

3,160 SF END CAP

6625 SPRING STUEBNER ROAD, SPRING, TX 77389

MOSELEY

COMMERCIAL
REAL ESTATE



www.mcrehouston.com
(713) 522-4646

3,160 SF
FOR LEASE

PROPERTY INFORMATION

TRAFFIC COUNTS	CPD
KUYKENDAHL NORTH OF SPRING STUEBNER	30,198
KUYKENDAHL NORTH OF SPRING STUEBNER	27,240
SPRING STUEBNER EAST OF KUYKENDAHL	17,532
SPRING STUEBNER WEST OF KUYKENDAHL	7,210

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	9,448	76,325	224,269
AVG. HH INCOME	\$116,182	\$134,035	\$145,530
DAYTIME POPULATION	3,670	17,084	56,657
HOUSEHOLD	2,886	25,594	77,930

NEIGHBORS



LOCATION

6625 SPRING STUEBNER RD
SPRING, TX 77389

PROPERTY NOTES

- 3,160 SF SHELL SPACE
- TENANT ALLOWANCE
- HOBBY LOBBY, ACADEMY AND LA FITNESS SHADOWED CENTER
- LOCATED AT ONE OF THE MAIN ENTRANCES TO GRAND PARKWAY MARKETPLACE II
- LIGHTED INTERSECTION
- EXCELLENT INGRESS & EGRESS

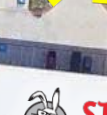
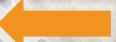
MOSELEY

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REAL ESTATE



SPRING STUEBNER RD.
Spring Stuebner Rd

TO



3,160 SF

5,700 SF



EMLER swim school



KUYKENDAHL RD.
Kuykendahl Rd



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MOSELEY
COMMERCIAL REAL ESTATE

Klein ISD

Grand Pkwy (Toll road)

Grand Pkwy
99

SITE

TX MED Institute

Spring Stuebner Rd

Saragosa Pond Ln

Cascade Hollow Ln
Blossom Grove Ln

Prairie Spring Ln

Colter Stone Dr
Northwest Village Way

Moran Crest Dr

Schaumburg Dr

Catoosa Dr

Beeston Hall Ct

Panera BREAD

Kuykendahl Rd
Northwest Dr

Menor Crest Dr

petco

DOLLAR TREE

Great Clips

IHOP

Fred's STEAKBURGERS

AFFORDABLE DENTURES & IMPLANTS

Capital One

SALLY BEAUTY

McDonald's

OUTBACK STEAKHOUSE AMERICA'S BEST CONTACTS & EYEGLASSES LASH TORRID
WAXING THE CITY jamba REGIONS Olive Garden POTBELLY
orange leaf BUFFALO WILD WINGS MEN'S WEARHOUSE MOD PIZZA
Marble SLAB CREAMERY Jason's deli ROSS DRESS FOR LESS FAMOUS footwear T.J. MAXX
MATTRESS FIRM ULTA BEAUTY T-MOBILE PACIFIC DENTAL SERVICES FIVE BELOW
AT&T carter's PETSMART THE VITAMIN SHOPPE target
CVS pharmacy CHIPOTLE MEXICAN GRILL FIVE GUYS BURGERS and FRIES Michaels
Bath & Body Works maurices Party City Orangetheory FITNESS

planet fitness CHICKEN SALAD CHICK WINGSTOP LA FITNESS
Pizza Hut Valvoline Marco's Pizza Starbucks CINEMARK Red Robin
SMOOTHIE KING Academy SPORTS+OUTDOORS ZAXBY'S HOBBY LOBBY

Full Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 30.0847/-95.5224

6625 Spring Stuebner Rd Spring, TX 77389		1 mi radius	3 mi radius	5 mi radius
Population				
2023 Estimated Population		9,448	76,325	224,269
2028 Projected Population		9,645	79,981	241,408
2020 Census Population		9,739	75,253	219,075
2010 Census Population		4,608	47,401	147,687
Projected Annual Growth 2023 to 2028		0.4%	1.0%	1.5%
Historical Annual Growth 2010 to 2023		8.1%	4.7%	4.0%
Households				
2023 Estimated Households		2,886	25,594	77,930
2028 Projected Households		2,967	26,879	85,200
2020 Census Households		2,941	24,903	74,564
2010 Census Households		1,406	15,392	50,655
Projected Annual Growth 2023 to 2028		0.6%	1.0%	1.9%
Historical Annual Growth 2010 to 2023		8.1%	5.1%	4.1%
Age				
2023 Est. Population Under 10 Years		17.4%	14.6%	14.3%
2023 Est. Population 10 to 19 Years		16.8%	15.3%	15.0%
2023 Est. Population 20 to 29 Years		12.9%	11.2%	11.2%
2023 Est. Population 30 to 44 Years		25.9%	24.2%	23.3%
2023 Est. Population 45 to 59 Years		14.9%	18.1%	18.9%
2023 Est. Population 60 to 74 Years		9.7%	13.2%	13.6%
2023 Est. Population 75 Years or Over		2.4%	3.3%	3.6%
2023 Est. Median Age		30.6	34.8	35.7
Marital Status & Gender				
2023 Est. Male Population		49.6%	49.2%	49.2%
2023 Est. Female Population		50.4%	50.8%	50.8%
2023 Est. Never Married		30.2%	27.0%	27.6%
2023 Est. Now Married		53.7%	57.8%	56.7%
2023 Est. Separated or Divorced		11.2%	10.9%	12.2%
2023 Est. Widowed		4.9%	4.3%	3.6%
Income				
2023 Est. HH Income \$200,000 or More		12.6%	17.2%	20.4%
2023 Est. HH Income \$150,000 to \$199,999		16.5%	12.3%	11.5%
2023 Est. HH Income \$100,000 to \$149,999		23.0%	22.5%	19.9%
2023 Est. HH Income \$75,000 to \$99,999		13.2%	11.5%	11.2%
2023 Est. HH Income \$50,000 to \$74,999		12.8%	13.8%	14.2%
2023 Est. HH Income \$35,000 to \$49,999		6.6%	8.1%	7.7%
2023 Est. HH Income \$25,000 to \$34,999		5.7%	5.4%	5.1%
2023 Est. HH Income \$15,000 to \$24,999		4.8%	3.0%	4.0%
2023 Est. HH Income Under \$15,000		4.7%	6.4%	6.0%
2023 Est. Average Household Income		\$116,182	\$134,035	\$145,530
2023 Est. Median Household Income		\$107,802	\$110,679	\$114,505
2023 Est. Per Capita Income		\$35,490	\$44,951	\$50,585
2023 Est. Total Businesses		610	2,883	9,195
2023 Est. Total Employees		3,670	17,084	56,657

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Race			
2023 Est. White	41.2%	53.2%	54.8%
2023 Est. Black	19.9%	13.5%	12.7%
2023 Est. Asian or Pacific Islander	12.9%	9.0%	8.8%
2023 Est. American Indian or Alaska Native	0.9%	0.9%	0.8%
2023 Est. Other Races	25.2%	23.4%	23.0%
Hispanic			
2023 Est. Hispanic Population	2,977	22,533	64,706
2023 Est. Hispanic Population	31.5%	29.5%	28.9%
2028 Proj. Hispanic Population	31.4%	29.5%	29.0%
2020 Hispanic Population	62.7%	42.5%	38.3%
Education (Adults 25 & Older)			
2023 Est. Adult Population (25 Years or Over)	5,770	49,743	147,251
2023 Est. Elementary (Grade Level 0 to 8)	3.9%	3.6%	3.0%
2023 Est. Some High School (Grade Level 9 to 11)	3.6%	4.0%	3.8%
2023 Est. High School Graduate	20.4%	21.4%	19.6%
2023 Est. Some College	21.5%	19.7%	19.0%
2023 Est. Associate Degree Only	15.6%	9.1%	8.4%
2023 Est. Bachelor Degree Only	23.0%	29.4%	30.7%
2023 Est. Graduate Degree	12.0%	12.7%	15.7%
Housing			
2023 Est. Total Housing Units	2,945	26,396	83,178
2023 Est. Owner-Occupied	50.5%	72.7%	66.2%
2023 Est. Renter-Occupied	47.5%	24.3%	27.5%
2023 Est. Vacant Housing	2.0%	3.0%	6.3%
Homes Built by Year			
2023 Homes Built 2010 or later	39.6%	34.1%	30.0%
2023 Homes Built 2000 to 2009	38.8%	29.7%	25.8%
2023 Homes Built 1990 to 1999	6.1%	8.3%	10.6%
2023 Homes Built 1980 to 1989	3.9%	12.3%	12.6%
2023 Homes Built 1970 to 1979	3.4%	7.7%	10.9%
2023 Homes Built 1960 to 1969	2.5%	2.9%	1.7%
2023 Homes Built 1950 to 1959	0.3%	0.9%	0.9%
2023 Homes Built Before 1949	3.4%	1.1%	1.2%
Home Values			
2023 Home Value \$1,000,000 or More	1.2%	1.5%	2.6%
2023 Home Value \$500,000 to \$999,999	1.9%	7.1%	11.1%
2023 Home Value \$400,000 to \$499,999	1.4%	7.3%	8.8%
2023 Home Value \$300,000 to \$399,999	5.4%	20.1%	19.3%
2023 Home Value \$200,000 to \$299,999	58.1%	38.6%	35.1%
2023 Home Value \$150,000 to \$199,999	24.6%	16.2%	14.3%
2023 Home Value \$100,000 to \$149,999	4.2%	4.4%	4.3%
2023 Home Value \$50,000 to \$99,999	0.9%	1.8%	1.6%
2023 Home Value \$25,000 to \$49,999	0.2%	1.1%	1.3%
2023 Home Value Under \$25,000	2.0%	1.7%	1.6%
2023 Median Home Value	\$224,325	\$269,154	\$302,037
2023 Median Rent	\$1,370	\$1,287	\$1,252

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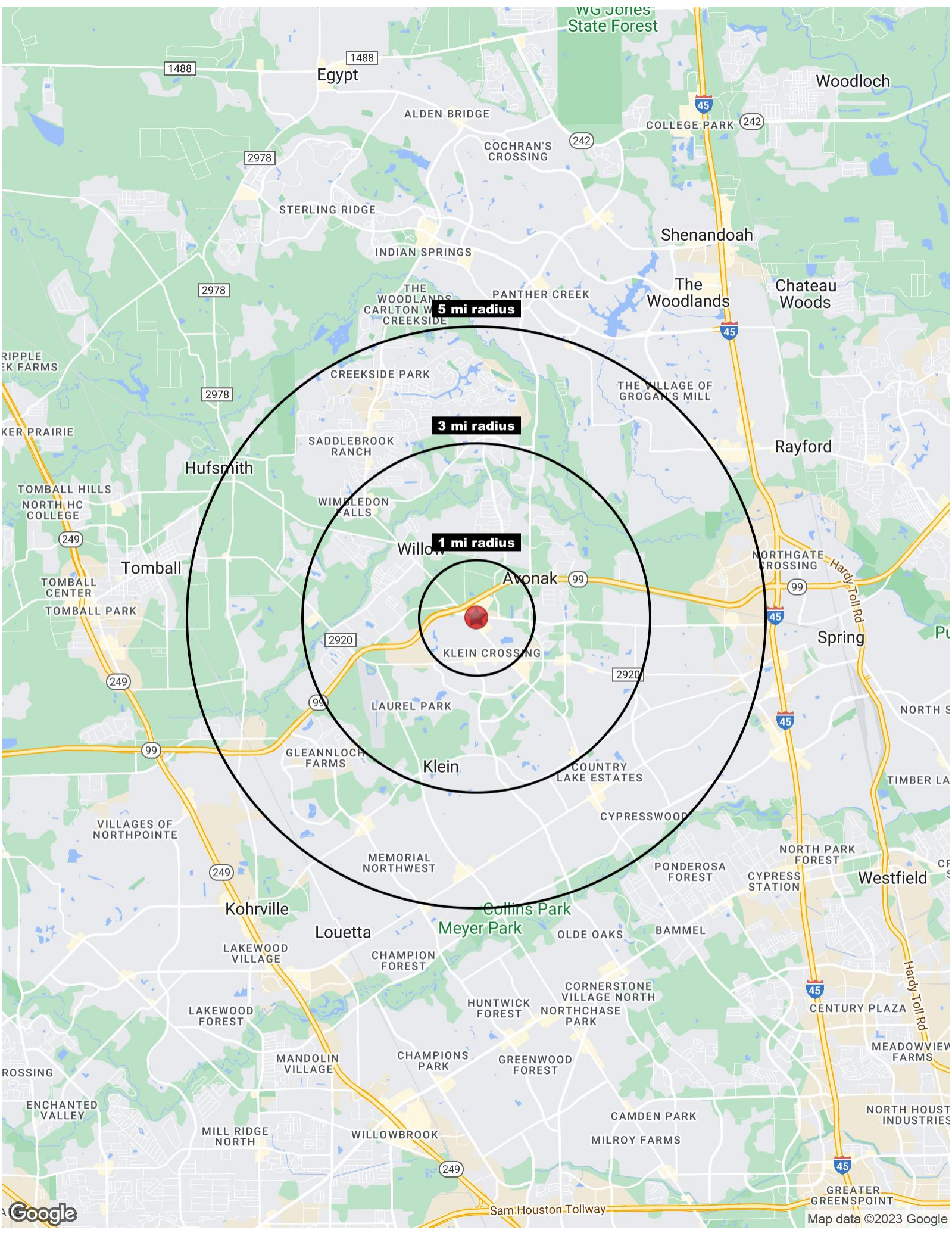


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Labor Force			
2023 Est. Labor Population Age 16 Years or Over	6,762	57,759	170,892
2023 Est. Civilian Employed	75.5%	70.7%	68.3%
2023 Est. Civilian Unemployed	3.0%	2.5%	2.7%
2023 Est. in Armed Forces	-	-	-
2023 Est. not in Labor Force	21.5%	26.8%	29.0%
2023 Labor Force Males	48.4%	48.7%	48.7%
2023 Labor Force Females	51.6%	51.3%	51.3%
Occupation			
2023 Occupation: Population Age 16 Years or Over	5,105	40,857	116,786
2023 Mgmt, Business, & Financial Operations	21.6%	20.9%	21.8%
2023 Professional, Related	25.9%	27.1%	26.9%
2023 Service	13.9%	14.9%	13.1%
2023 Sales, Office	20.5%	20.2%	21.6%
2023 Farming, Fishing, Forestry	-	-	-
2023 Construction, Extraction, Maintenance	9.9%	7.5%	6.4%
2023 Production, Transport, Material Moving	8.1%	9.3%	10.0%
2023 White Collar Workers	68.1%	68.2%	70.4%
2023 Blue Collar Workers	31.9%	31.8%	29.6%
Transportation to Work			
2023 Drive to Work Alone	77.7%	67.7%	68.0%
2023 Drive to Work in Carpool	8.1%	9.4%	8.7%
2023 Travel to Work by Public Transportation	1.5%	1.5%	1.4%
2023 Drive to Work on Motorcycle	0.2%	0.1%	0.1%
2023 Walk or Bicycle to Work	1.3%	1.4%	1.4%
2023 Other Means	2.3%	1.8%	1.9%
2023 Work at Home	8.8%	18.1%	18.5%
Travel Time			
2023 Travel to Work in 14 Minutes or Less	15.1%	15.3%	15.9%
2023 Travel to Work in 15 to 29 Minutes	37.0%	36.6%	36.2%
2023 Travel to Work in 30 to 59 Minutes	43.5%	39.4%	38.9%
2023 Travel to Work in 60 Minutes or More	4.4%	8.6%	9.0%
2023 Average Travel Time to Work	26.4	27.3	27.6
Consumer Expenditure			
2023 Est. Total Household Expenditure	\$226.64 M	\$2.23 B	\$7.23 B
2023 Est. Apparel	\$8.26 M	\$80.61 M	\$261.94 M
2023 Est. Contributions, Gifts	\$13.25 M	\$135.58 M	\$450.45 M
2023 Est. Education, Reading	\$8.07 M	\$80.38 M	\$267.98 M
2023 Est. Entertainment	\$13.1 M	\$129.64 M	\$421.44 M
2023 Est. Food, Beverages, Tobacco	\$34.43 M	\$336 M	\$1.08 B
2023 Est. Furnishings, Equipment	\$8.09 M	\$80.13 M	\$260.04 M
2023 Est. Health Care, Insurance	\$19.91 M	\$197.94 M	\$637.61 M
2023 Est. Household Operations, Shelter, Utilities	\$72.79 M	\$712.23 M	\$2.31 B
2023 Est. Miscellaneous Expenses	\$4.27 M	\$42.36 M	\$137.46 M
2023 Est. Personal Care	\$3.04 M	\$29.89 M	\$96.67 M
2023 Est. Transportation	\$41.43 M	\$405.7 M	\$1.31 B

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5 mi radius

3 mi radius

1 mi radius



Information About Brokerage Services

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.

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