

Rhodes Meadow Business Park

21631 RHODES ROAD, SPRING, TX 77388

For More Information

Joe Palumbo

281.609.7114
joe@3rdgd.com

21631 Rhodes Road Ste 100 | Spring, TX 77388 | 281.609.7113 | 3RDGD.COM

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PROPERTY INFORMATION

Lease Term: 5-year (negotiable)

Lease Rate:

\$1.17/SF/mo. or \$2,457.00/mo. per 2,100 SF

(\$1.15/SF base rent and \$0.02/SF for additional rents).

Lease Type: Modified Gross

This is a modified gross lease, and the monthly rent includes the tenant's proportionate share of water, dumpster, exterior security lighting, and exterior pest control. Tenant is responsible for their interior electric and Wi-Fi.

LOCATION INFORMATION

Rhodes Meadow Business park is in an excellent location in the Spring/Klein (North Houston) area. Our location is less than 1/4 mile from F.M. 2920; 1.16 miles from The Grand Parkway (99); 3.6 miles from I-45; 8.3 miles from TX-249; & a short distance to The Woodlands (10 miles).

SITE INFORMATION

Rhodes Meadow Business Park is inside Harris County & Klein ISD. Located in a high-density, residential, & populated area with over 275,000 vehicles per day on I-45 & over 40,000 vehicles per day on F.M. 2920. This business park consists of six (6) buildings totaling 120,000 SF of lease space.

SUITE INFORMATION

Power description: 3-phase

Suites are offered in 2,100 SF increments. The standard suite features one (1) 12x12 climate-controlled office, and one (1) ADA compliant restroom. The standard warehouse space is not climate controlled and features raw concrete flooring and a 12x14 overhead garage door.

Third Generation Development properties offer customized buildouts to fit our tenants needs. Adding additional SF of office space &/or warehouse space can be accommodated based on inventory availability; additionally, most buildout requests can be accommodated. Please contact our leasing office for additional details via email at office@3rdgd.com or by calling (281) 609-7114 to discuss your buildout request(s).

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LOCATION INFORMATION

Building Name	Rhodes Meadow Business Park
Street Address	21631 Rhodes Road
City, State, Zip	Spring, TX 77388
County	Harris
Market	Spring/Klein
Sub-market	North Houston
Cross-Streets	FM 2920 & Spring Steubner
Road Type	Paved
Market Type	Medium
Nearest Highway	99/45/249
Nearest Airport	IAH

BUILDING INFORMATION

Tenancy	Multiple
Building Eave Height	16 ft
Number of Floors	1
Average Lease Space	2,100 SF - 12,000 SF
Power Description	3 phase 120/208Y
Year Built	2022



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Standard Buildout- 2100 SF

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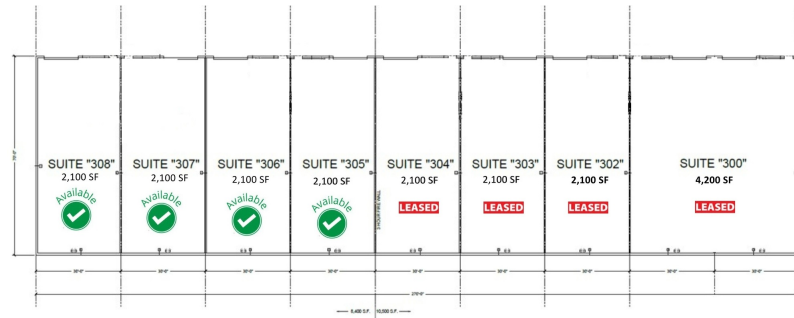
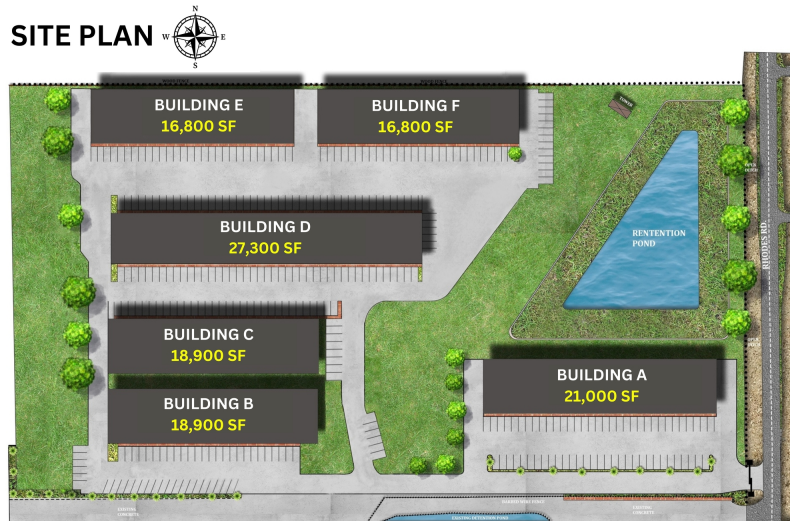
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Rhodes Meadow Business Park- Site Map

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BUILDING	SF	BUILT
Building A	21,000	2021
Building B	18,900	2022
Building C	18,900	2022
Building D	27,300	2023
Building E	16,800	2023
Building F	16,800	2023

BUILDING	UNITS	SUITE SEQUENCE
Building A	6	Suites A,100 - A,106
Building B	4	Suites B,200 - B,204
Building C	8	Suites C,300 - C,308
Building D	10	Suites D,400 - D,411
Building E	8	Suites E,500 - E,507
Building F	8	Suites F,600 - F,607

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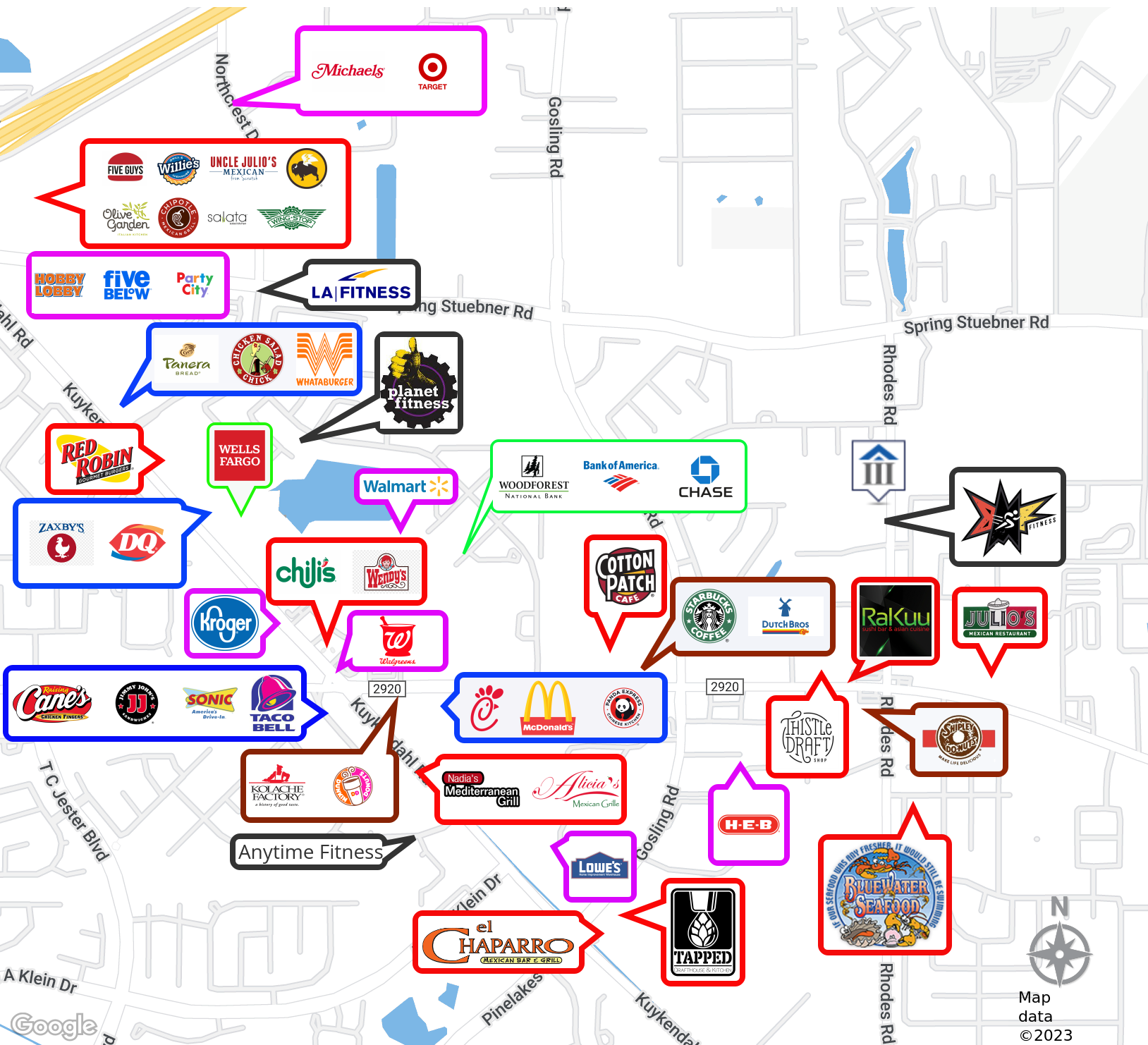
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Rhodes Meadow Business Park- Retail Map

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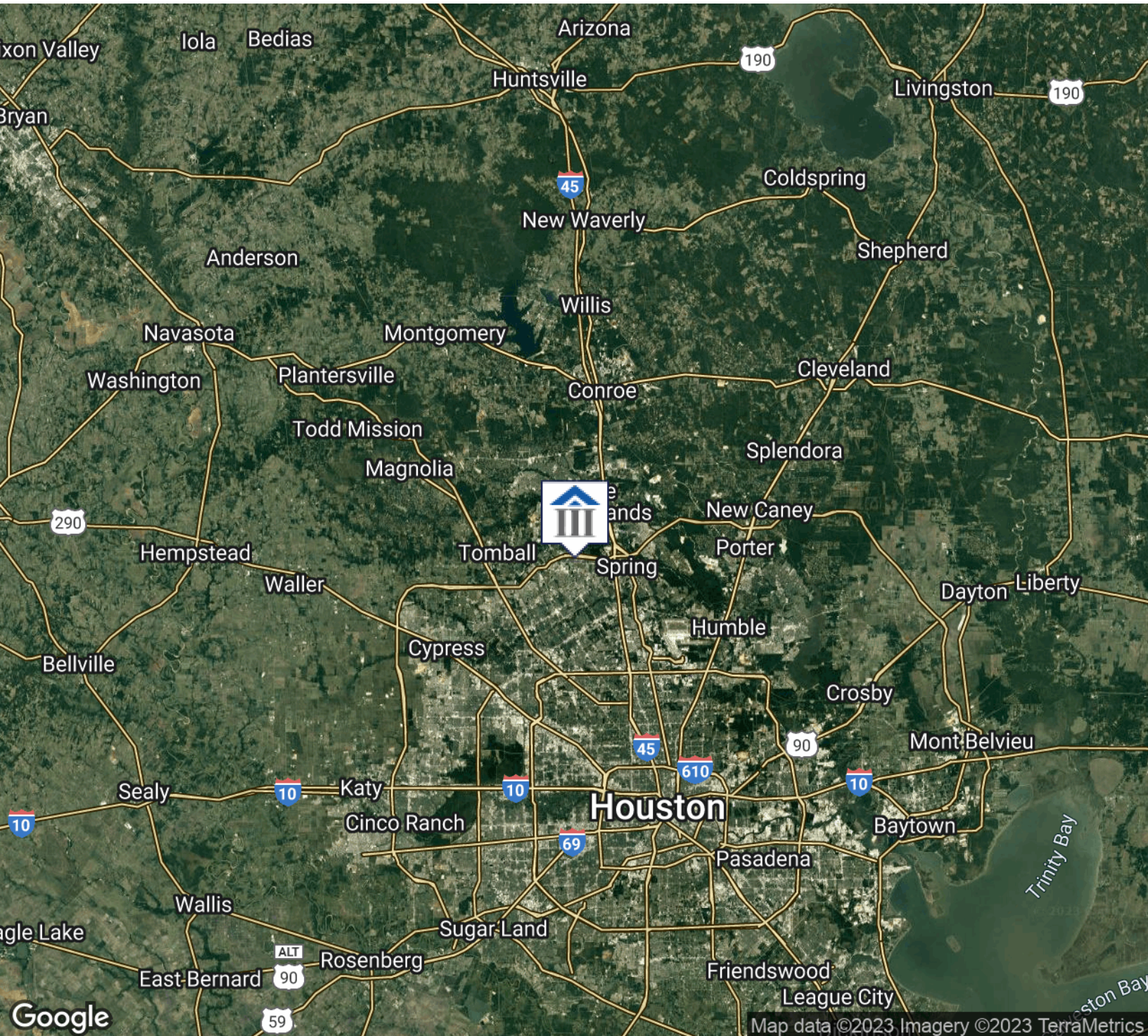
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Rhodes Meadow Business Park- Hybrid Map

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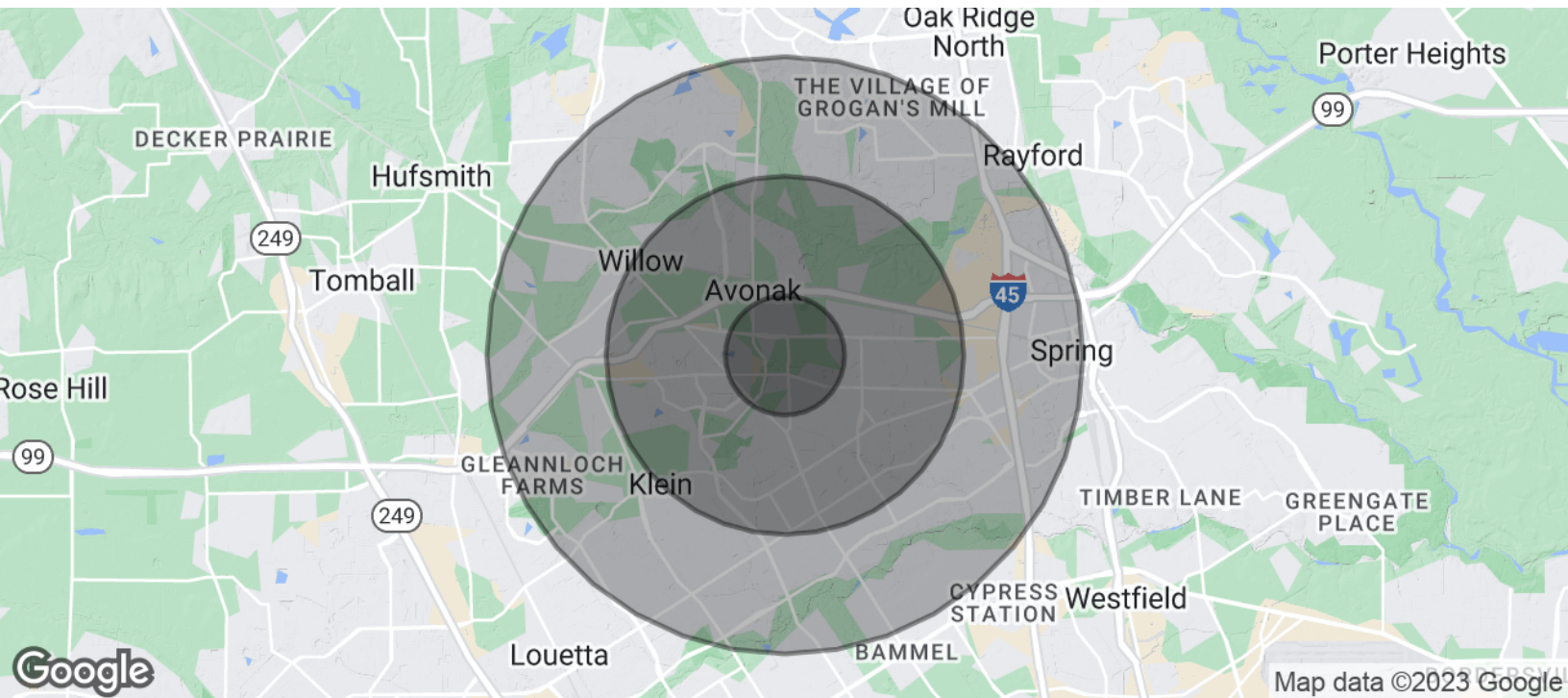
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Rhodes Meadow Business Park- Demographics Map

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,808	72,533	211,527
Average Age	32.7	34.6	35.6
Average Age (Male)	32.2	34.4	35.5
Average Age (Female)	33.8	35.2	36.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,185	24,515	78,583
# of Persons per HH	3.1	3.0	2.7
Average HH Income	\$103,449	\$108,980	\$106,904
Average House Value	\$223,999	\$236,953	\$238,945

* Demographic data derived from 2020 ACS - US Census

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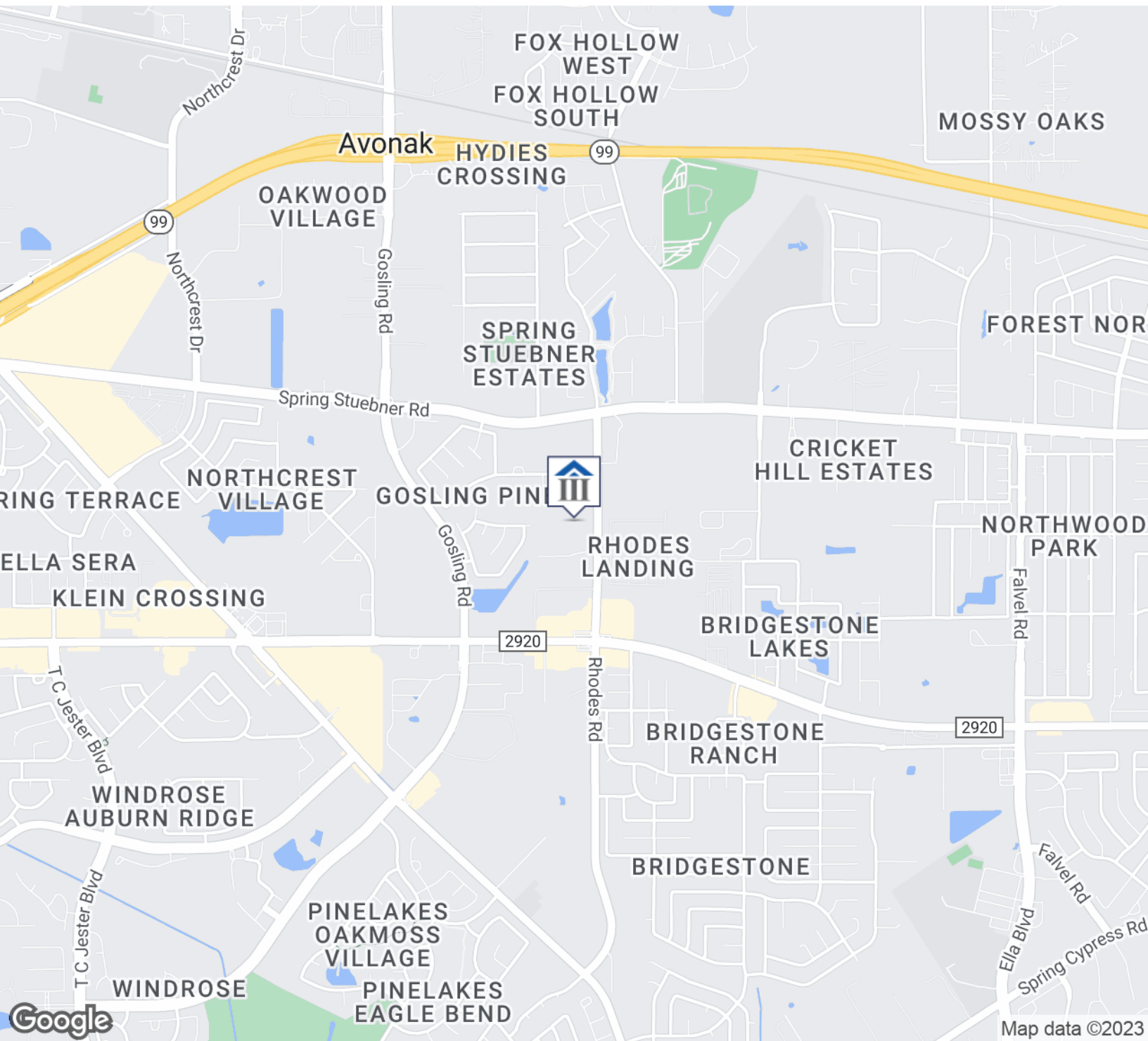
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Rhodes Meadow Business Park- Regional Map

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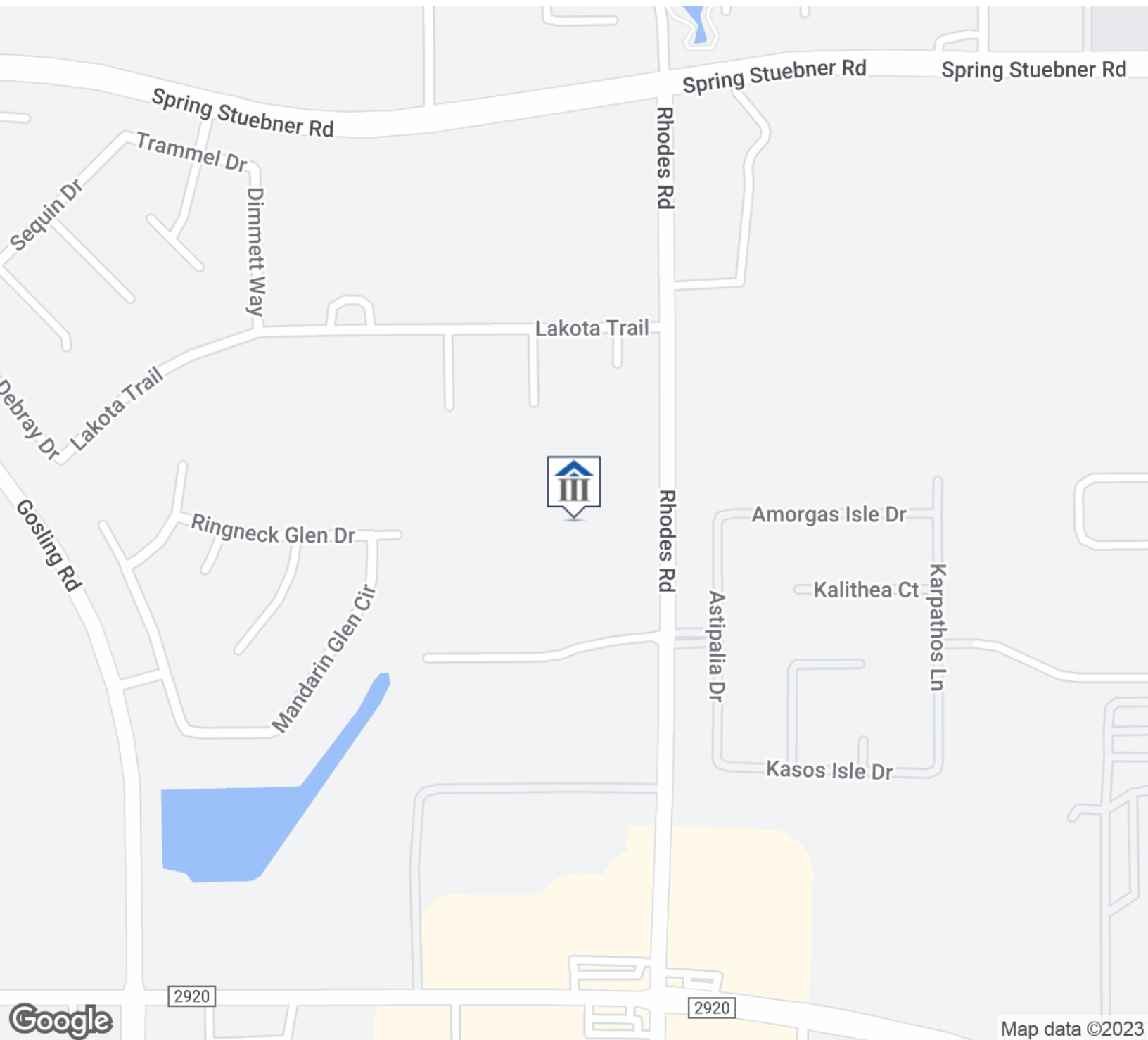
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