

French Quarter Business Park - Building 7115

7115 FM 2920, SUITE 100 SPRING, TX 77379



For More Information

Joe Palumbo

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French Quarter Business Park- Property Summary

7115 FM 2920, SPRING, TX 77379



LOCATION DESCRIPTION

The French Quarter Business Park has easy access to the Grand Parkway (TX 99), I-45, and just minutes from Tomball, The Woodlands, and other locations experiencing rapid growth.

SITE DESCRIPTION

The French Quarter Business Park was built in 2013. Our 7115 building is one of six professional buildings located on the property.

OFFERING SUMMARY

Lease Rate:	\$20.00 SF/month (NNN)
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Available SF:	1,800 SF min. - 4,768 SF (max.)
Lot Size:	4.8 Acres
Total Building Size:	6,600 SF

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French Quarter Business Park- Description Page

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PROPERTY DESCRIPTION

The 6,600 SF building offers generous tenant improvement allowances and the help of Third Generation Development to build a unique space that enhances organizational functions.

LOCATION DESCRIPTION

Tenants can reach Tomball in 10 minutes, the heart of The Woodlands in 20 minutes, and Downtown Houston in 35 minutes. Within a five-minute drive, tenants can easily knock out to-do list items with HEB, Kroger, Aldi, Walmart, Lowe's, Planet Fitness, CVS, Academy Sports, and over 40 restaurants. The area is quickly growing, with high-profile employers recently relocating to Spring and The Woodlands. Client-dependent businesses will have access to affluent consumers, as the number of households within a three-mile radius grew by 63% from 2010 to 2023.

SITE DESCRIPTION

The French Quarter Business Park was built in 2013. This building is one of six professional buildings located on the property.

- *Established Business Park
- *Lush Landscaping and Well-kept Grounds
- *On-site Property Lake
- *Great location directly off of FM 2920 (Spring- 77379)
- *Spring/Woodlands Submarket
- *Business Park- Pylon Signage
- *Building- Monument Signage
- *Property Manager On-Site (Located in the 7111 Building)
- *Ample Parking

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French Quarter Business Park- Complete Highlights

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LOCATION INFORMATION

Building Name	French Quarter Business Park - 7115
Street Address	7109 - 7115 Buildings located on FM 2920
City, State, Zip	Spring, TX 77379
County	Harris
Market	West
Sub-market	Spring
Cross-Streets	TC Jester Blvd
Signal Intersection	No
Nearest Highway	Grand Parkway (99)
Nearest Airport	George Bush Intercontinental Airport

BUILDING INFORMATION

Building Class	B
Occupancy	1 Tenant - 1,832 SF
Tenancy	Single
Number of Floors	1
Average Floor Size	7,400 SF
Year Built	2016
Gross Leasable Area	4,768 SF Currently Available For Lease
Construction Status	Existing
Framing	Wood
Condition	Excellent
Roof	Composition
Free Standing	Yes
Number of Buildings	1

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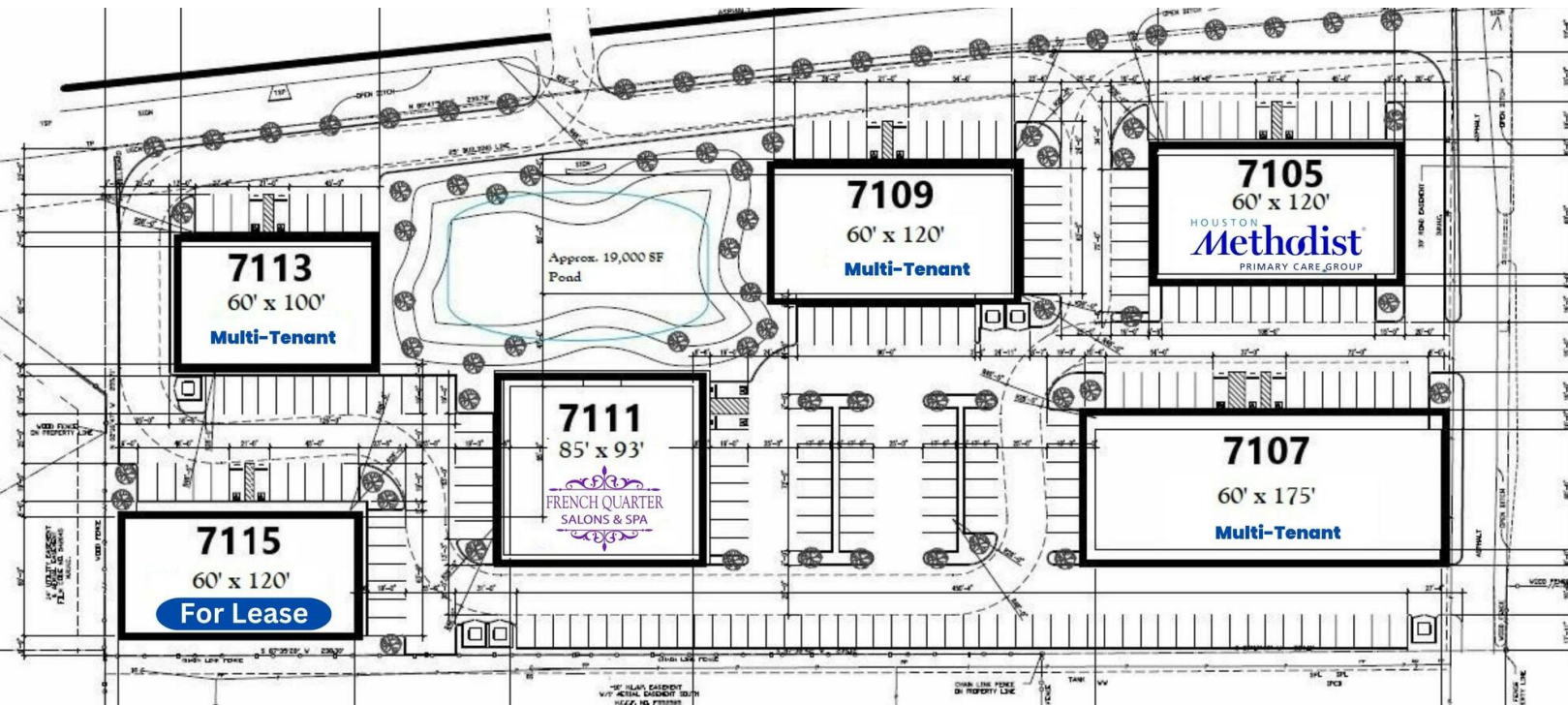
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French Quarter Business Park- Site Map

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LEASE INFORMATION

Lease Type:	NNN*	Lease Term:	3-5 Year Minimum Preferred
Total Building Space (SF):	6,600 SF	Lease Rate:	\$20.00 SF/month



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French Quarter Business Park- Floor Plan

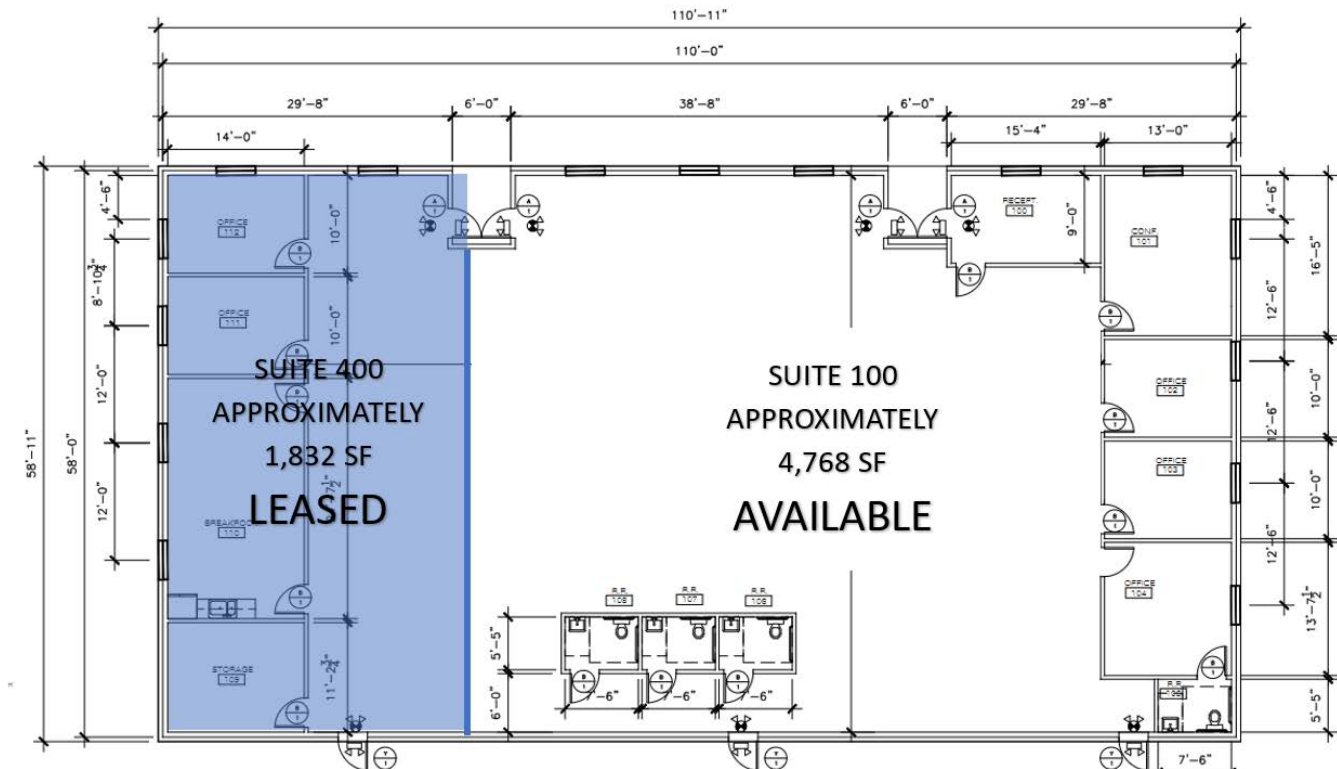
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CALL OR EMAIL

CUSTOMIZATION

To discuss customizing your space.



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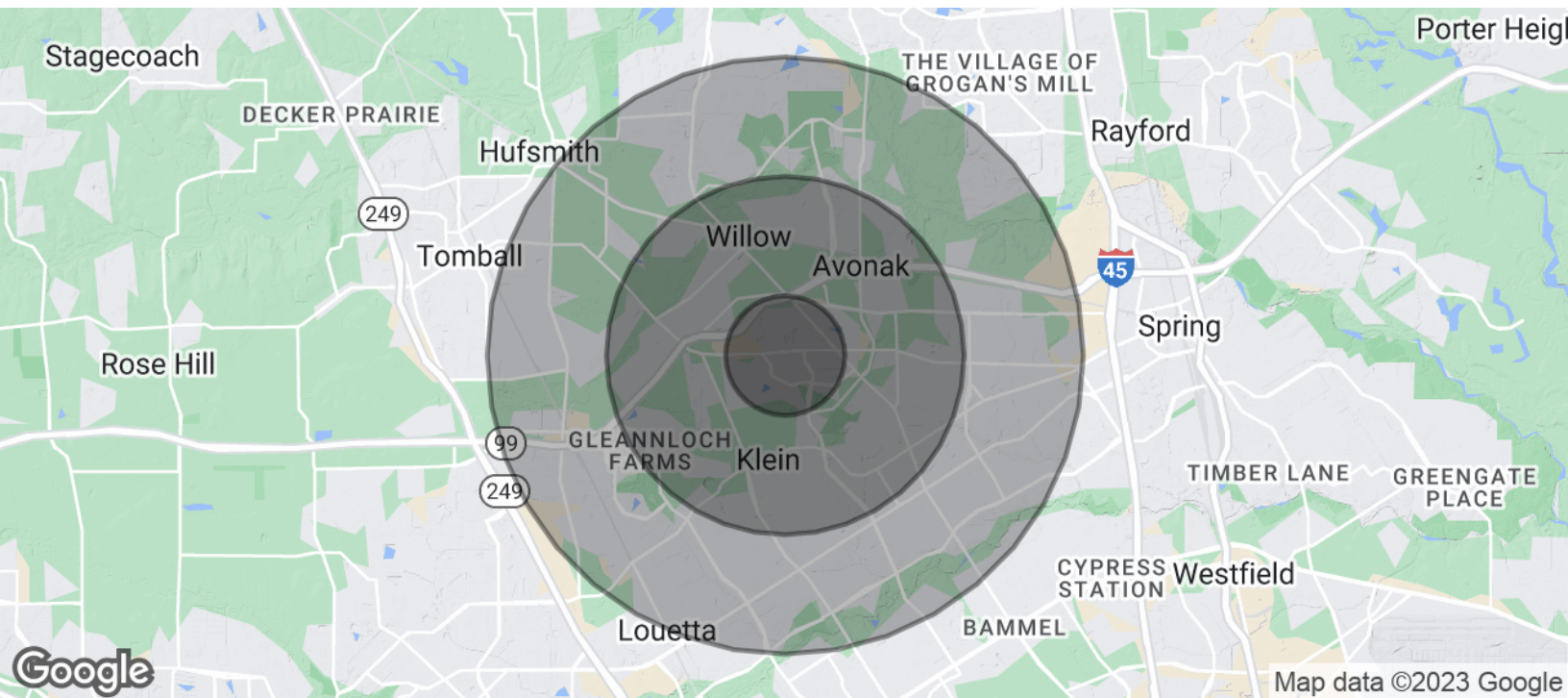
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French Quarter Business Park- Demographics Map

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,432	50,280	143,736
Average age	32.3	34.2	35.0
Average age (Male)	32.2	32.8	34.2
Average age (Female)	32.0	34.8	35.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,993	15,918	47,661
# of persons per HH	3.2	3.2	3.0
Average HH income	\$106,086	\$111,407	\$107,056
Average house value		\$214,821	\$216,163

* Demographic data derived from 2020 ACS - US Census

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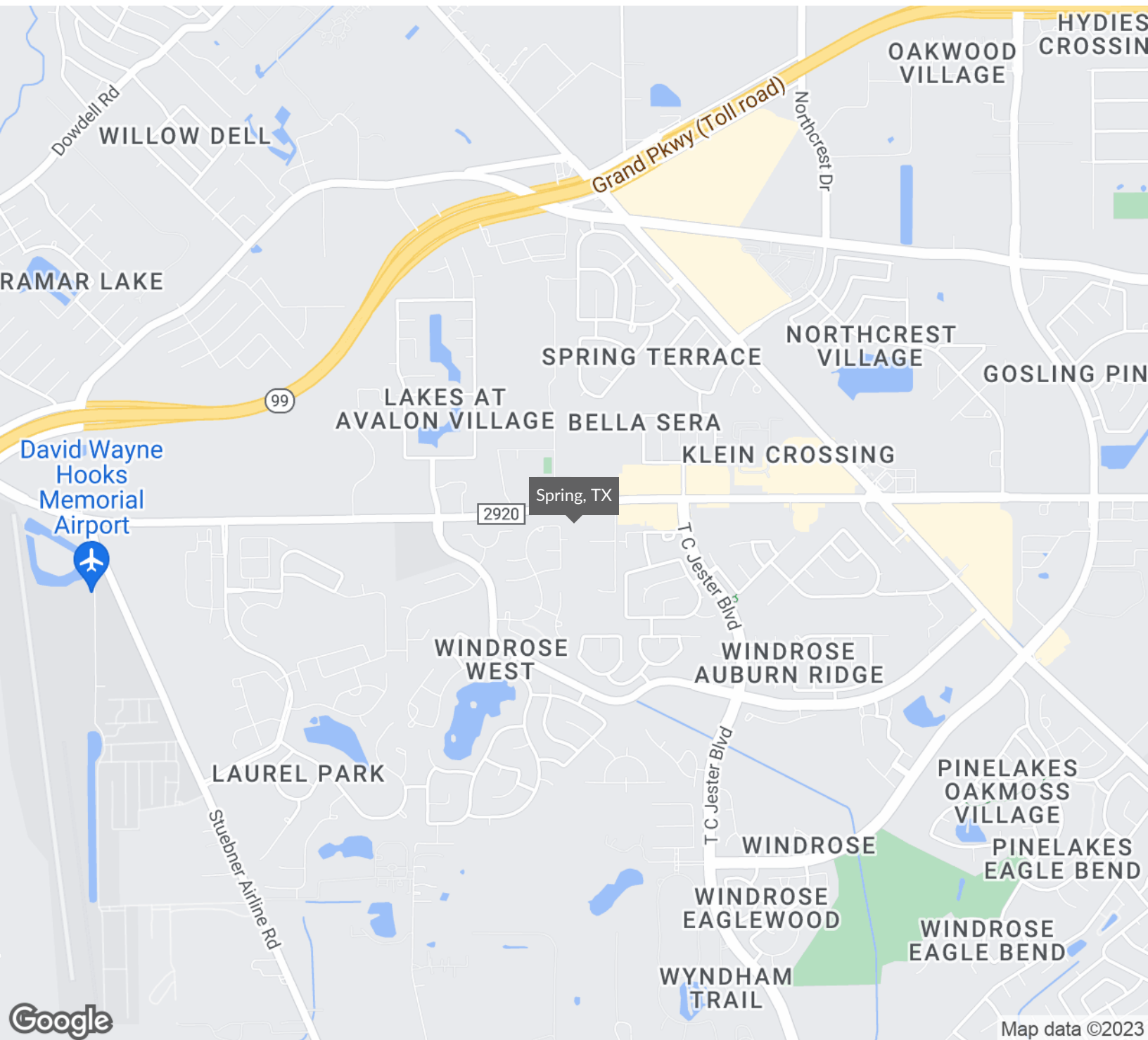
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French Quarter Business Park- Regional Map

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