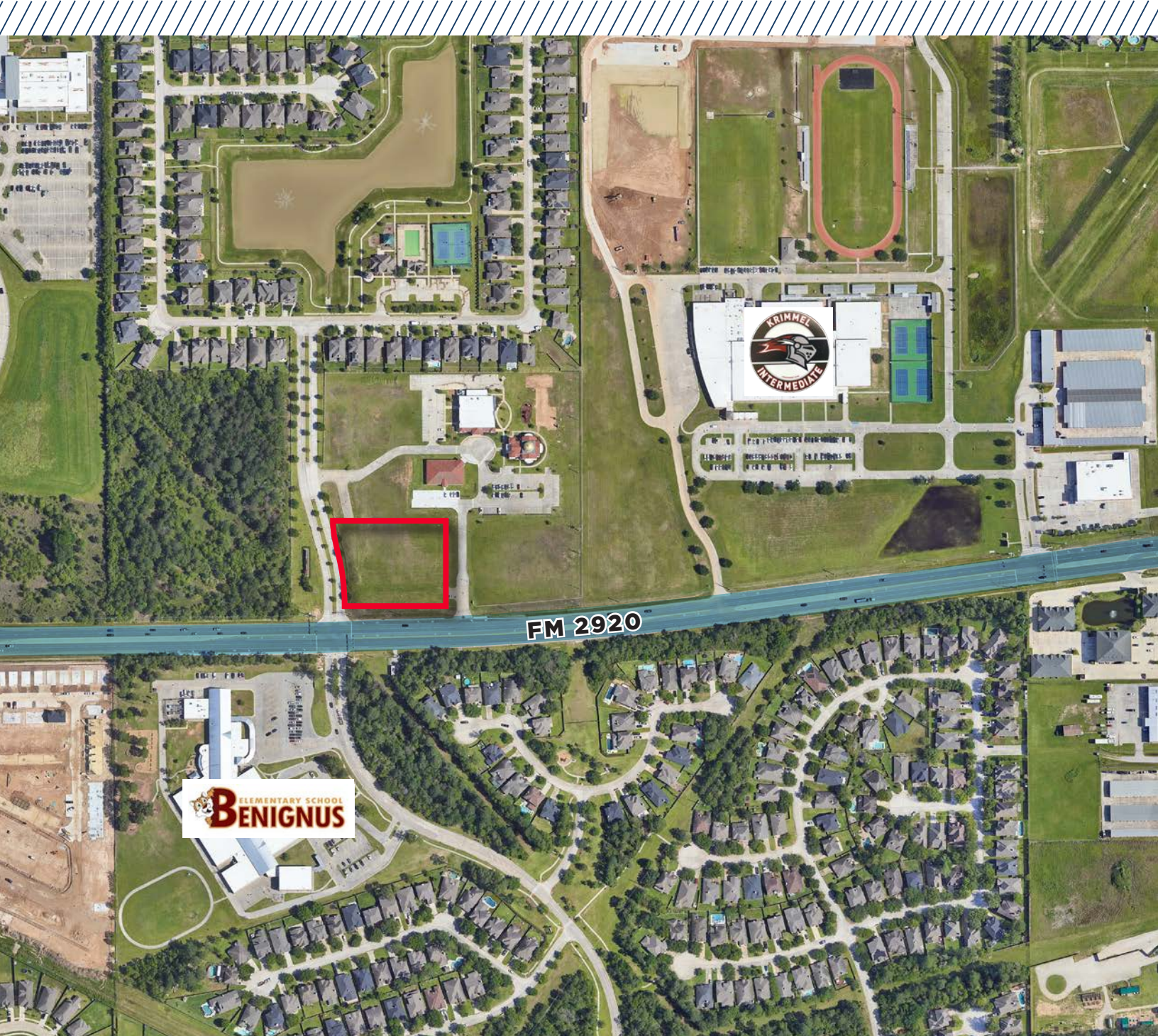


# ± 1.98 ACRES AVAILABLE

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



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1330 Post Oak Boulevard, Suite 2700 Houston, TX  
www.cushmanwakefield.com

**± 1.98 ACRES AVAILABLE**

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



# 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



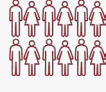
**36%**

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%**

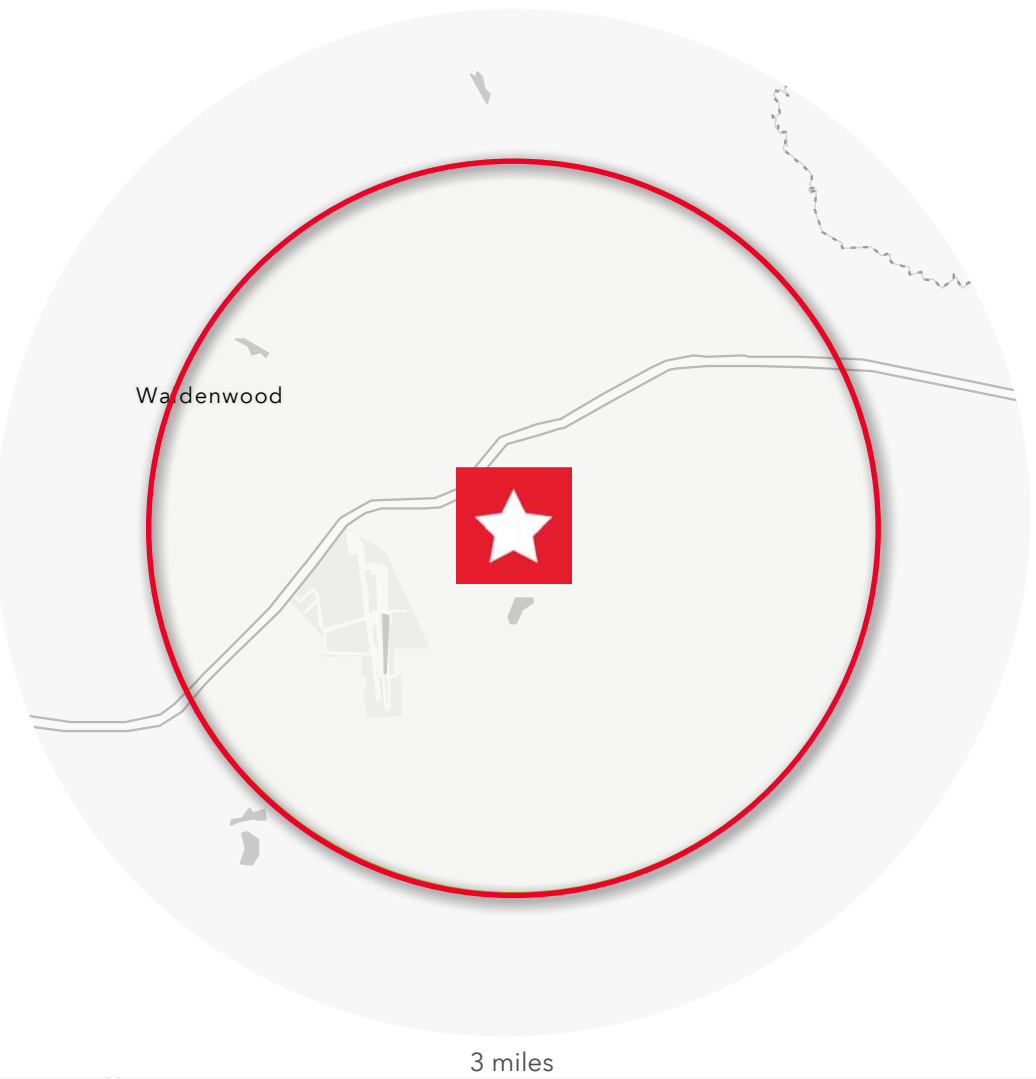
Associate's Degree

**34%**

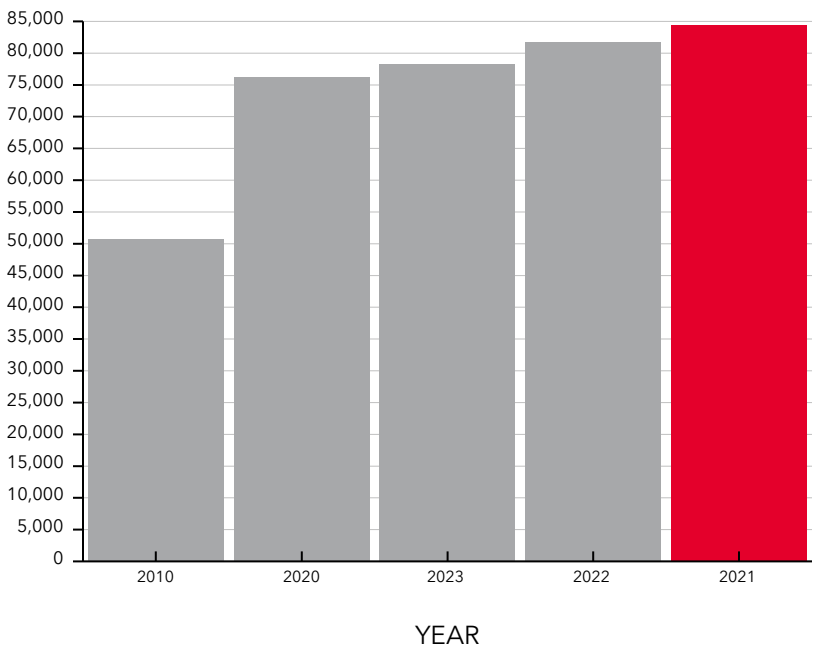
Bachelor's Degree

**14%**

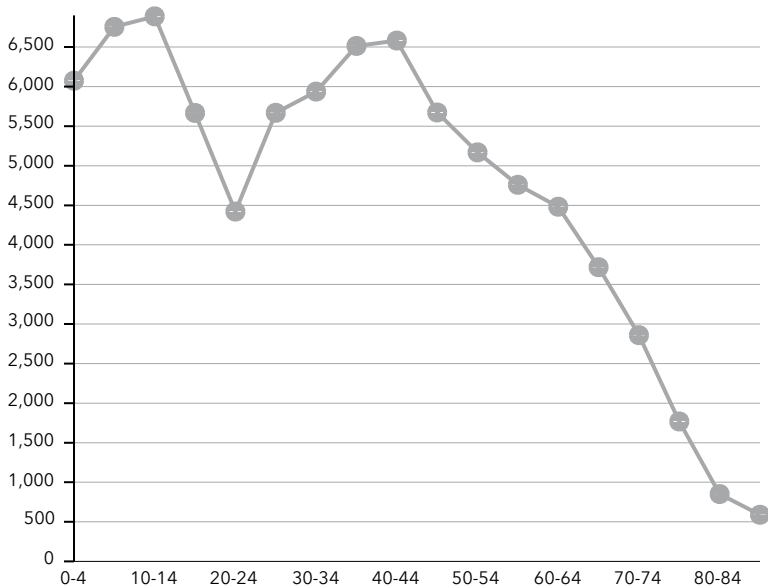
Graduate/ Professional Degree



### POPULATION TIME SERIES 2010-2023



### POPULATION BY AGE GROUP



# ± 1.98 ACRES AVAILABLE

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



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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