



ROTHWOOD BUSINESS PARK

4804 SPRING STUEBNER ROAD, SPRING, TEXAS 77389

For More Information:



OSCAR MARTINEZ

C: 715.579.2906

O: 281.651.4898

oscar@mhwre.com



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MHW

PROPERTY SUMMARY

Welcome to 4804 Spring Stuebner Road, a new retail development designed to meet the needs of a flourishing community in Spring, Texas. Situated in the heart of a high-growth area near major corporate hubs like the ExxonMobil campus, this location offers a remarkable opportunity for retail businesses aiming to capitalize on the area's dynamic expansion.

Property Features:

Size and Capacity: Offering flexible spaces ranging from 1,500 to 12,076 square feet within a total lot size of 66,500 square feet.

Accessibility: Located at the northeast corner of a signalized intersection on a four-lane road, providing excellent visibility and easy access.

Parking and Convenience: Features 44 dedicated parking spaces, ensuring ample room for customer and employee parking. Nearby Amenities and Infrastructure:

Educational Institutions: Just one block away from Frassati Catholic High School, and close to several newly built Klein ISD schools, driving family traffic and enhancing community ties.

Residential and Recreational Proximity: Adjacent to popular residential areas such as McKenzie Park and Sawmill Ranch, and near Rothwood Baseball Park, creating a steady influx of local customers.

Road Access: Perfectly positioned between Kuykendahl Road and Gosling with quick access to the Grand Parkway, facilitating customer reach from various directions.



OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,500 - 12,076 SF
Lot Size:	66,500 SF
Building Size:	12,076 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,003	26,797	58,000
Total Population	8,702	78,349	229,560
Average HH Income	\$114,591	\$118,876	\$122,485

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ADDITIONAL PHOTOS



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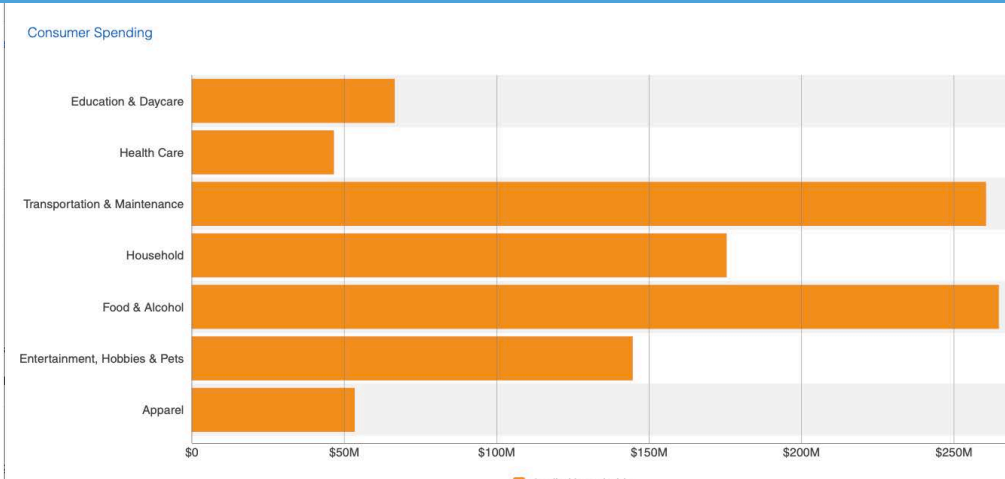
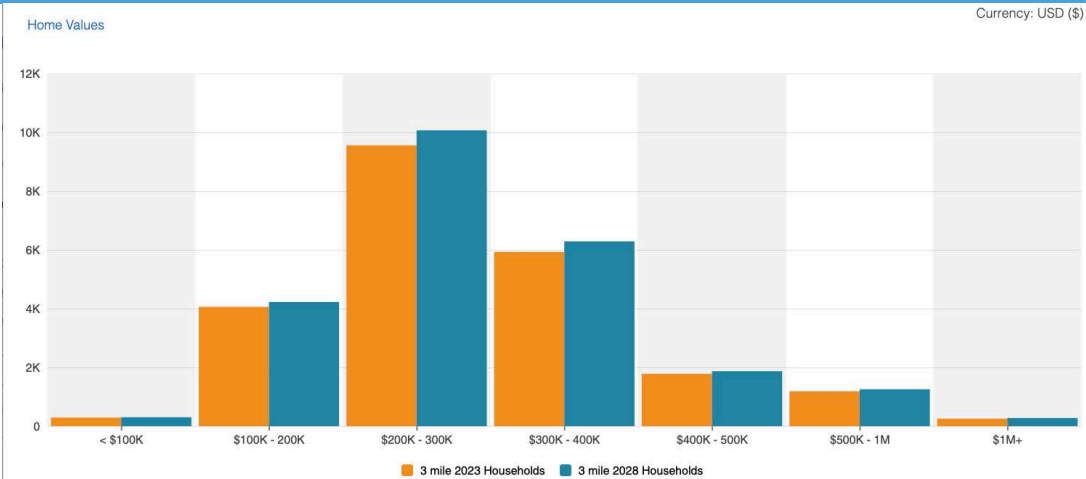


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Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Rhodes Rd	FM 2920 Rd S	5,042	2022	0.64 mi
Spring Stuebner Rd	Gosling Rd W	10,591	2022	0.72 mi
Mossy Oaks Rd	Green Leaf N	1,171	2022	0.78 mi
Rothwood Rd	Castlebrook St S	3,053	2022	0.80 mi
Spring Stuebner Road	Bowles Ct S	19,385	2022	0.81 mi
Rhodes Rd	FM 2920 Rd N	5,472	2022	0.82 mi
Spring Stuebner Road	Mossy Oaks Rd W	24,413	2022	0.85 mi
Spring Stuebner Rd	Mossy Oaks Rd W	14,467	2022	0.86 mi
North Grand Parkway West	Lonesome Pine Rd NE	58,791	2022	0.87 mi
Gosling Road	FM 2920 S	13,285	2021	0.90 mi

For More Information:



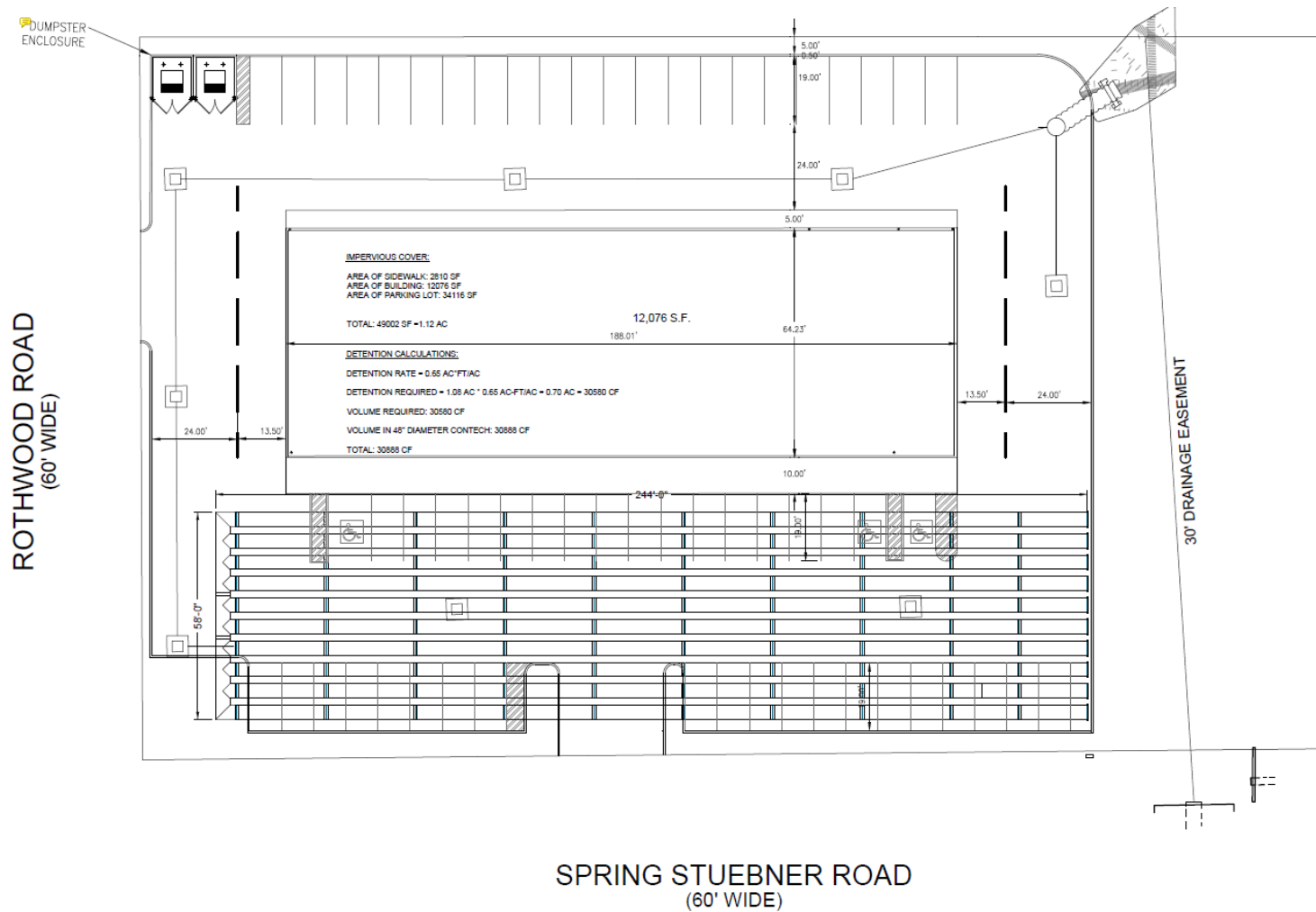
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Information About Brokerage Services

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.

Licensed Broker: MHW BROKERAGE SERVICES, LLC; License No. 9007674;
Email: mhwre.com; Phone: 281.651.4898

Designated Broker of Firm: MICHAEL EVANS; License No. 600350;
Email: mevans@mhwre.com; Phone: 281.651.4898

Licensed Supervisor of Sales Agent: MICHAEL EVANS; License No. 600350;
Email: mevans@mhwre.com; Phone: 281.651.4898

Sales Agent: OSCAR MARTINEZ; License No. 809496;
Email: oscar@mhwre.com; Phone: 281.651.4898