



## 11234 Spring Branch Rd

11234 Spring Branch Rd, Spring Branch, TX 78070



**Matthew Giang**

EXP Commercial

9600 Great Hills Trl, Suite 150W, Austin, TX 78759

[matthew.giang@expcommercial.com](mailto:matthew.giang@expcommercial.com)

(210) 818-2945

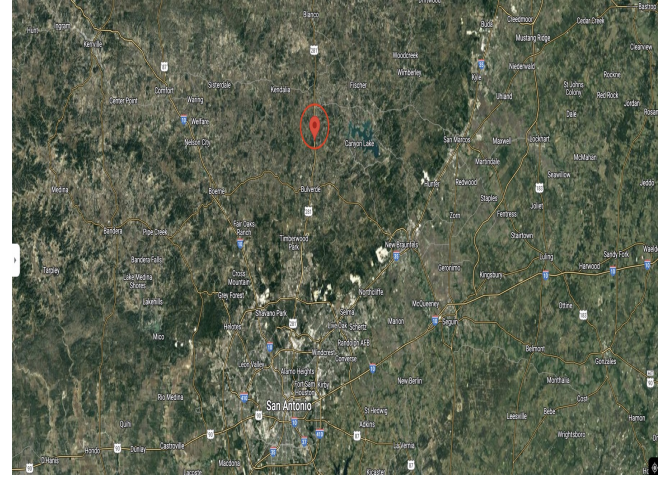


# 11234 Spring Branch Rd

Upon Request

Prime location for Lease/Sale. 5.97 acres in Spring Branch on Hwy 281 with 459 feet of frontage on Hwy 281 and 526 frontage feet on Spring Branch Rd. Excellent visibility along US HWY 281 with 21,846 vpd (2019). Endless opportunity for any business. Reasonable Rental Rate. Investment Opportunity for gas station, retail, or office....

- Heavy Vehicle Traffic
- Growing Area
- Redevelopment Opportunity



Rental Rate:	Upon Request
--------------	--------------

Property Type:	Land
----------------	------

Property Subtype:	Commercial
-------------------	------------

Proposed Use:	Commercial
---------------	------------

Rental Rate Mo:	Upon Request
-----------------	--------------

1

## Space 1

Space Available	259,182 SF
Rental Rate	Upon Request
Date Available	Now



## 11234 Spring Branch Rd, Spring Branch, TX 78070

Prime location for Lease/Sale. 5.97 acres in Spring Branch on Hwy 281 with 459 feet of frontage on Hwy 281 and 526 frontage feet on Spring Branch Rd. Excellent visibility along US HWY 281 with 21,846 vpd (2019). Endless opportunity for any business. Reasonable Rental Rate. Investment Opportunity for gas station, retail, or office.

# Property Photos



Building Photo