



2319 Rayford Rd, Spring, TX 77386

Undisclosed

Former dental practice

Former dental practice for lease



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Listing Added: 03/17/2026

Listing Updated: 03/17/2026



Building Details

Property Type	Retail	Subtype	end cap
Tenancy	Multiple	Minimum Divisible SqFt	3,000
Max Contiguous SqFt	3,000	Total Building Suites	5
Vacant SqFt	3,000	Class	B
Stories	1	Taxes (cost per SqFt)	\$5.21
Elevators	No	Cross Street	Rayford Road
APN	427737	Submarket	Spring

Building Highlights

Dental professionals and medical practitioners, an exceptional opportunity awaits at 2319 Rayford Road in Spring, Texas. This 3,000-square-foot second-generation dental practice is strategically positioned within the highly trafficked Imperial Oaks Shopping Center, a premier retail destination shadow-anchored by Kroger.

Situated at the northeast corner of Rayford Road and Imperial Oaks Boulevard, the property benefits from exceptional visibility and accessibility in one of the fastest-growing submarkets in the Greater Houston area. The Rayford Road corridor has experienced explosive growth, driven by the expansion of nearby master-planned communities such as Harmony and Woodson's Reserve, as well as the proximity to the ExxonMobil campus and the Grand Parkway (TX-99)

The demographic profile surrounding the property is highly favorable for medical and dental services. Within a three-mile radius, the population exceeds 80,000 residents, supported by a robust median household income of approximately \$116,504

The area has seen a 15 percent increase in population along the Rayford Road corridor between 2010 and 2014, with continued strong growth projections

Traffic counts further underscore the prime nature of this location. Rayford Road sees an impressive 27,503 vehicles per day, while Imperial Oaks Boulevard contributes an additional 4,126 vehicles per day, ensuring a steady stream of potential patients passing the center daily



Building Location (1 Location)



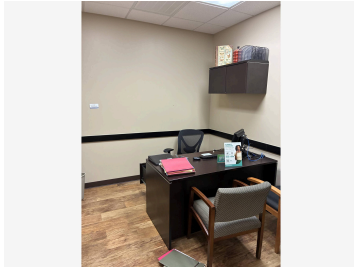
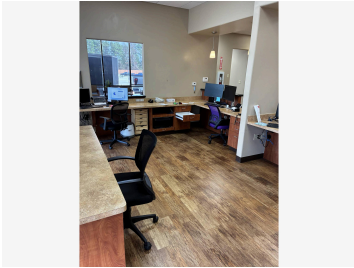
Former dental practice Details

Former +/-3,000 SF dental practice. 6 chairs, 4 X-ray machines, lobby, reception area, private office.

Listing Type	Direct	RSF	3,000 SF
Space Available	3/17/26	Parking	on site
Rate (Per SF)	\$35 / SF / YR	Lease Type	NNN
Lease term	5+ years	Total CAM (Per SF/YR)	\$4.34
Expense Rate (Per SF/YR)	\$6	Total Rate (Per SF/YR)	\$45.34
Total Monthly Rent	\$11,334.6		



Property Photos (6 photos)



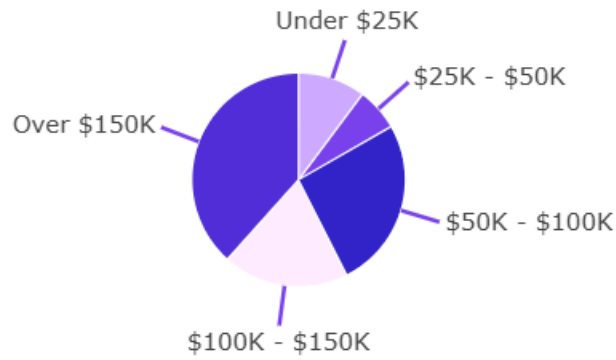
Household Income

\$120.5k

Median Income

\$99.2k
2029 Estimate

↓ **18%**
Growth Rate



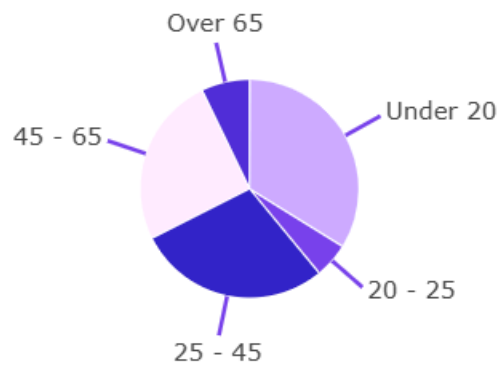
Age Demographics

35

Median Age

36
2029 Estimate

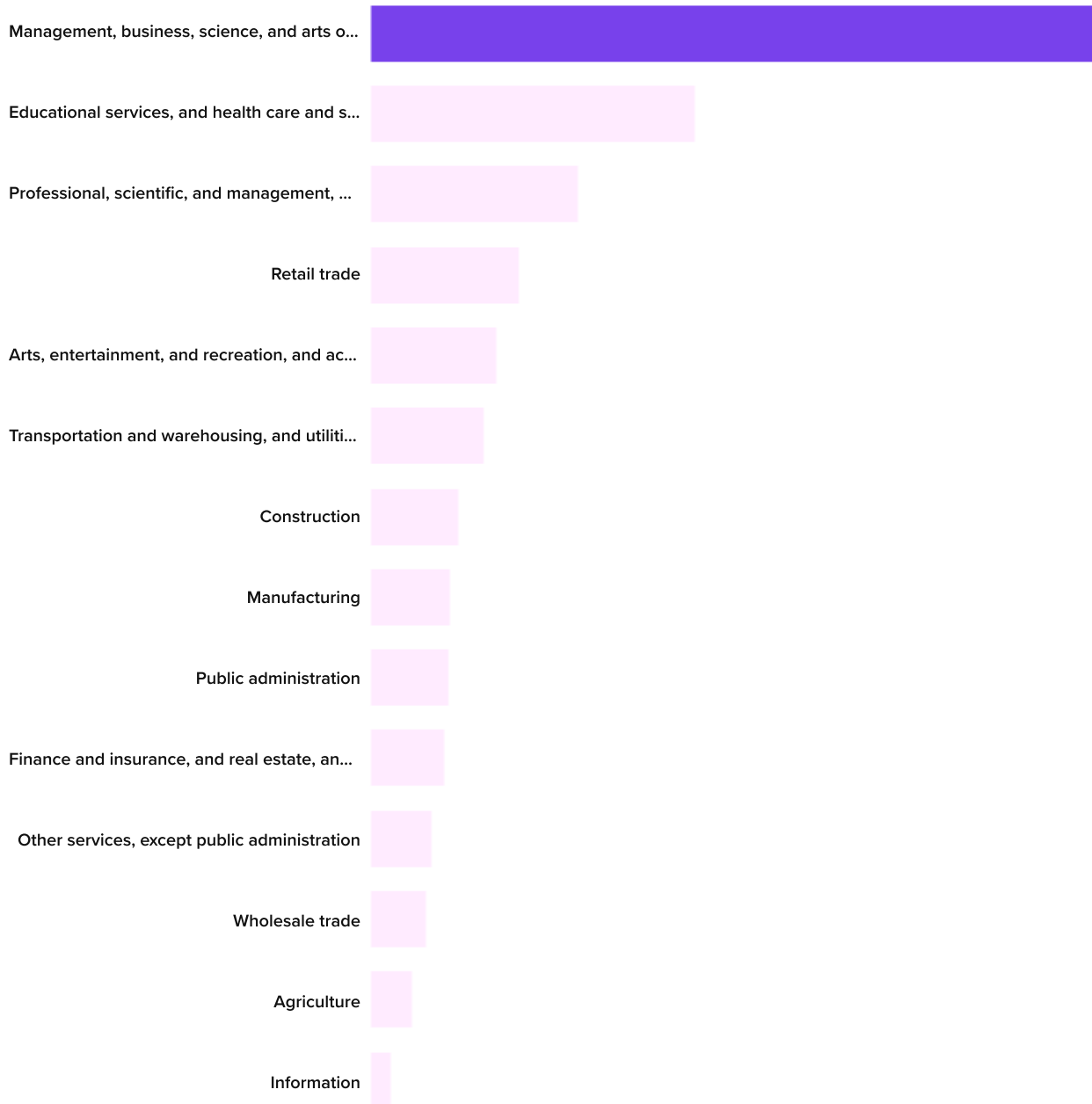
↑ **3%**
Growth Rate



Number of Employees

25.8k

Top Employment Categories



Housing Occupancy Ratio

22:1

43:1 predicted by 2029



Renter to Homeowner Ratio

1:5

1:4 predicted by 2029

