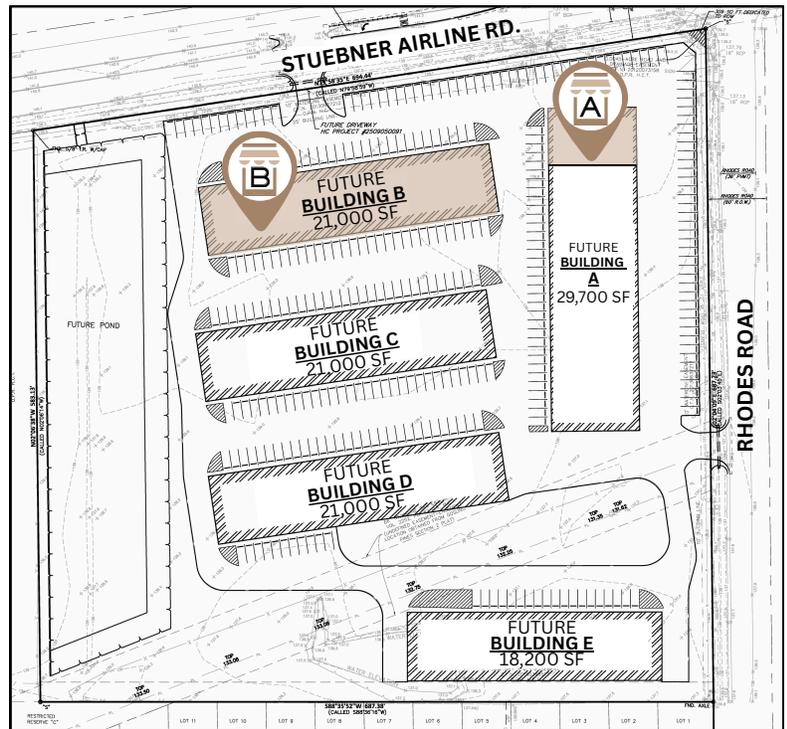


RETAIL



5111 SPRING STUEBNER RD., SPRING, TX 77388



Now pre-leasing high-visibility frontage road retail suites with flexible spaces. Retail suites starting at 1,400 SF (minimum).

Base rents on retail spaces will be \$24.00/SF/YR, plus estimated NNN expenses of \$3.00 per SF per year.

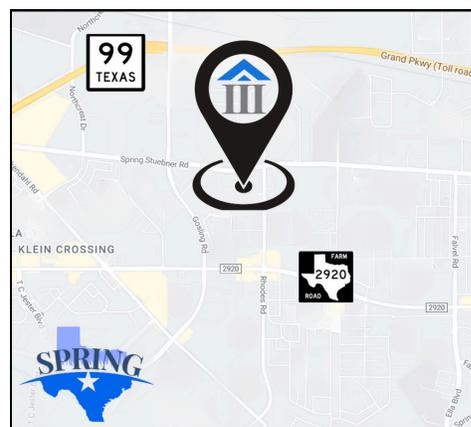
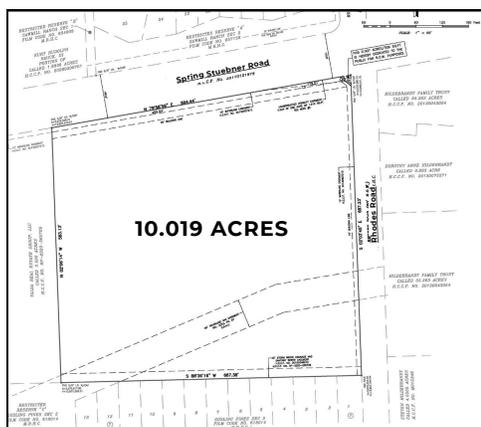
Frontage:

Corner of Spring Stuebner Rd. & Rhodes Rd.

 Retail Available

Coming Soon
Q3 - Q4
2026

NOW PRE-LEASING



 **LEASE:**

Lease Term:

60-months

Lease Rate:

Starting at \$24.00/SF/YR

+NNN expenses at \$3.00 SF/YR

Lease Type:

NNN*

**Triple Net (NNN) fees include your share of property taxes, insurance, and common area maintenance (CAM), such as landscaping, lighting, security, management fees and more.*

 **CAM INCLUDES:**

- Dumpster/Waste Services
- Water
- Exterior Security Lighting
- Exterior 24-Hour Camera Surveillance
- Exterior Professional Pest Control Services
- Exterior Professional Landscaping & Lawn Maintenance
- Quarterly A/C Filter Replacements (for the first year of all leases)
- Two (2) Annual Exterior HVAC Unit Cleanings

 **LOCATION:**

Prime Location:

- Located in the NW Houston (Spring/Klein)
- High-density residential and commercial area
- High traffic exposure supporting strong visibility and access.
- Less than 600 ft from FM 2920
- 1.16 miles from the Grand Parkway (99)
- 3.6 miles from I-45
- 8.3 miles from TX-249
- The Woodlands less than 10 miles away

 **SUITES:**

Property Specifications:

- Power: 3-Phase | 208Y/120V
- ADA-compliant restroom included
- Retail Suites Starting at 1,400 SF (min.)
- TI Allowance

Property Amenities:

- Well-lit throughout the property
- Illuminated pylon signage
- 24/7 video surveillance

CUSTOM SPACES

Third Generation Development, LP.

We Create Retail Spaces Tailored to You!

From expanding storefronts and designing your perfect layout to adding standout features like display windows, accessible entrances, and inviting customer flow, we make your vision a reality.

Enjoy fast floor plan consultations, quick quotes, a wide variety of design and finish options, and seamless permitting and construction services. Call today to schedule your appointment and bring your retail concept to life!



TI Allowance
AVAILABLE!

Customize your space your way—tenant improvement allowance included to help you create the perfect retail environment.

Ask us how today! 

PROPERTY MANAGEMENT & LEASING OFFICE:

Rhodes Meadow Business Park
21631 Rhodes Road, Suite A100
Spring, Texas 77388

 Phone: 281-609-7114 |  Email: office@3rdgd.com

 Web: www.3RDGD.com