



TURNKEY RESTAURANT OPPORTUNITY • SPRING, TX

# 2115 *Spring Stuebner*

*Former Dog Haus turnkey restaurant — 2021 construction with fully equipped commercial kitchen, 60 dedicated parking spaces, and existing patio seating.*

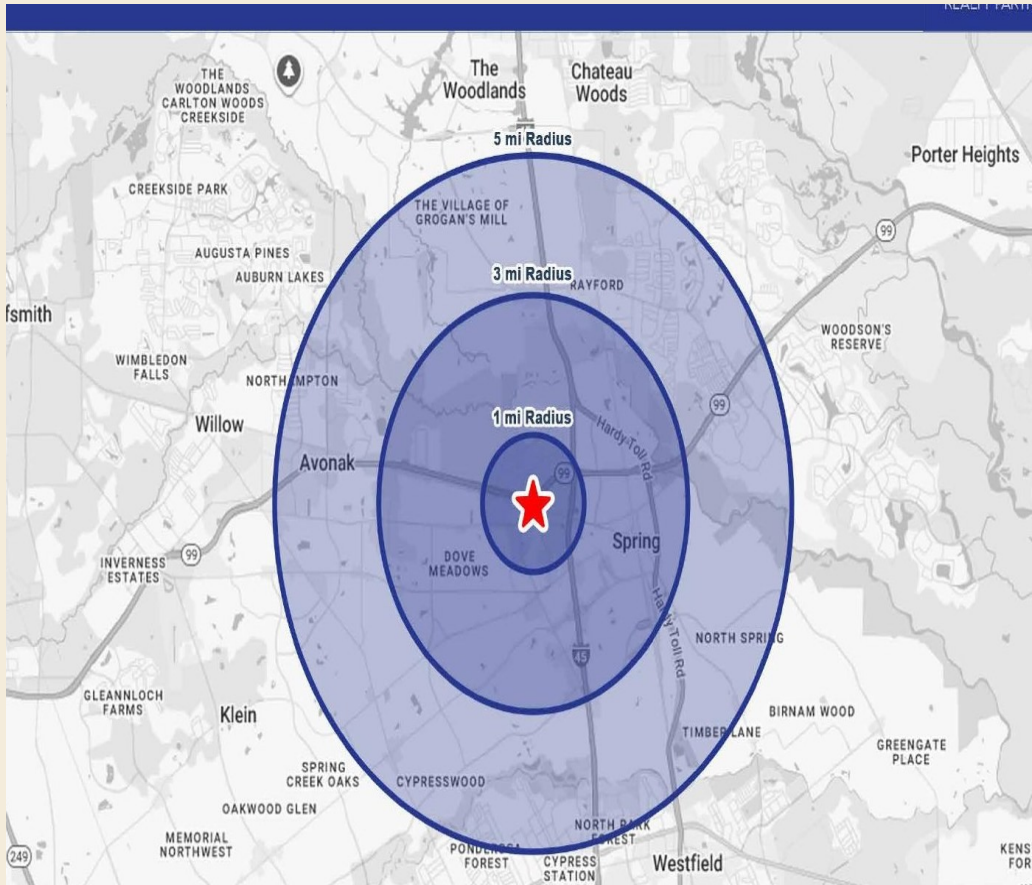
2115 SPRING STUEBNER ROAD • SPRING, TEXAS 77388

SF AVAILABLE	PARKING SPACES	CONSTRUCTION	AVG HH (3-MI)	VPD ON I-45
<b>±2,710</b>	<b>60</b>	<b>2021</b>	<b>\$120K+</b>	<b>227,664</b>

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SECTION • DEMOGRAPHICS

# 2025 *Demographics*

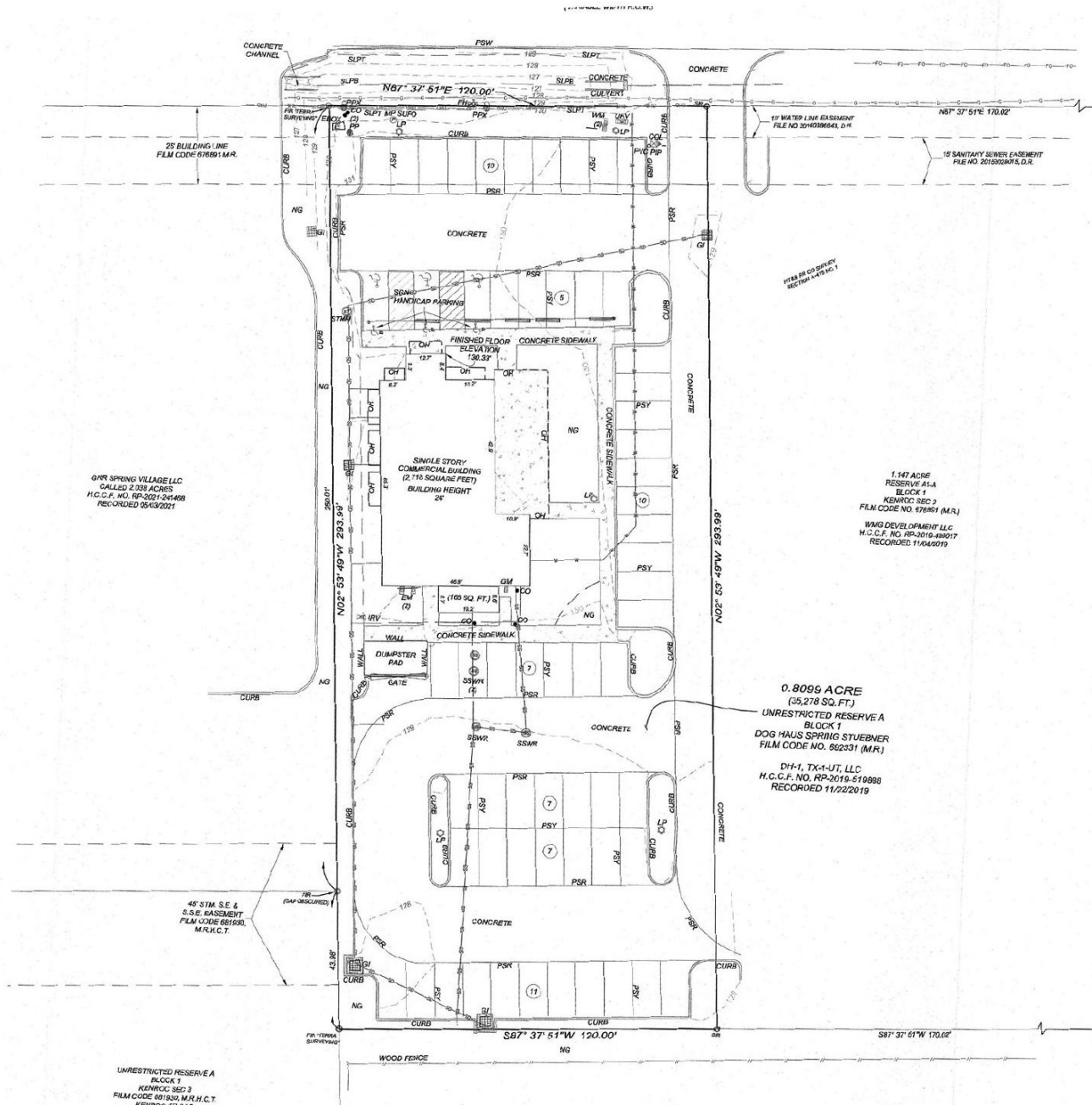


2025 DEMOGRAPHICS 2115 SPRING STUEBNER			
RING	1 - MI	3 - MI	5 - MI
Population	7,312	68,526	254,189
Households	3,274	25,484	93,022
Avg HH Income	—	\$120,741	—
Daytime Empl.	—	—	—

5-MILE TRADE AREA

## 254,189

residents · — avg HH income

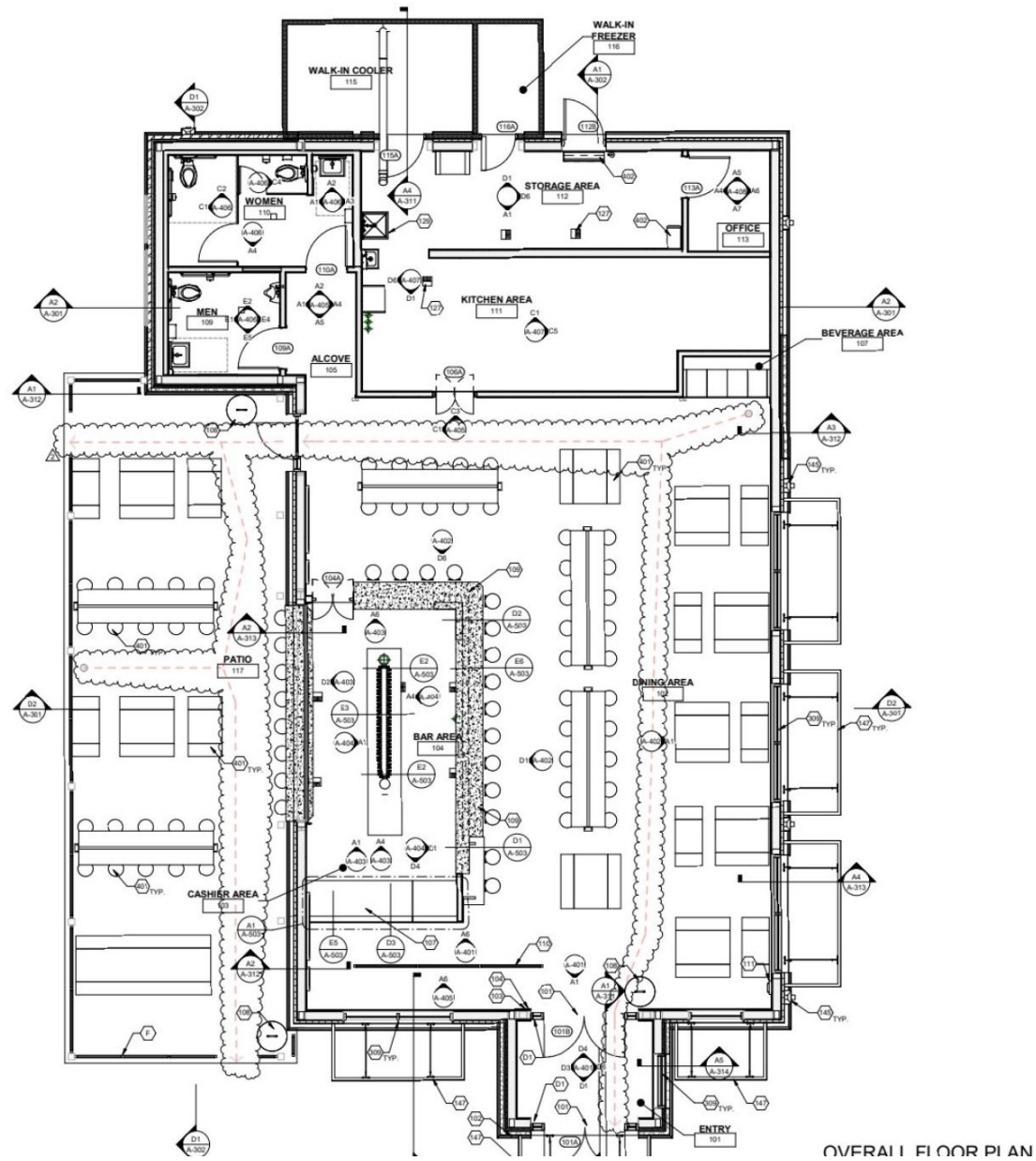


0.99 SPRING VILLAGE LLC  
CALLED 2.083 ACRES  
H.C.C.F. NO. RP-2021-241488  
RECORDED 05/18/2021

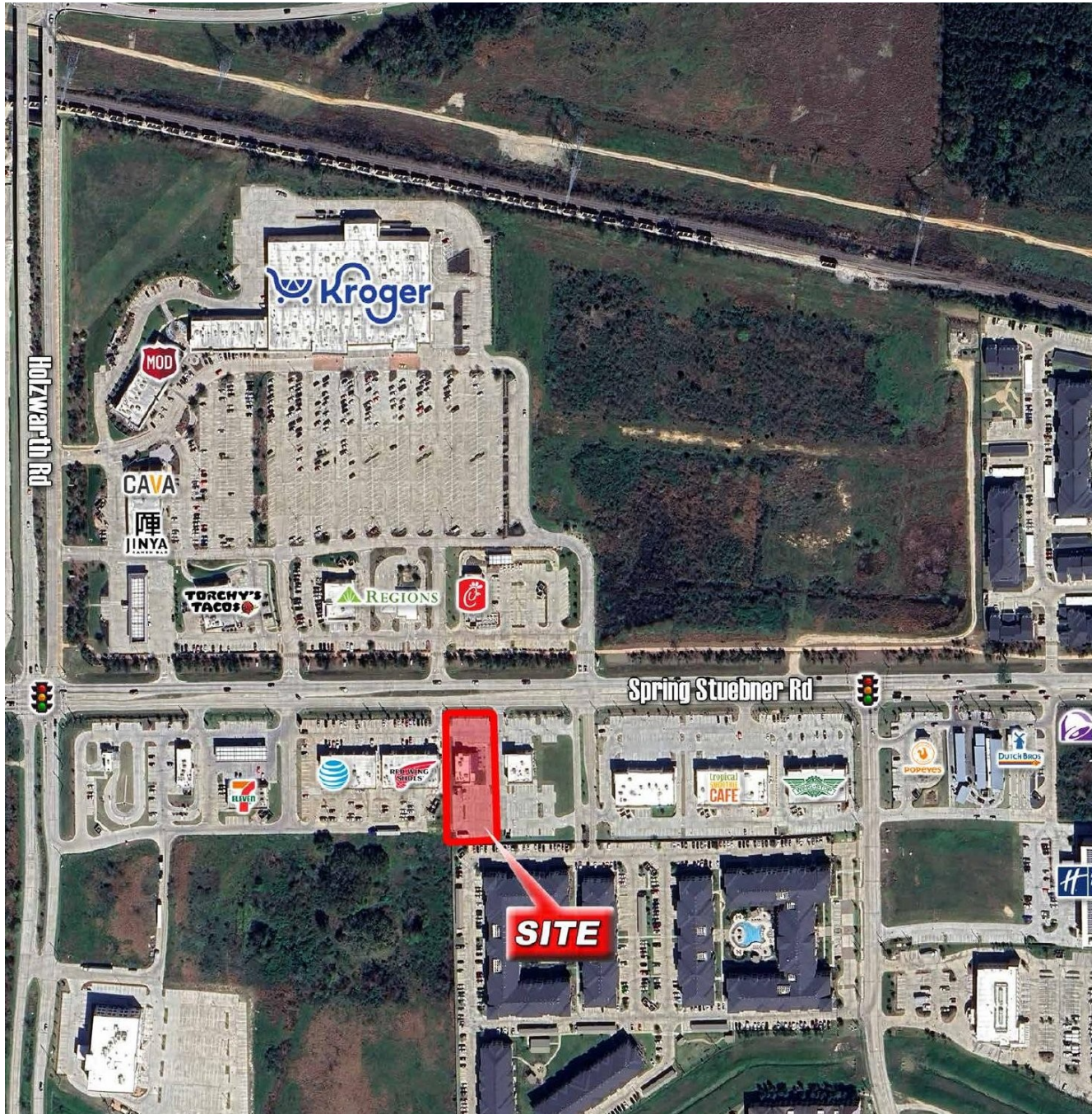
1.147 ACRE  
RESERVE A-1-A  
BLOCK 1  
KENROD SEC 2  
FILM CODE NO. 578951 (M.R.)  
WMS DEVELOPMENT LLC  
H.C.C.F. NO. RP-2016-480217  
RECORDED 11/04/2019

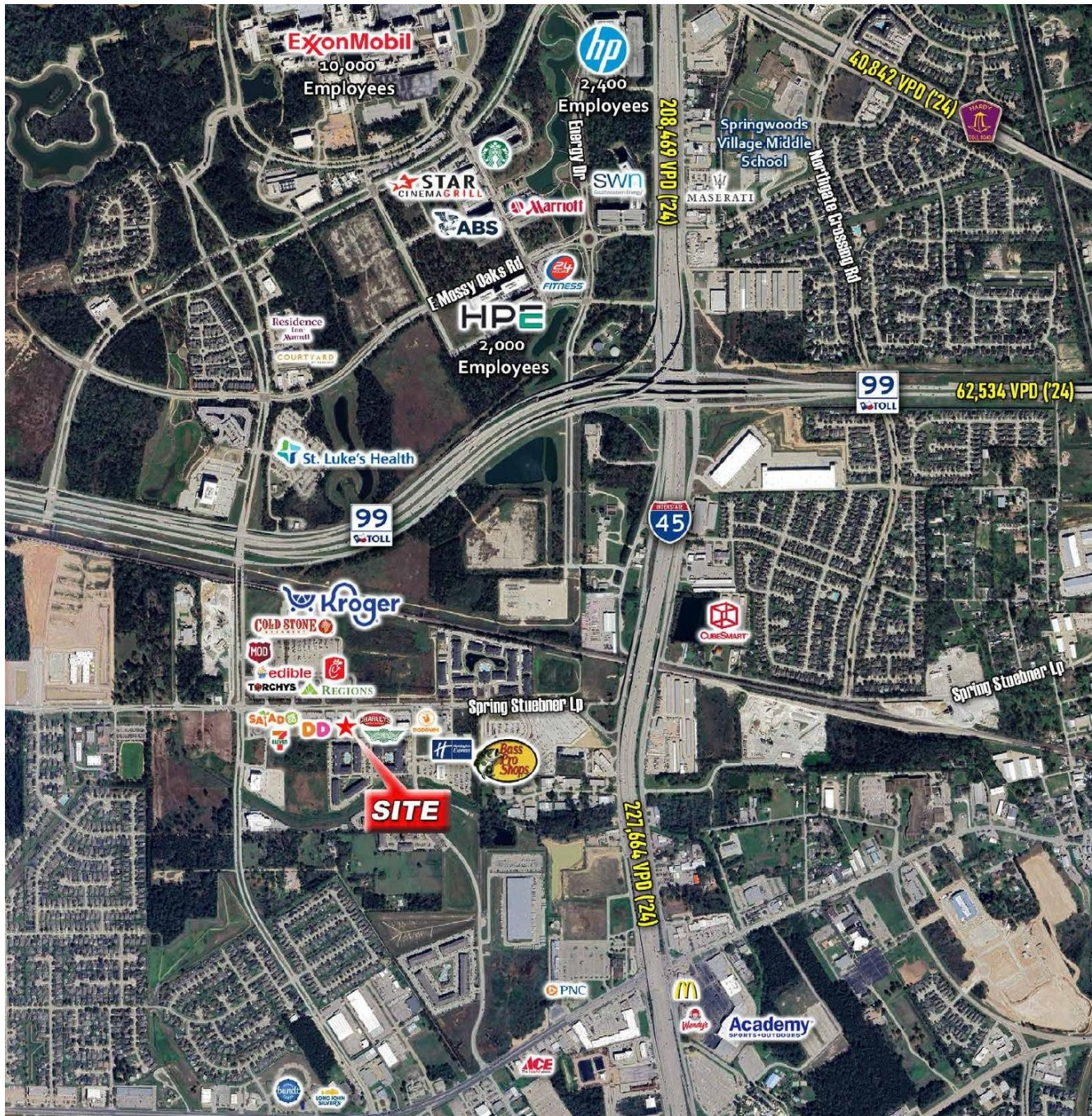
0.8099 ACRE  
(35,278 SQ. FT.)  
UNRESTRICTED RESERVE A  
BLOCK 1  
DOG HAUS SPRING STUEBNER  
FILM CODE NO. 682331 (M.R.)  
D/H-1, TX-1-UT, LLC  
H.C.C.F. NO. RP-2016-519888  
RECORDED 11/22/2019

UNRESTRICTED RESERVE A  
BLOCK 1  
KENROD SEC 2  
FILM CODE 681930, M.R. H.C.T.  
RECORDED 05/18/2021









SECTION · LEASING TEAM

# Leasing *Team*

All leasing inquiries regarding 2115 Spring Stuebner are directed to the Shadowood Realty Partners advisory team.



## Taki Dallis

PRINCIPAL

Twenty-plus years in commercial real estate finance and brokerage. Previously at Hewlett-Packard (66M SF global portfolio liaison) and Daikin Corporation (financial lead on their 4M SF North American headquarters). Has executed 1.5M+ SF of leasing and \$500M+ in transactions across Texas and the Southwest, with major shopping center assignments including Palms Crossing, Acadiana Mall, Westgate Mall, and Southpark Mall. MBA Finance (Honors) — Texas A&M.

- D** 713.614.8116
- E** Taki@ShadowoodRP.com
- L** TX Broker · TREC #560896



## Michael Moulton

VICE PRESIDENT

Started in commercial real estate in 2015 at Clay Albers Properties. Joined Weingarten Realty Investors in 2020 as a member of the Central Region leasing team overseeing ~4M SF. Joined Shadowood Realty Partners in 2023 as VP leading the Texas portfolio. Has executed 1M+ SF of lease transactions. Bachelor's degree — Texas Tech University.

- D** 281.687.7986
- E** michael.moulton@ShadowoodRP.com
- L** TX Salesperson · TREC #673249

### TOUR THE PROPERTY

*Tours of 2115 Spring Stuebner are available by appointment. Please contact the Shadowood Realty Partners advisory team to schedule a site visit or request a custom proposal.*