

# for lease

# Klein Square

16812 Stuebner Airline Road | Spring, TX 77379

**4,043 SF Second Gen Retail Available in Neighborhood Center with National Tenant Lineup**



**CHANCE ATKINS**

**JASON GAINES**

chance@sturbridgecre.com  
281.819.6972

jason@sturbridgecre.com  
281.819.8643

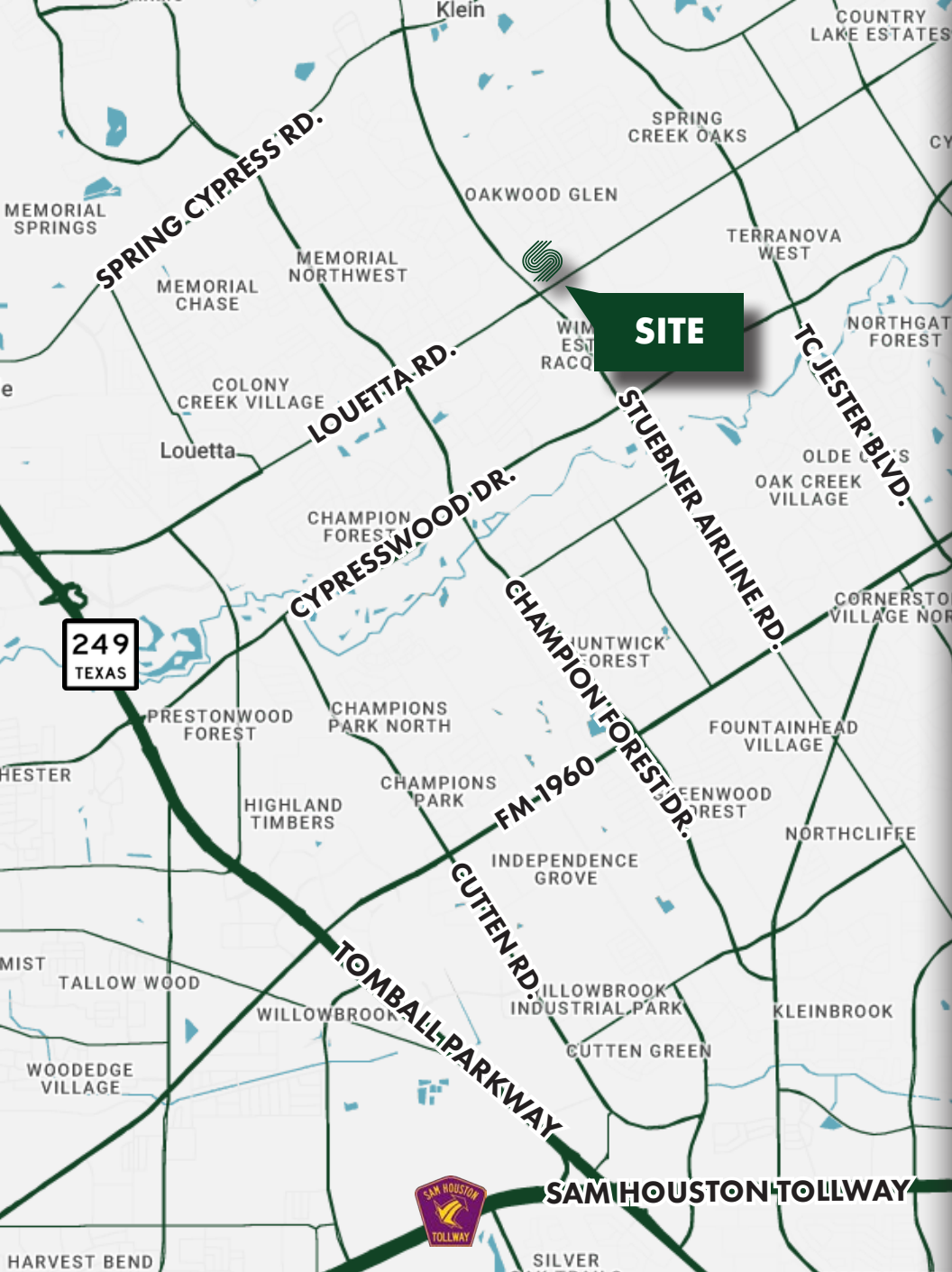
 **sturbridge**  
COMMERCIAL REAL ESTATE

The information contained herein has been obtained from sources believed to be reliable. Sturbridge Commercial Real Estate does not doubt its accuracy; however we make no guarantee, representation, or warranty about the accuracy contained herein. All information should be verified prior to purchase or lease. © 2024 Sturbridge Commercial Real Estate, LLC. All rights reserved.

# property highlights

## Klein Square

16812 Stuebner Airline Road | Spring, TX 77379



- Recently renovated neighborhood center with an ideal lineup of national retailers including Ross, Five Below, Dollar Tree, and Daiso
- Located at the signalized intersection of Louetta Road and Stuebner Airline Road with over 56,000 total vehicles per day
- \$134,800+ average income in a 3-mi. radius
- 3,043 SF second-generation retail endcap available - will subdivide

### Premises

- Total SF: 79,963
- SF Available: 4,043

**Rent: \$33.00 PSF**  
**NNN Rent: \$6.14 PSF**



CHANCE ATKINS

JASON GAINES

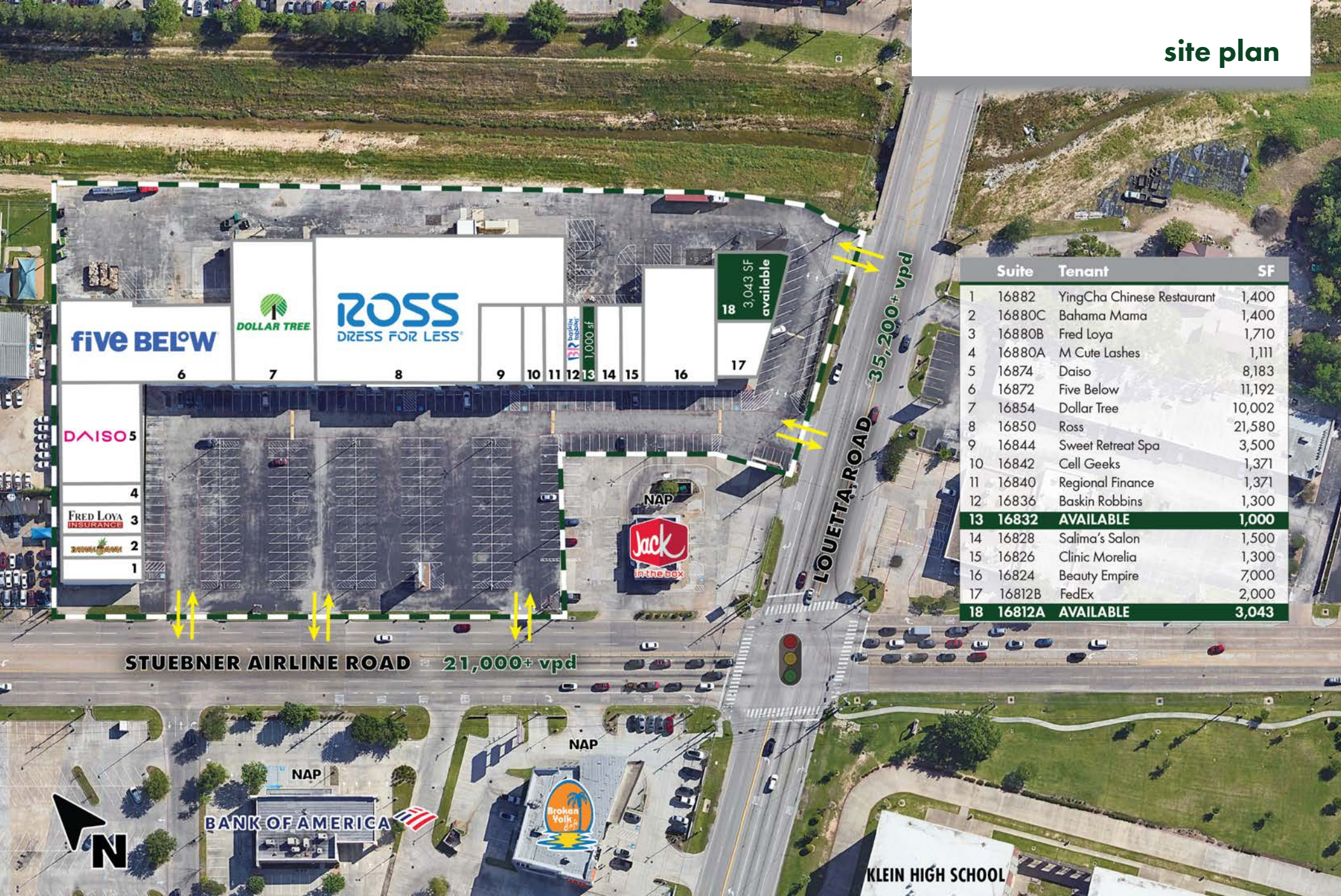


chance@sturbridgecre.com  
281.819.6972

jason@sturbridgecre.com  
281.819.8643

The information contained herein has been obtained from sources believed to be reliable. Sturbridge Commercial Real Estate does not doubt its accuracy; however we make no guarantee, representation, or warranty about the accuracy contained herein. All information should be verified prior to purchase or lease. © 2024 Sturbridge Commercial Real Estate, LLC. All rights reserved.

# site plan



Suite	Tenant	SF
1	16882 YingCha Chinese Restaurant	1,400
2	16880C Bahama Mama	1,400
3	16880B Fred Loya	1,710
4	16880A M Cute Lashes	1,111
5	16874 Daiso	8,183
6	16872 Five Below	11,192
7	16854 Dollar Tree	10,002
8	16850 Ross	21,580
9	16844 Sweet Retreat Spa	3,500
10	16842 Cell Geeks	1,371
11	16840 Regional Finance	1,371
12	16836 Baskin Robbins	1,300
13	16832 <b>AVAILABLE</b>	1,000
14	16828 Salima's Salon	1,500
15	16826 Clinic Morelia	1,300
16	16824 Beauty Empire	7,000
17	16812B FedEx	2,000
18	16812A <b>AVAILABLE</b>	3,043

CHANCE ATKINS

JASON GAINES



chance@sturbridgecre.com  
281.819.6972

jason@sturbridgecre.com  
281.819.8643

The information contained herein has been obtained from sources believed to be reliable. Sturbridge Commercial Real Estate does not doubt its accuracy; however we make no guarantee, representation, or warranty about the accuracy contained herein. All information should be verified prior to purchase or lease. © 2024 Sturbridge Commercial Real Estate, LLC. All rights reserved.

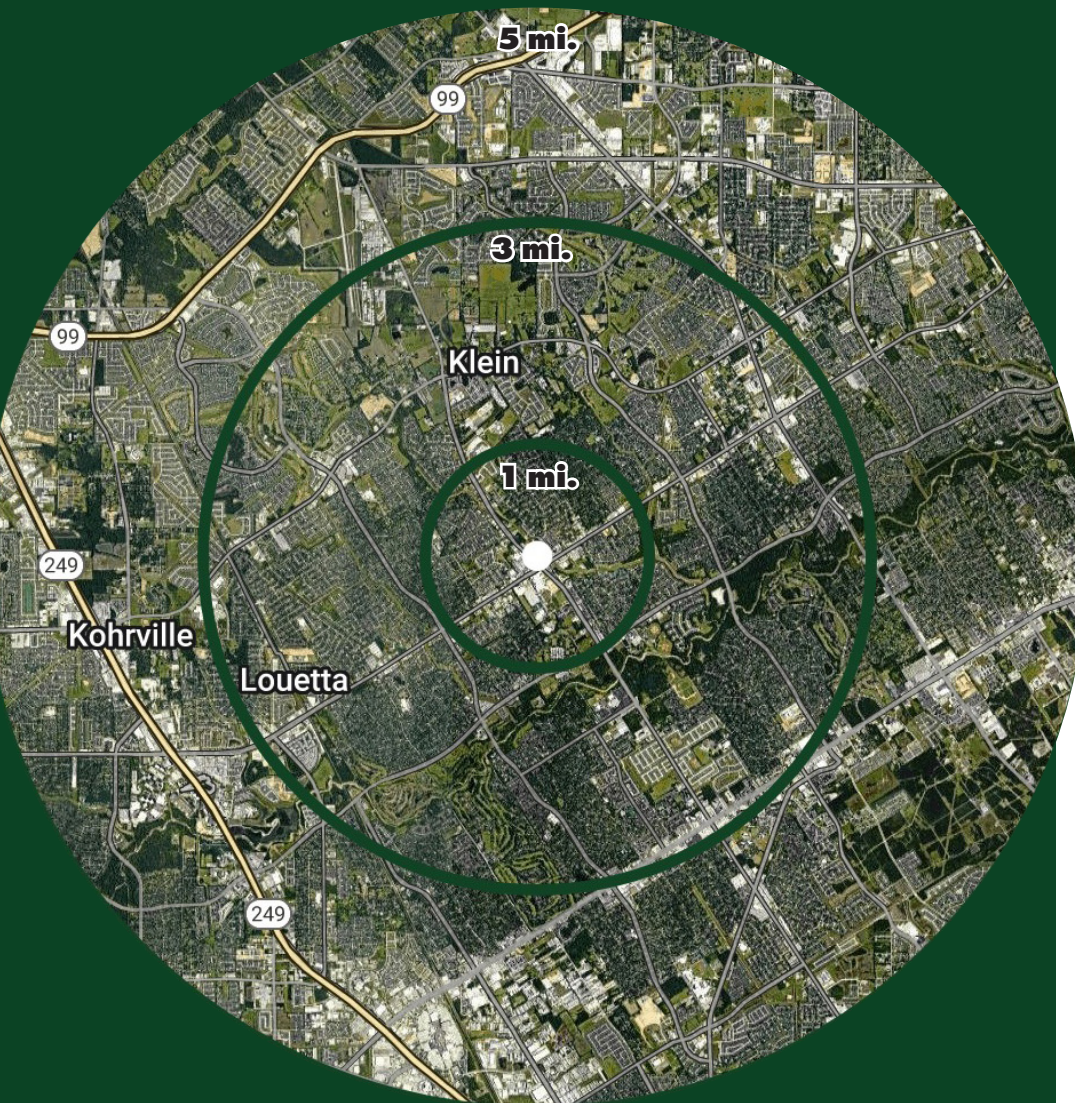


CHANCE ATKINS

JASON GAINES



16812 Stuebner Airline Road | Spring, TX 77379



population	1 mi	3 mi	5 mi
Total Population	13,128	98,514	283,850
Median Age	37.6	39.5	36.4

households	1 mi	3 mi	5 mi
Total Households	4,723	36,519	101,775
Number of Persons Per Household	2.88	2.72	2.75
Average Household Income	\$115,103	\$134,848	\$120,158
Average Home Value	\$296,659	\$307,087	\$285,991

race	1 mi	3 mi	5 mi
White	49.7%	50.9%	43.3%
Black	15.9%	17.2%	20.8%
Asian	9.2%	10.4%	10.3%
Hawaiian	0.1%	0.0%	0.0%
American Indian	0.8%	0.6%	0.9%
Two or More	12.9%	11.7%	13.0%
Other	11.4%	9.1%	11.6%

ethnicity	1 mi	3 mi	5 mi
Hispanic	31.7%	27.9%	32.3%

CHANCE ATKINS

JASON GAINES

chance@sturbridgecre.com  
281.819.6972

jason@sturbridgecre.com  
281.819.8643





# Information About Brokerage Services

11-2-2015



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Sturbridge Commercial Real Estate, LLC	9012606	leasing@sturbridgecre.com	713.543.0025
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>William Martin Mirsky</b>	336669	williammirsky@hotmail.com	713.780.2475
Designated Broker of Firm	License No.	Email	Phone
<b>Jason Gaines</b>	518855	jason@sturbridgecre.com	713.543.0025
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0