

High Traffic Turn Key Property on Spring

FOR SALE- \$1,500,000 3050 FM 2920 SPRING TX 77388



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281-403-3700
4501 Cartwright Rd Ste 204
Missouri City, TX 77459

Property Summary

3050 FM 2920 Spring, TX 77388

This high-traffic commercial asset is a rare turn-key opportunity for an owner-user or investor. Currently operating as a professional automotive service center, the property combines a fully equipped 7,400+ SF facility with over an acre of prime frontage on one of Spring's most critical commercial arteries.



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Listing Photos

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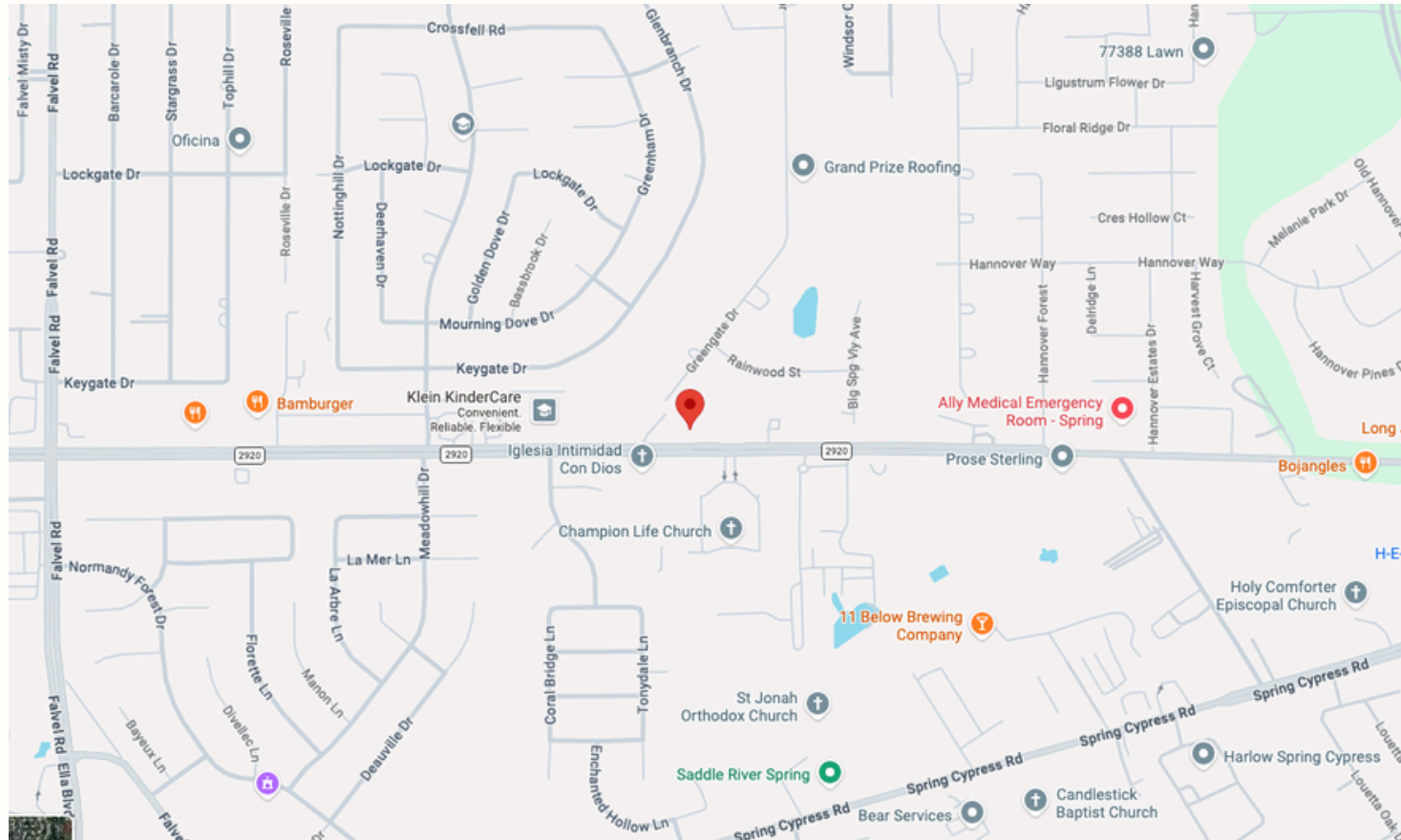
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Property Overview

- Address: **3050 FM 2920 Spring, TX 77388**
- Property Type: Flex / General Retail / Auto Repair
- List Price: \$1,500,000 (\$202.59 PSF)
- Total Building Size: ±7,404 SF
- Lot Size: ±1.03 Acres (44,867 SF)
- Year Built: 2003
- Parking: 30+ Spaces (4.04 per 1,000 SF)



Location Map



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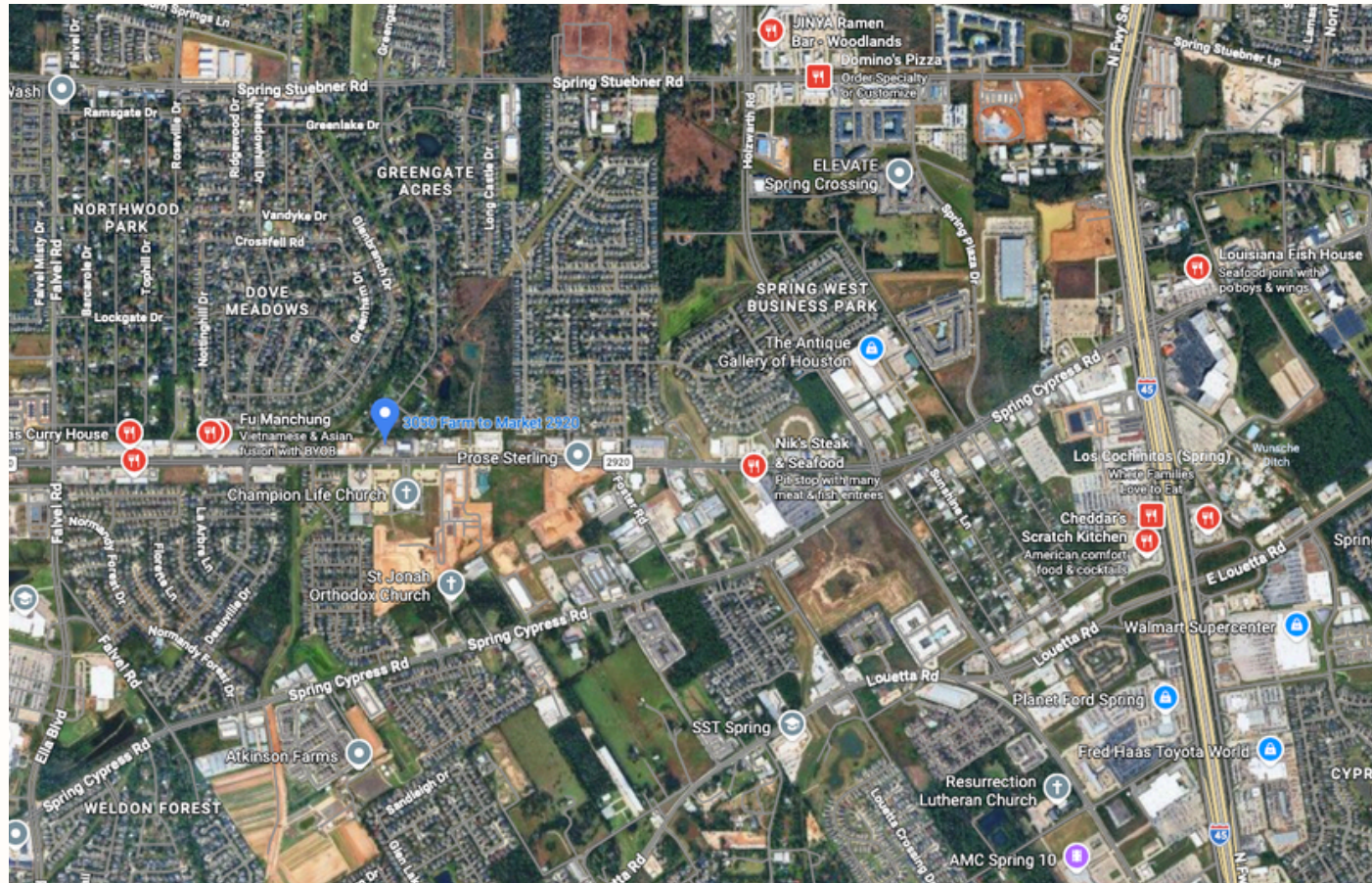


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Business Map



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Property Highlights

Turn-Key Automotive Infrastructure

- **Fully Functional:** Not just a shell—this is a professional-grade automotive facility designed for high-volume service and efficiency.
- **Ready-to-Operate:** Skip the months of permitting and specialized construction. The bays, lifts, and administrative office infrastructure are already in place.
- **Versatile Design:** While optimized for auto repair, the building's flex-retail layout easily adapts to equipment rental, showroom use, or specialized trade services.



Property Highlights

High-Traffic Retail Frontage

- **Prime Visibility:** Located directly on FM 2920, a massive east-west artery connecting the Tomball area to I-45.
- **Market Synergy:** Positioned near major retailers like H-E-B, Sam's Club, and Lowe's, and shadow-anchored by high-traffic centers like Samdana Plaza and Spring Crossing.
- **Logistical Advantage:** Minutes away from the Grand Parkway (SH-99) and I-45, ensuring effortless access for a regional customer base.



Property Highlights

Strong Market Fundamentals

- **Established Reputations:** Currently home to 7 Stars Auto Center, the location benefits from long-standing consumer habits and local recognition.
- **Dense Demographics:** Nestled between affluent residential pockets and the highly acclaimed Klein ISD, providing a loyal and steady local clientele.
- **Growth Corridor:** As the Houston metro expands North, FM 2920 remains one of the most consistently appreciating commercial zones in Harris County.



Broker Note

Whether you are looking to expand a fleet service empire or secure a prime retail footprint with "bones" that can't be beat, 3050 FM 2920 offers the perfect blend of immediate utility and long-term land value.



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Kevin Riles, Ph.D., CCIM is a seasoned commercial real estate broker, developer, and advisor with over 25 years of experience delivering results for investors, institutions, and organizations across Texas. As President & CEO of Kevin Riles Commercial, he leads a full-service brokerage and development firm specializing in multifamily assets, distressed property repositioning, retail and industrial tenant representation, and faith-based real estate solutions.

Kevin has represented a wide array of institutional and government clients, including the U.S. Department of Justice (DOJ), the U.S. Bankruptcy Court, HUD, Harris County, and the Houston Independent School District (HISD). He has also advised multiple Tax Increment Reinvestment Zones (TIRZ) and Redevelopment Authorities across Greater Houston.

As a Certified Commercial Investment Member (CCIM) and Texas Real Estate Broker since 1998, Kevin is known for his strategic insight, financial acumen, and ability to navigate complex transactions. He is also a respected academic, serving as an Assistant Professor of Real Estate at Prairie View A&M University and holding a Ph.D. in Leadership Studies.

He is the author of two real estate books, *Confessions of a Top Producer* and *40 Acres & A Mule*, and has been recognized by the Houston Business Journal as one of the city's top-producing brokers. Whether representing high-net-worth individuals or public agencies, Kevin brings integrity, expertise, and a track record of maximizing value to every deal.

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