

FOR SALE

📍 21613 RHODES RD, SPRING, TX 77388
±10,080 SF FLEX SPACE ON ±1.15 AC

SALE PRICE \$1,950,000

LEASE RATE \$18.50 SF/YR

OPEX EST. \$3.96/YR



JOEL C. ENGLISH
Managing Broker / Principal
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(713) 473-7200

TRACY EDDY
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PROPERTY HIGHLIGHTS



Location

21613 Rhodes Rd.
Spring, TX 77388



Asking Price

For Sale - \$1,950,000

For Lease - \$18.50 SF/YR
OpEx Est. \$3.96/YR



Size

±10,080 SF flex space
on ±1.15 acres

Contact Us

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- **±10,080 SF Freestanding Office Building** – Includes ±5,472 SF Finished Office Space + ±4,608 SF in Shell Condition ready for customization
- **One (1) 10' x 10' Grade-Level Roll-Up Door** for loading or back-of-house access
- **Ample Parking** with 28 Dedicated Spaces – perfect for staff and visitors
- **High-Density Residential Surroundings** provide built-in consumer and workforce base
- **Strong Visibility & Easy Access** from Rhodes Rd with nearby access to Grand Parkway (99), I-45 & FM 2920
- **Modern Construction** with flexible floor plan options to suit a variety of businesses
- **Excellent Owner-User or Investment Opportunity** in one of Spring's most active commercial corridors
- **Surrounded by Retail, Schools, and Master-Planned Communities** – high daytime traffic and population density

EXTERIOR PICTURES



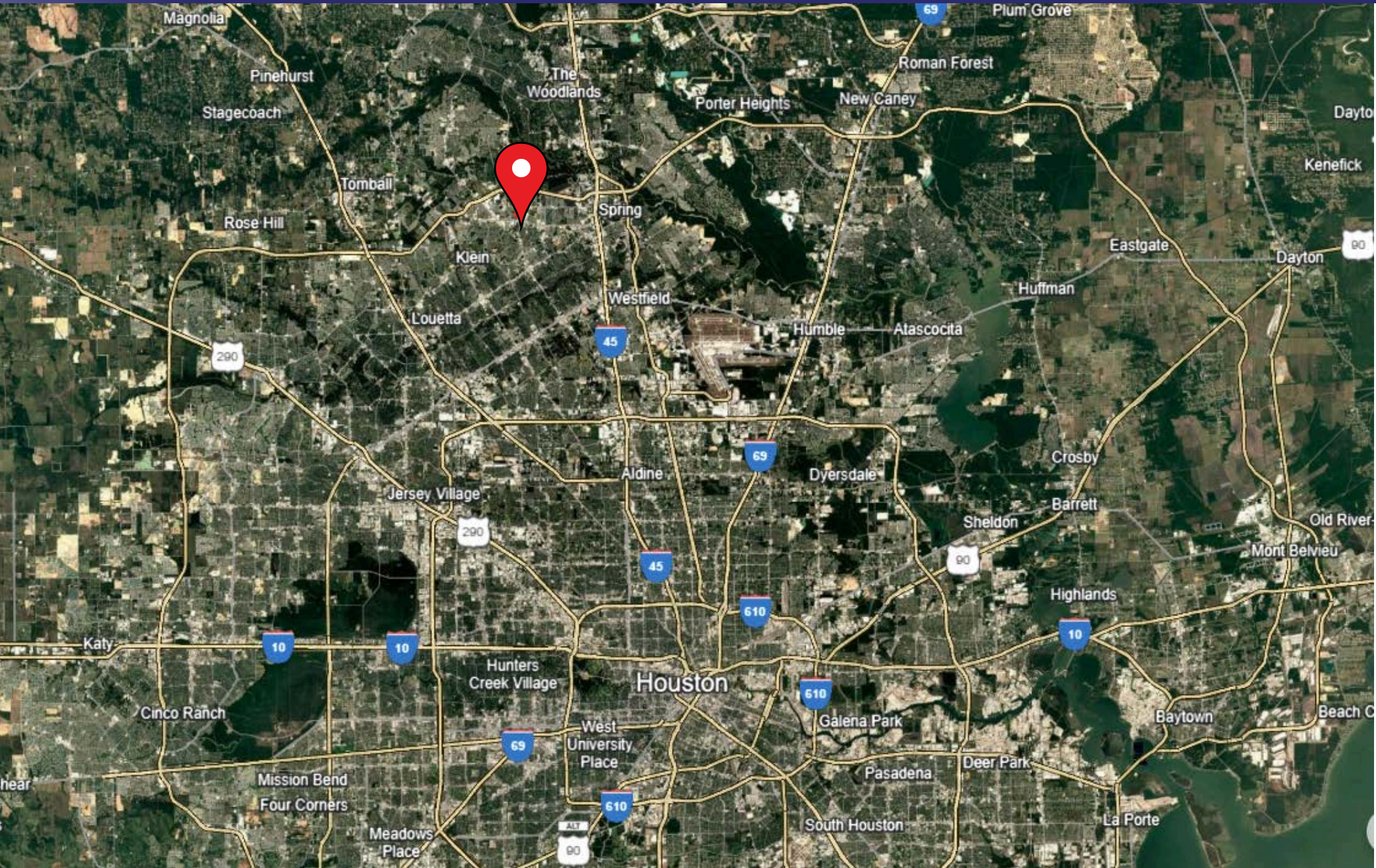
EXTERIOR PICTURES



INTERIOR PICTURES



LOCATION MAP



SITE AERIAL



SITE PLAN



Drawings Prepared By:
Maloney Services
832.257.4619
maloney@maloney.com

For: RHODES BUSINESS VENTURES

RHODES ROAD BUSINESS VENTURES
2103 RHODES ROAD
SPRING, TEXAS 77388

Seal

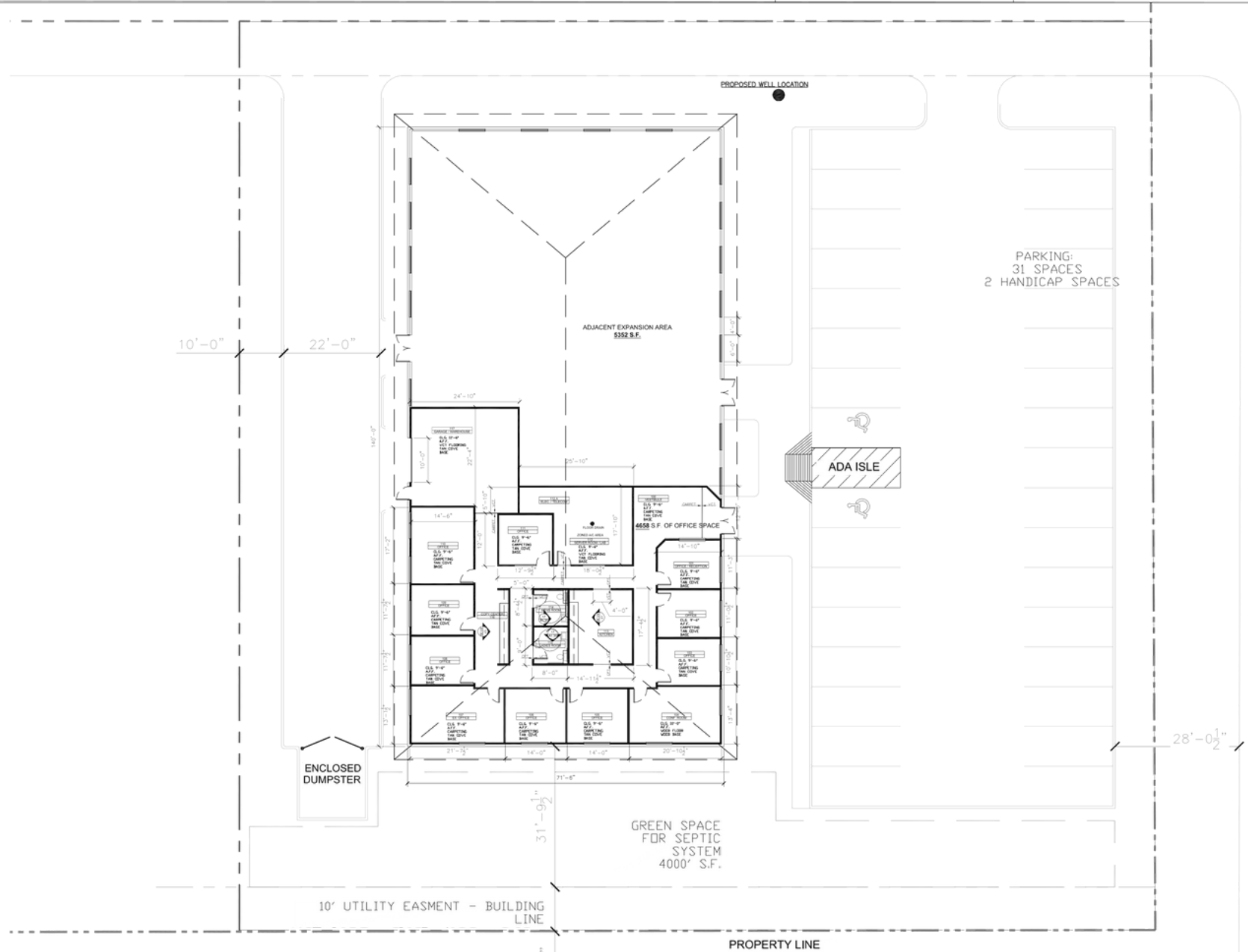
Issue:

Date
03-31-10

Project Number
0910

Sheet Name
CONCEPT
SITE PLAN

Sheet Number
A.110



GENERAL SITE PLAN

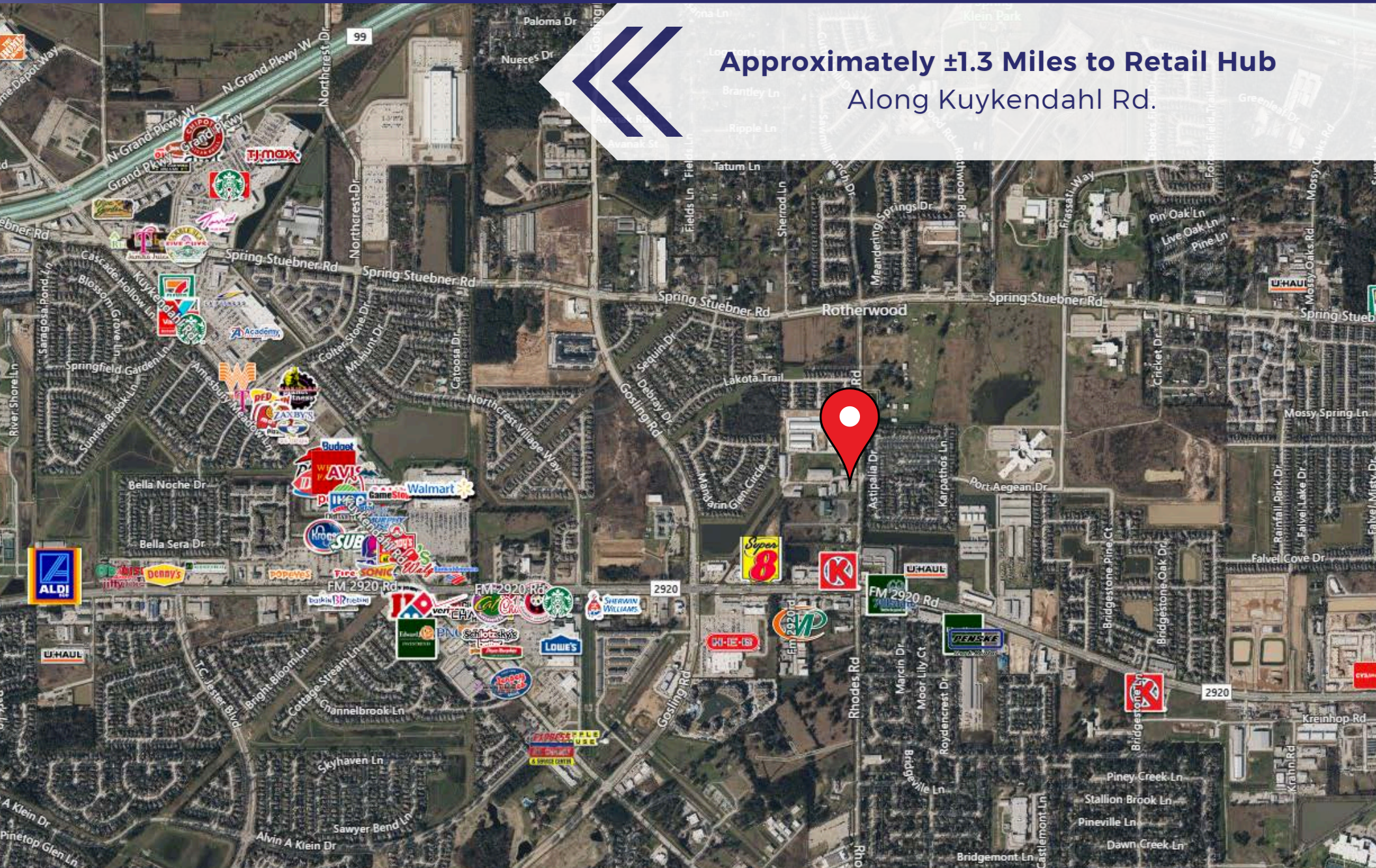
1"=10'-0"

1

MARKET AERIAL



Approximately ± 1.3 Miles to Retail Hub
Along Kuykendahl Rd.



DEMOGRAPHICS



DEMOGRAPHIC SUMMARY

21613 Rhodes Rd, Spring, Texas, 77388

Ring of 3 miles

KEY FACTS

83,897

Population



28,244

Households

36.8

Median Age

\$88,765

Median Disposable Income

EDUCATION

5.4%

No High School Diploma

20.4%

High School Graduate

45.2%

Bachelor's/Grad / Prof Degree

28.9%

Some College/ Associate's Degree

83,897

2023 Total Population (Esri)

INCOME



\$106,436

Median Household Income



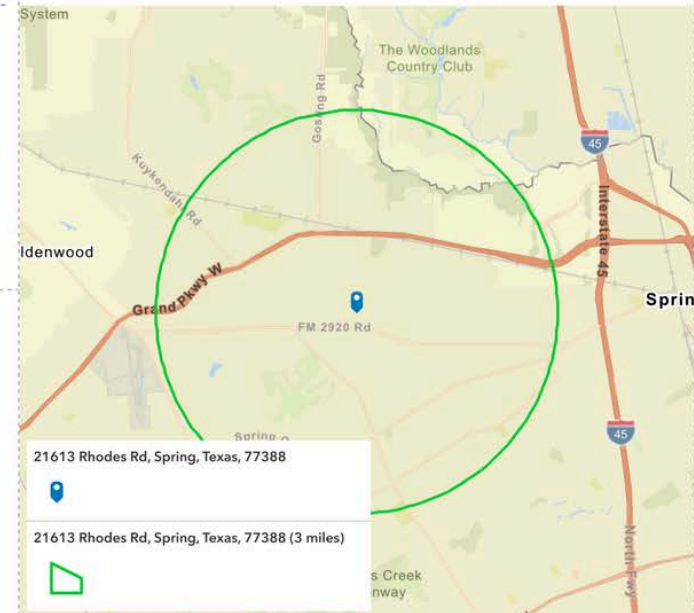
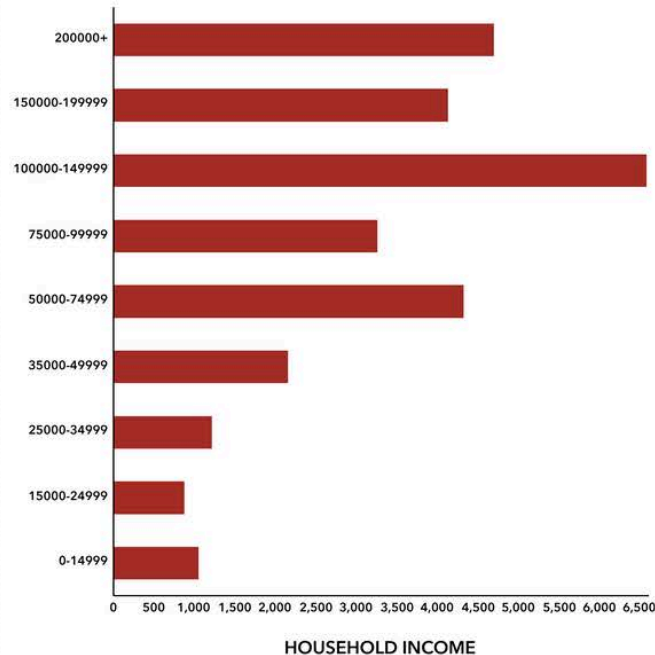
\$45,605

Per Capita Income



\$342,986

Median Net Worth



EMPLOYMENT



White Collar

74.0%



Blue Collar

15.7%



Services

13.4%

4.5%

Unemployment Rate

Source: This infographic contains data provided by Esri (2024, 2029). © 2025 Esri

Full demographic package available upon request.



Information About Brokerage Services

1 1-2 -20 15

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

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 Licensed Broker/Broker Firm Name or License No. Email Phone
 Primary Assumed Business Name

Joel C. English 465800 joel@texascres.com (713) 473-7200
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 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

TAR 2501

IABS 1-0

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