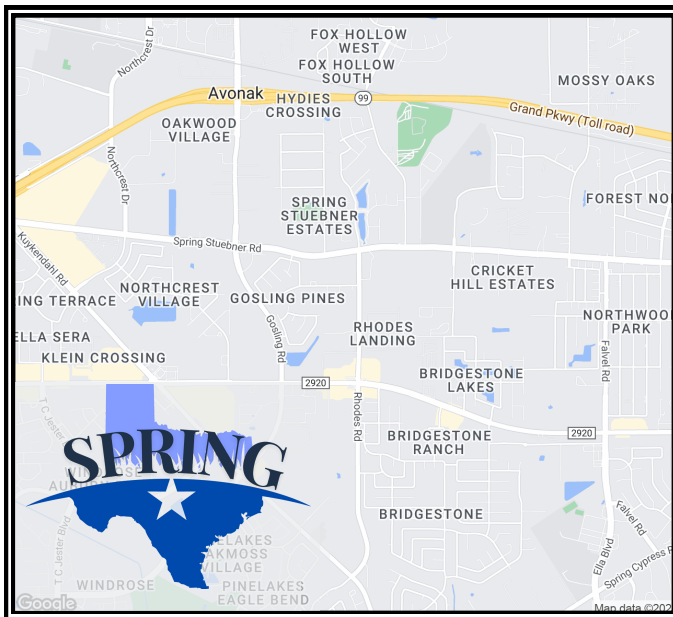


INDUSTRIAL FLEX OFFICE WAREHOUSE



Rhodes Meadow Business Park is a 120,000 SF flex, industrial development. The business park is comprised of six (6) total buildings. The office/warehouse/flex spaces are subdivided into a variety of suite sizes with a minimum square footage of 2,100 SF up to 12,000 SF+. As suites are available, there is opportunity to combine adjacent suites into larger sizes. Third Generation Development offers spec build-outs or customized build-outs.





**Custom Build-Outs
Available!**

PROPERTY INFORMATION

Lease Term:

60-month lease term (min.)

Lease Type:

Modified Gross

Lease Availability:

At the *Rhodes Meadow Business Park*, space is offered in increments of 2,100 SF (min) up to 12,000 SF (max) where applicable; expanding square footage is dependent upon space availability.

This complex is comprised of six (6) office/warehouse buildings. We can accommodate most customized build-out requests in-house.

Lease Rate:

\$1.20/SF/month + \$0.03/SF/month for *additional rents/OPEX

*Additional rents: Monthly rent includes the tenant's proportionate share of water, dumpster, exterior security lighting, and exterior pest control. Tenant is responsible for their interior electric, interior security system, interior pest control and Wi-Fi. All suites are wired for both Comcast and ATT.

LOCATION INFORMATION

Rhodes Meadow Business Park is in an excellent location in the Spring/Klein (North Houston) area. Our location is less than 1/4 mile from F.M. 2920; 1.16 miles from The Grand Parkway (99); 3.6 miles from I-45; 8.3 miles from TX-249; & a short distance to The Woodlands (10 miles).

SITE INFORMATION

Located inside Harris County & Klein ISD in a high-density, residential, & populated area with over 275,000 vehicles per day on I-45 & over 40,000 vehicles per day on F.M. 2920. This business park consists of six (6) buildings totaling 120,000 SF of lease space. This business park is fully-fenced and features an automatic entrance gate with an option to purchase remote control access for convenience. Our park is well-lit, features Pylon signage (illuminated), and features 24/7 video surveillance throughout the property.

SUITE INFORMATION

Power Description: 3-Phase | 208Y/120V

Smallest suite of 2,100 SF, features one 12 x 12 climate-controlled office, and one ADA compliant restroom. Warehouse is not climate controlled and features raw concrete flooring and a 12 x 14 overhead garage door.

Suites are offered in increments of 2,100 SF (min.) at **\$1.20/SF** base rent with **\$0.03/SF** in **Additional Rents** for exterior care and maintenance (\$2,583.00/month for minimum SF).

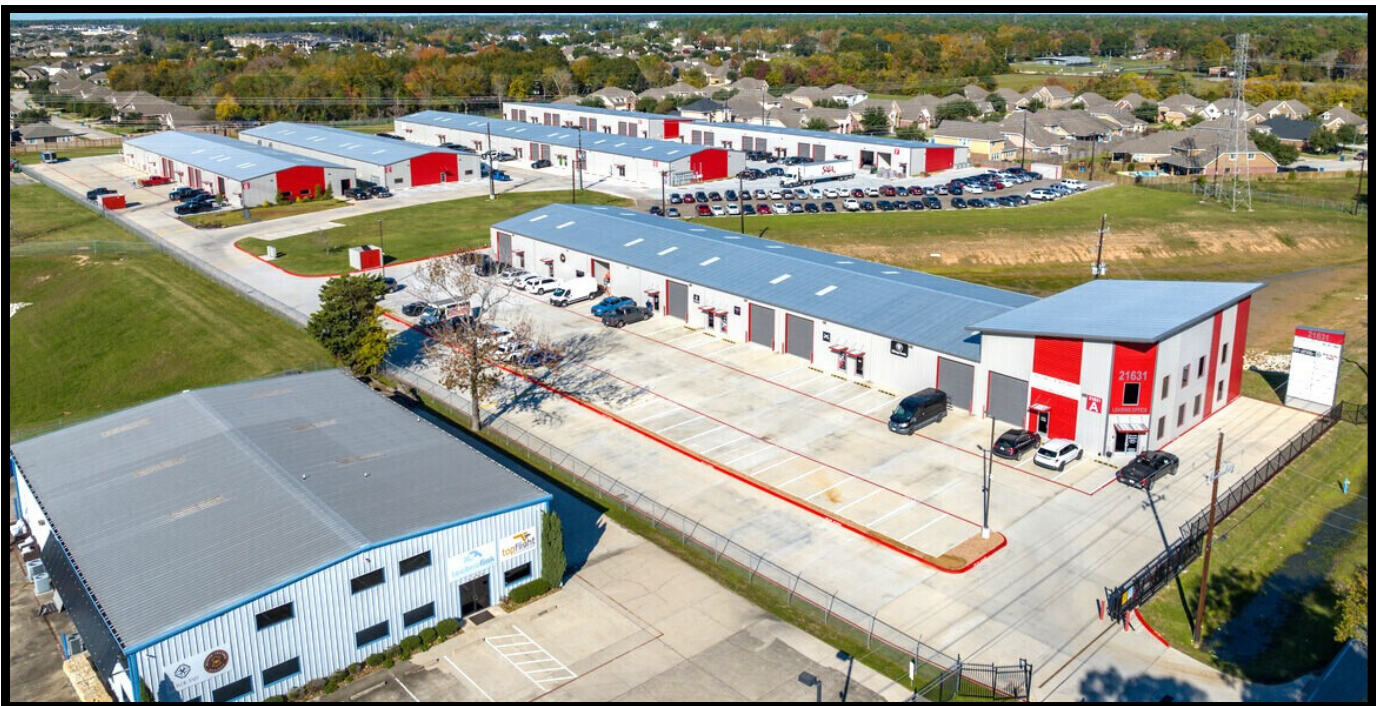
Additional Rents Include:

- Dumpsters
- Water
- Exterior, Professional Pest Control Services
- Exterior Security Lighting
- Exterior, 24-hour Camera Surveillance
- Exterior, Professional Landscaping & Lawn Maintenance
- A/C Filter Replacements

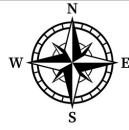
All *Third Generation Development, LP* properties are available for **customized build-out/build-to-suit (BTS)**, and dependent upon space availability, opting for larger SF options are available.

For the minimum 2,100 SF unit, the space will include: 14 x 14 climate-controlled office, and an ADA compliant restroom.

The standard warehouse space is not climate controlled, comes with raw concrete floors and a 12x14 overhead garage door. Joe Palumbo is the property owner and is also the GC and can accommodate most buildout requirements in-house. This is a modified gross lease, and the monthly rent includes the tenant's proportionate share of water, dumpster, exterior security lighting, landscaping/lawn care, AC filter replacement and exterior pest control. Tenant is responsible for their interior electric, security, and Wi-Fi.



SITE PLAN



Rhodes Meadow Business Park

21631 Rhodes Road, Spring, Texas 77388



| BUILDING | SQUARE FEET | YEAR BUILT | UNITS | SUITE SEQUENCE |
|------------|-------------|------------|-------|--------------------|
| Building A | 21,000 SF | 2021 | 6 | Suites A100 - A106 |
| Building B | 18,900 SF | 2022 | 4 | Suites B200 - B204 |
| Building C | 18,900 SF | 2023 | 8 | Suites C300 - C308 |
| Building D | 27,300 SF | 2023 | 10 | Suites D400 - D411 |
| Building E | 16,800 SF | 2023 | 8 | Suites E500 - E507 |
| Building F | 16,800 SF | 2023 | 1 | Suite F600 |



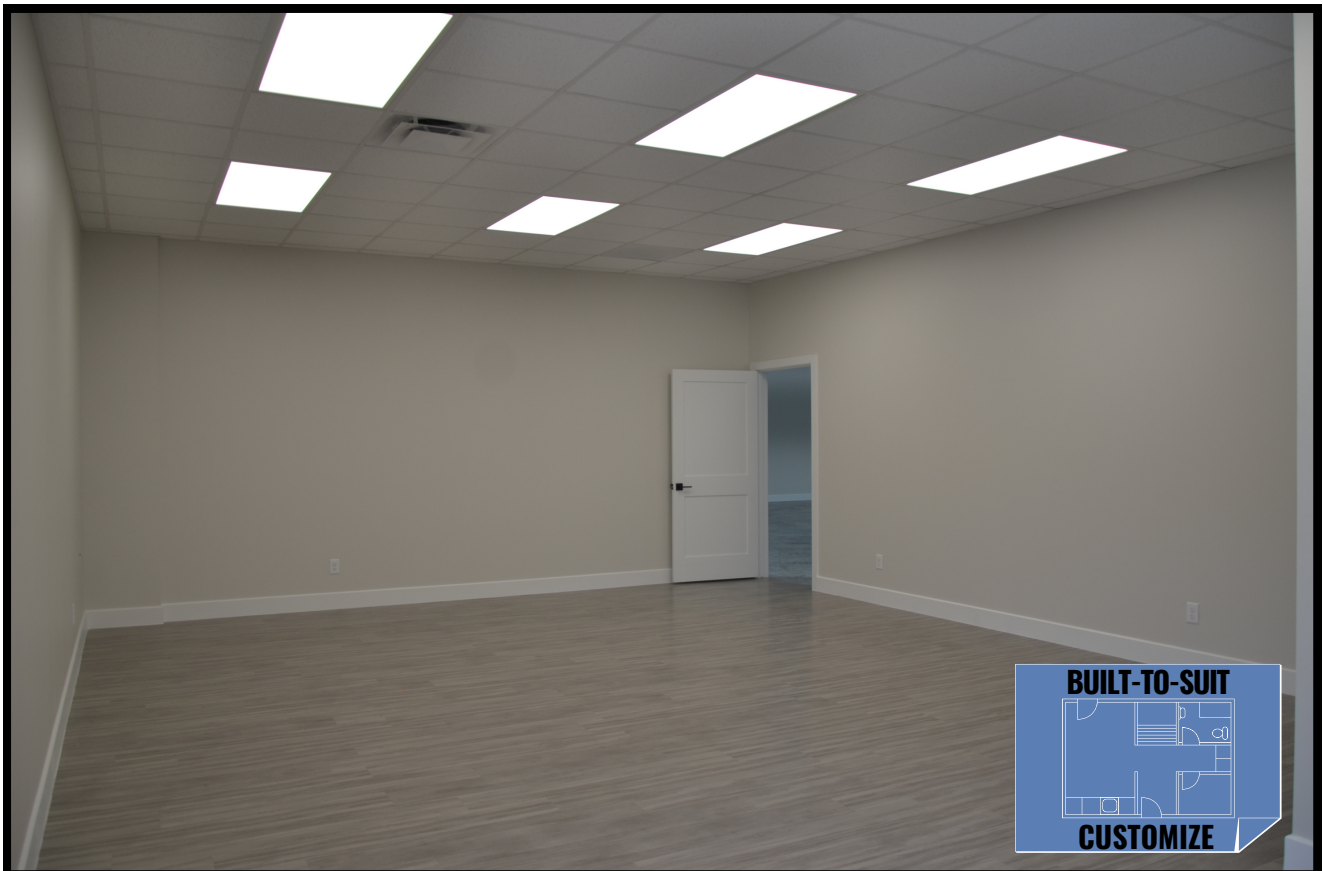
**12 x 14 Overhead
Roll-up Door**



**Custom Build-Outs
Available!**

**Standard:
Raw Concrete Flooring**
Durable & Convenient Maintenance

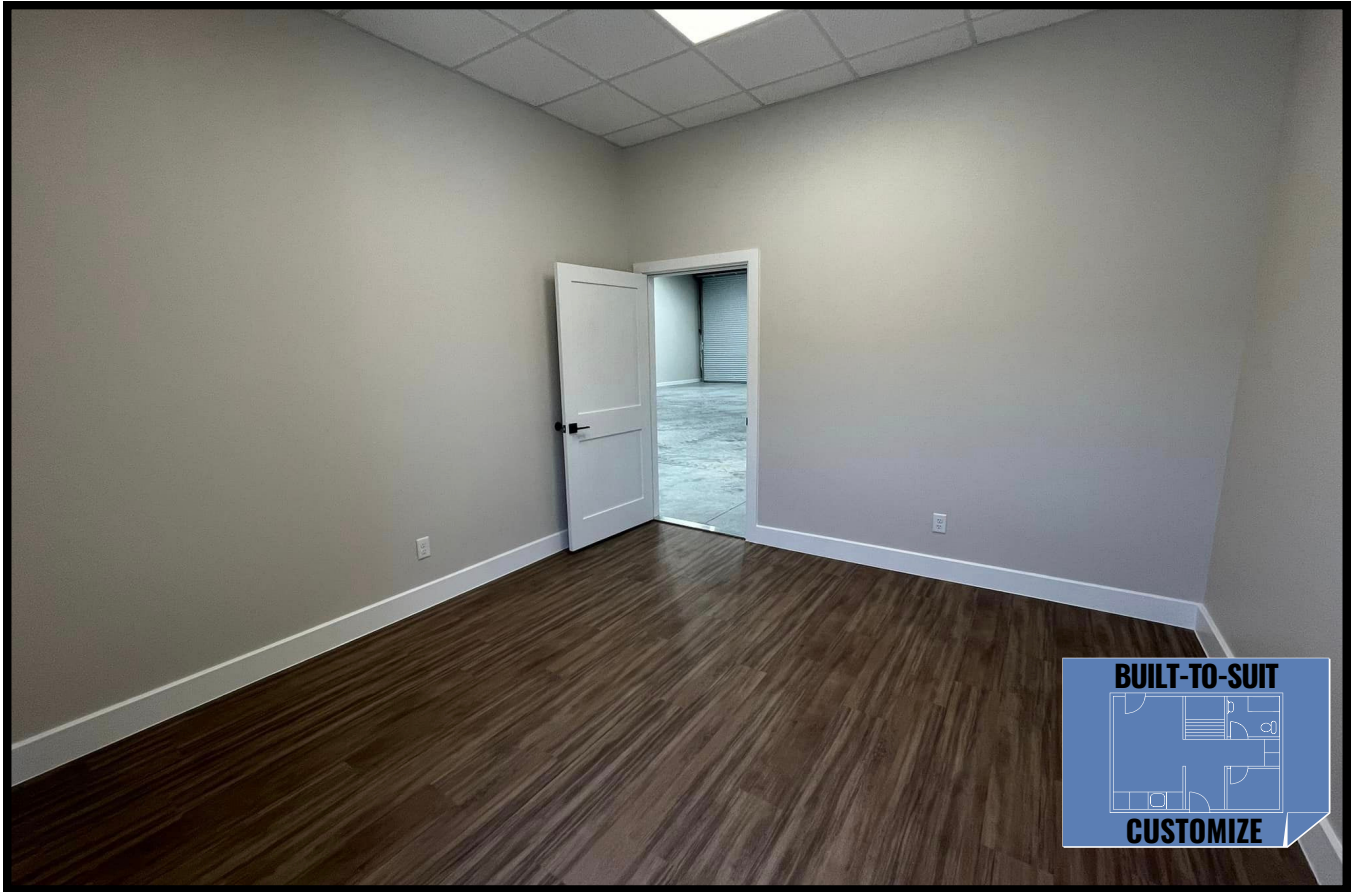


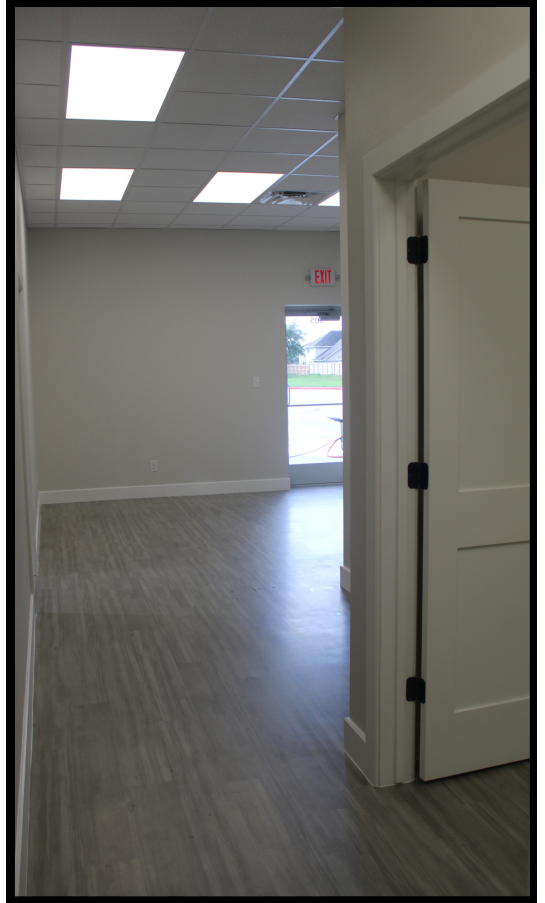






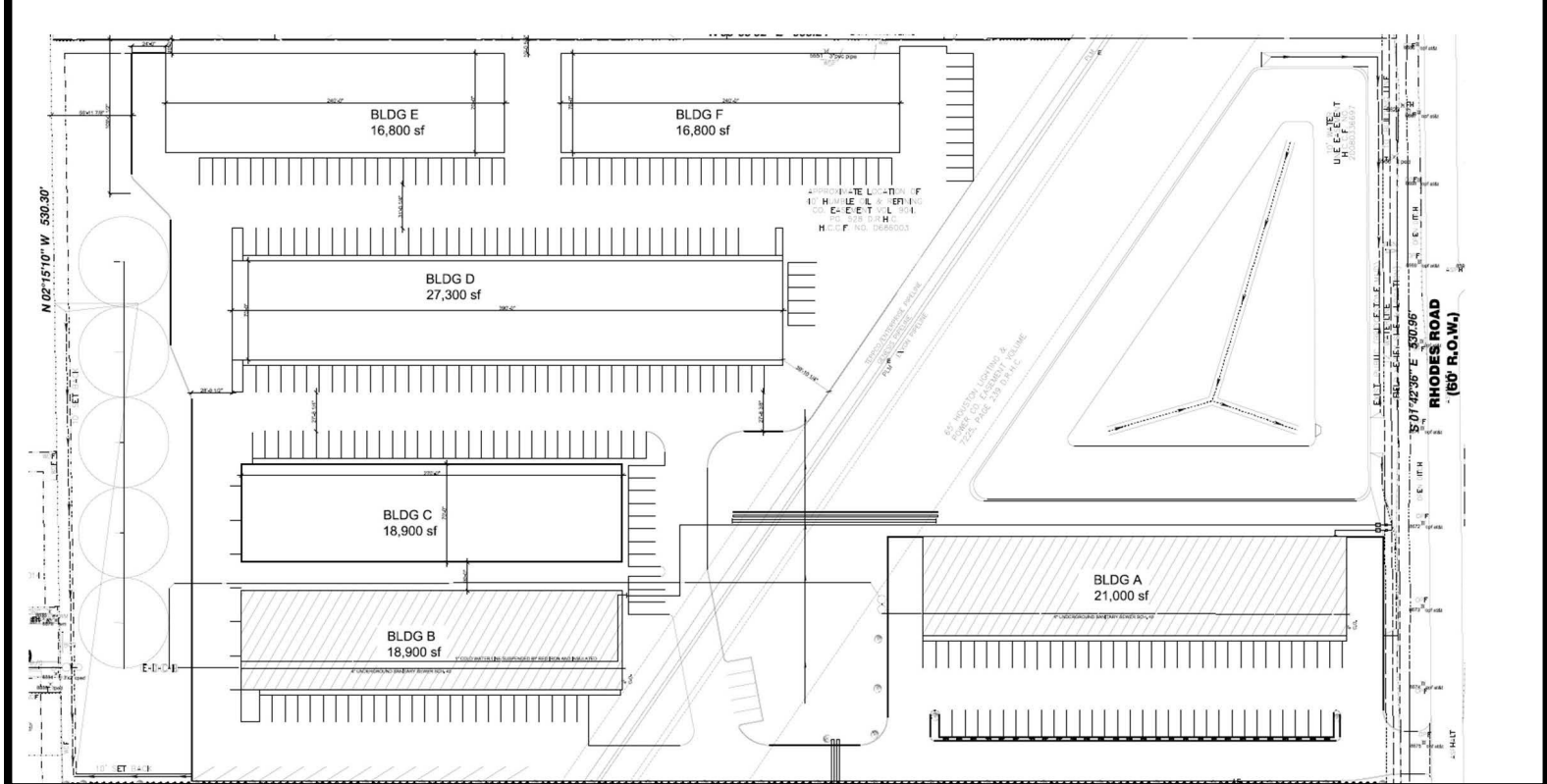




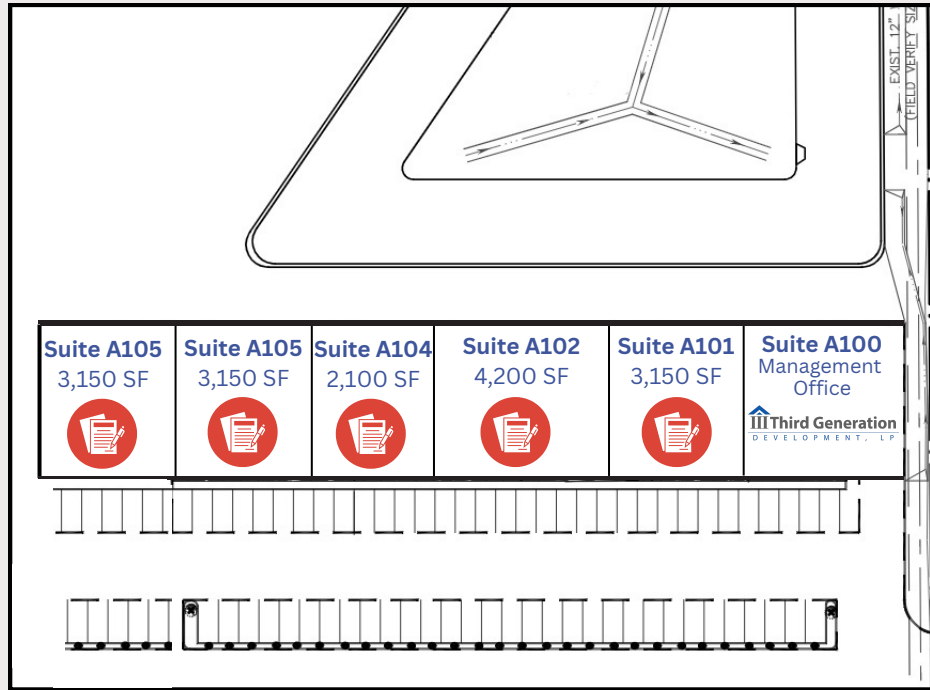




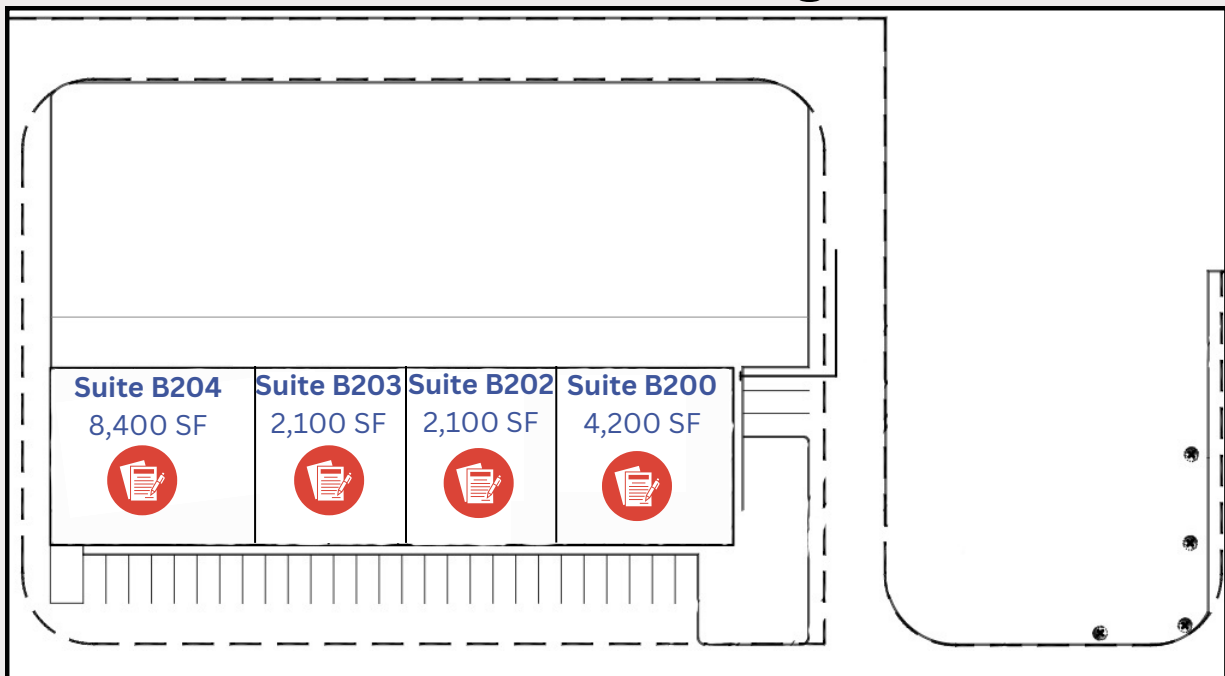
SITE PLAN



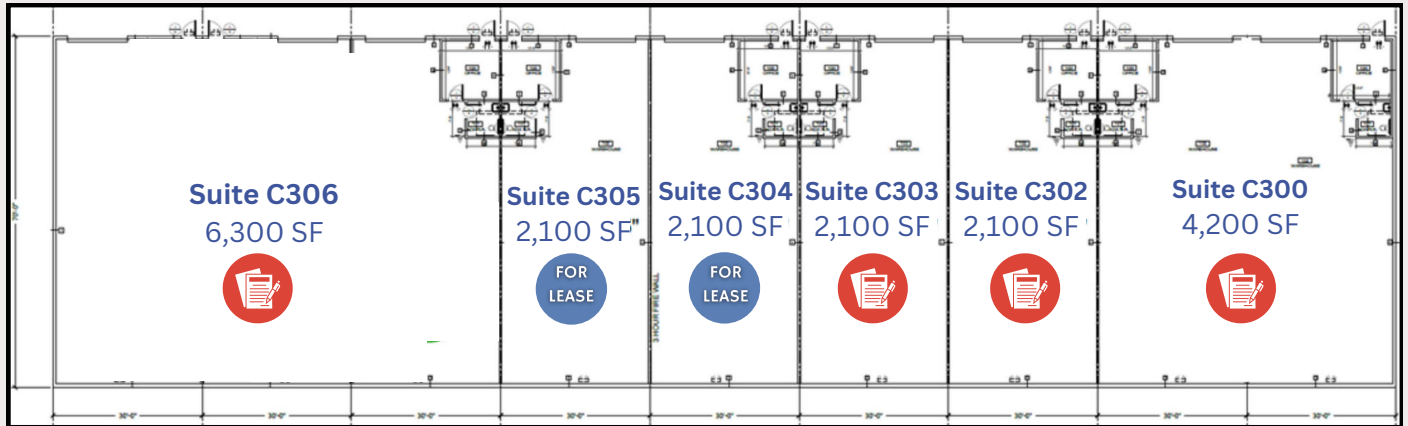
Site Plan- Building A



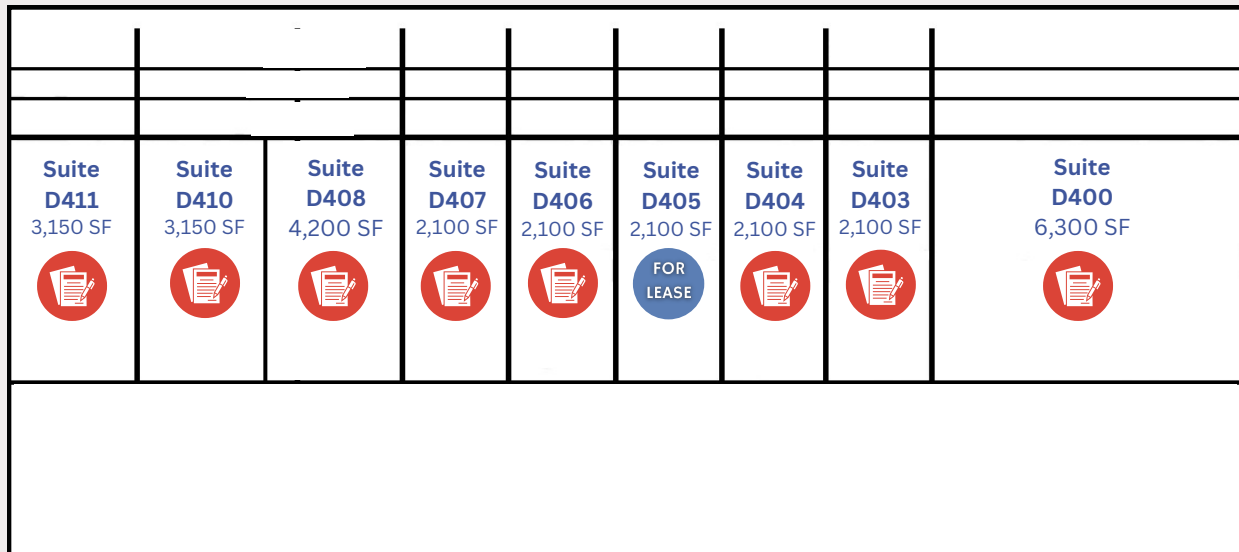
Site Plan- Building B



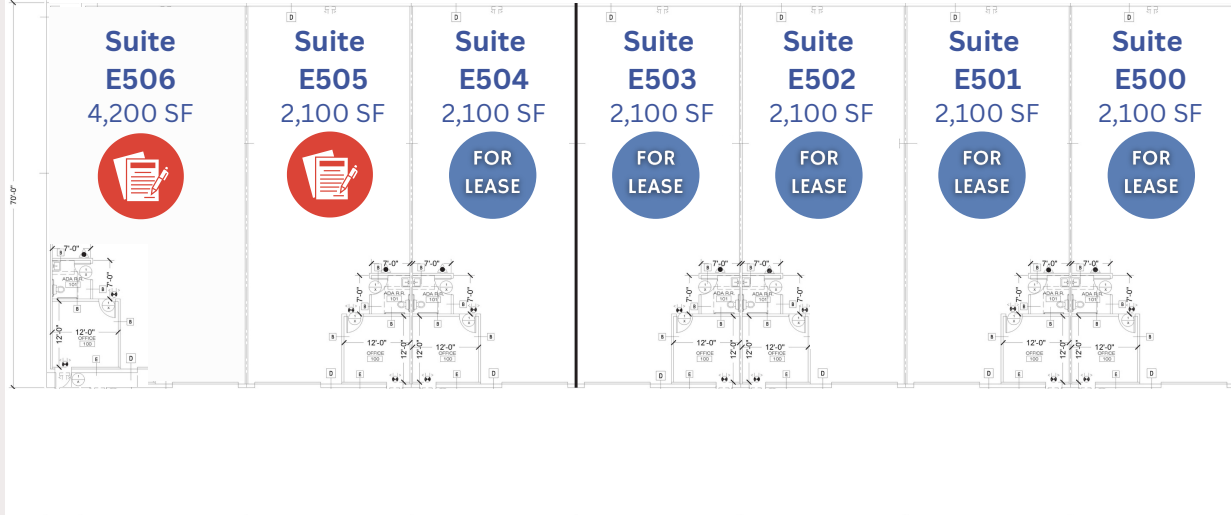
Site Plan- Building C



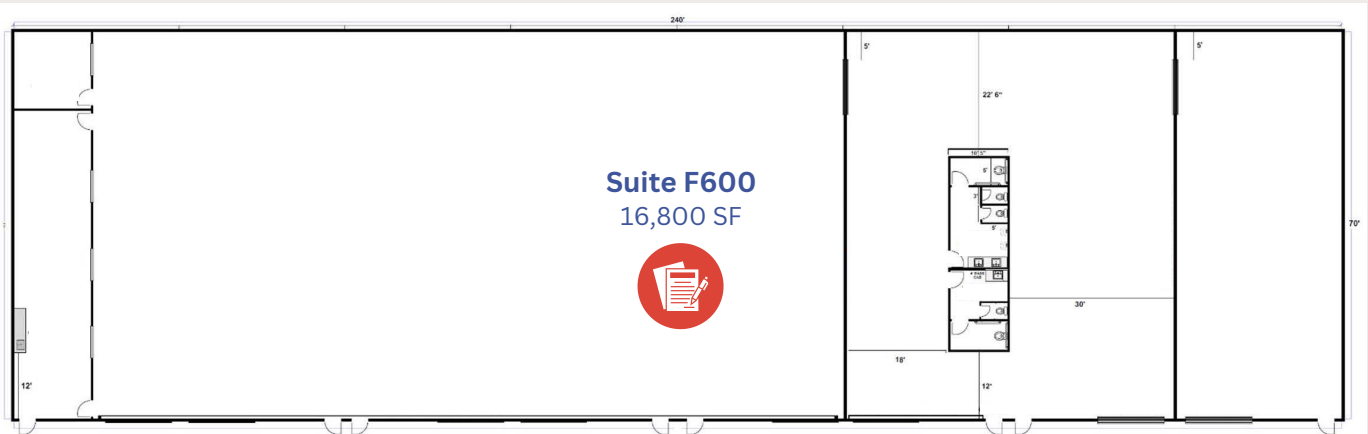
Site Plan- Building D



Site Plan- Building E



Site Plan- Building F



Rhodes Meadow Business Park- City Information Map

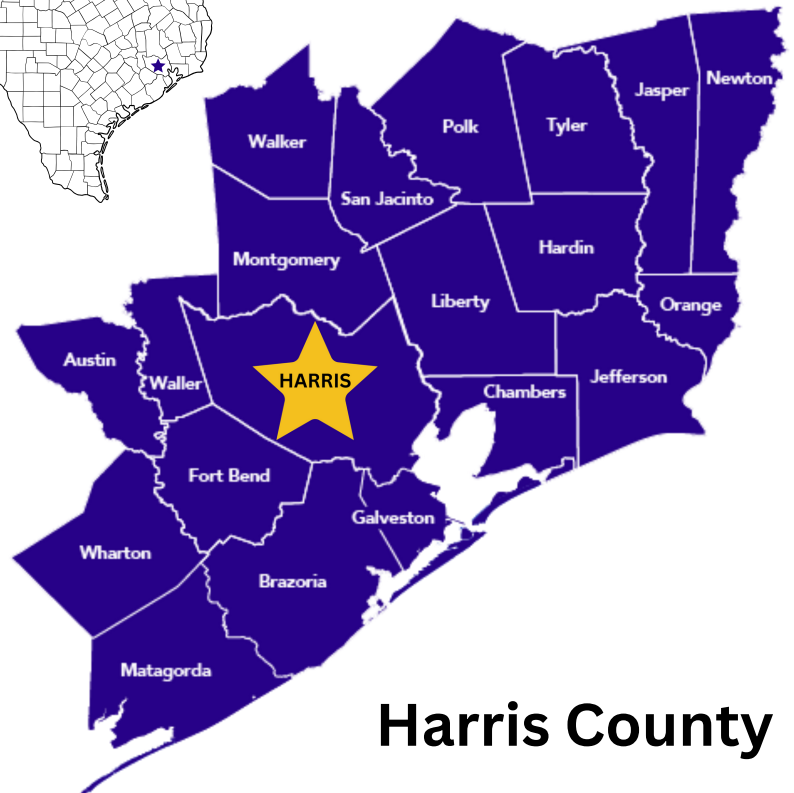
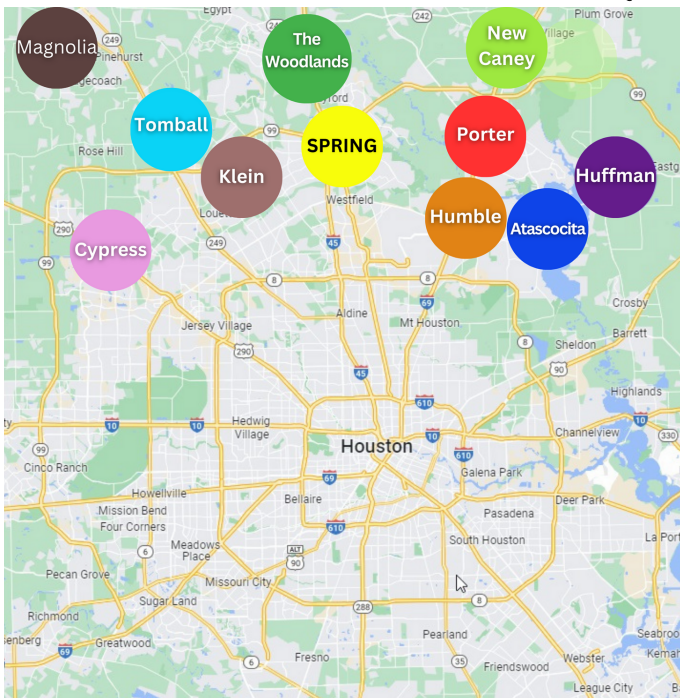
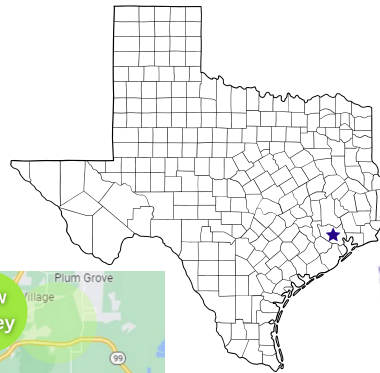
21631 Rhodes Road, Spring, TX 77388

Spring, Texas is a census-designated area within the extraterritorial jurisdiction of Houston- inside of Harris County. According to the 2020 census, Spring has a population of 62,559. Spring is situated approximately 25 miles north of downtown Houston. It covers an area of roughly 23 square miles & is characterized by its big city lifestyle, with a hometown feel.

Over the years, Spring has transformed from a rural community into a thriving suburban area. It offers residents a comfortable suburban lifestyle with a mix of residential neighborhoods, commercial centers with shopping, restaurants, & recreational facilities. Spring is home to various attractions & recreational opportunities such as the *Mercer Arboretum & Botanic Gardens*, Old Town Spring—a historic shopping district with unique shops & restaurants—and various golf courses. Spring hosts several cultural events throughout the year, including festivals, art shows, and live performances. *The Texas Crawfish Festival*, held annually in Old Town Spring, celebrates the local culture with shopping, music, various food vendors (sweet and savory), and most importantly- delicious crawfish cuisine. Additionally, the *Cynthia Woods Mitchell Pavilion*, located nearby in The Woodlands, hosts concerts and other live entertainment events.

The Spring community has experienced significant growth and development in recent years. Spring is now home to Exxonmobil's corporate headquarters. The population has increased as more people choose to settle in the area, attracted by its suburban lifestyle and convenient proximity to both Houston and The Woodlands for employment opportunities and entertainment.

New residential and commercial developments continue to shape the community's landscape. Spring, Texas provides residents with a wide range of amenities and plenty of recreational opportunities while maintaining its unique charm and historical roots.



Harris County



21631 RHODES ROAD SPOTLIGHT VIEW

POINTS OF INTEREST INFORMATION



NEARBY MAJOR AIRPORTS

| | | |
|--|--------------------|-----------------|
| IAH - George Bush Intercontinental Airport | Estimated 22 miles | 25 - 28 minutes |
| HOU - William P. Hobby Airport | Estimated 35 miles | 48 - 50 minutes |



NEARBY HIGHWAYS

| | | |
|--|--------------------|-----------------|
| State Highway 99/Grand Parkway (SH 99) | Estimated 3 miles | 8 - 10 minutes |
| Interstate 45 (I-45) | Estimated 13 miles | 15 - 20 minutes |
| State Highway 249 (SH 249) | Estimated 14 miles | 15 - 20 minutes |
| Hardy Toll Road | Estimated 15 miles | 15 - 20 minutes |



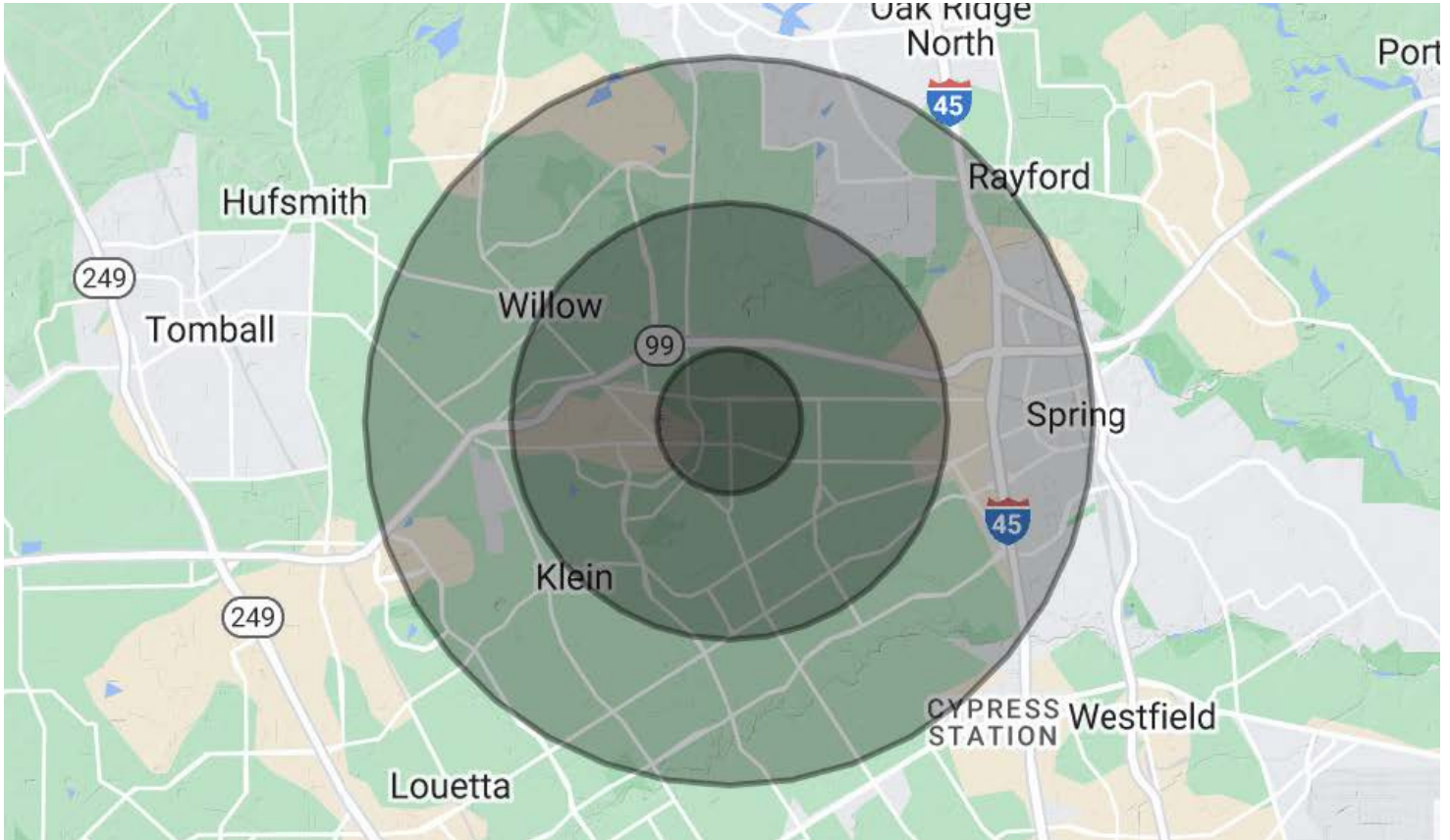
NEARBY STREETS

Major Cross Streets: Rhodes Road, Spring Stuebner Road, F.M. 2920
 Nearby Streets: Gosling Road; Kuykendahl Road; Spring Cypress Road; Ella Road



Rhodes Meadow Business Park- Demographic Map

21631 Rhodes Road, Spring, TX 77388



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 9,808 | 72,533 | 211,527 |
| Average Age | 32.7 | 34.6 | 35.6 |
| Average Age (Male) | 32.2 | 34.4 | 35.5 |
| Average Age (Female) | 33.8 | 35.2 | 36.1 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 3,185 | 24,515 | 78,583 |
| # of Persons per HH | 3.1 | 3.0 | 2.7 |
| Average HH Income | \$103,449 | \$108,980 | \$106,904 |
| Average House Value | \$223,999 | \$236,953 | \$238,945 |

* Demographic data derived from 2020 ACS - US Census

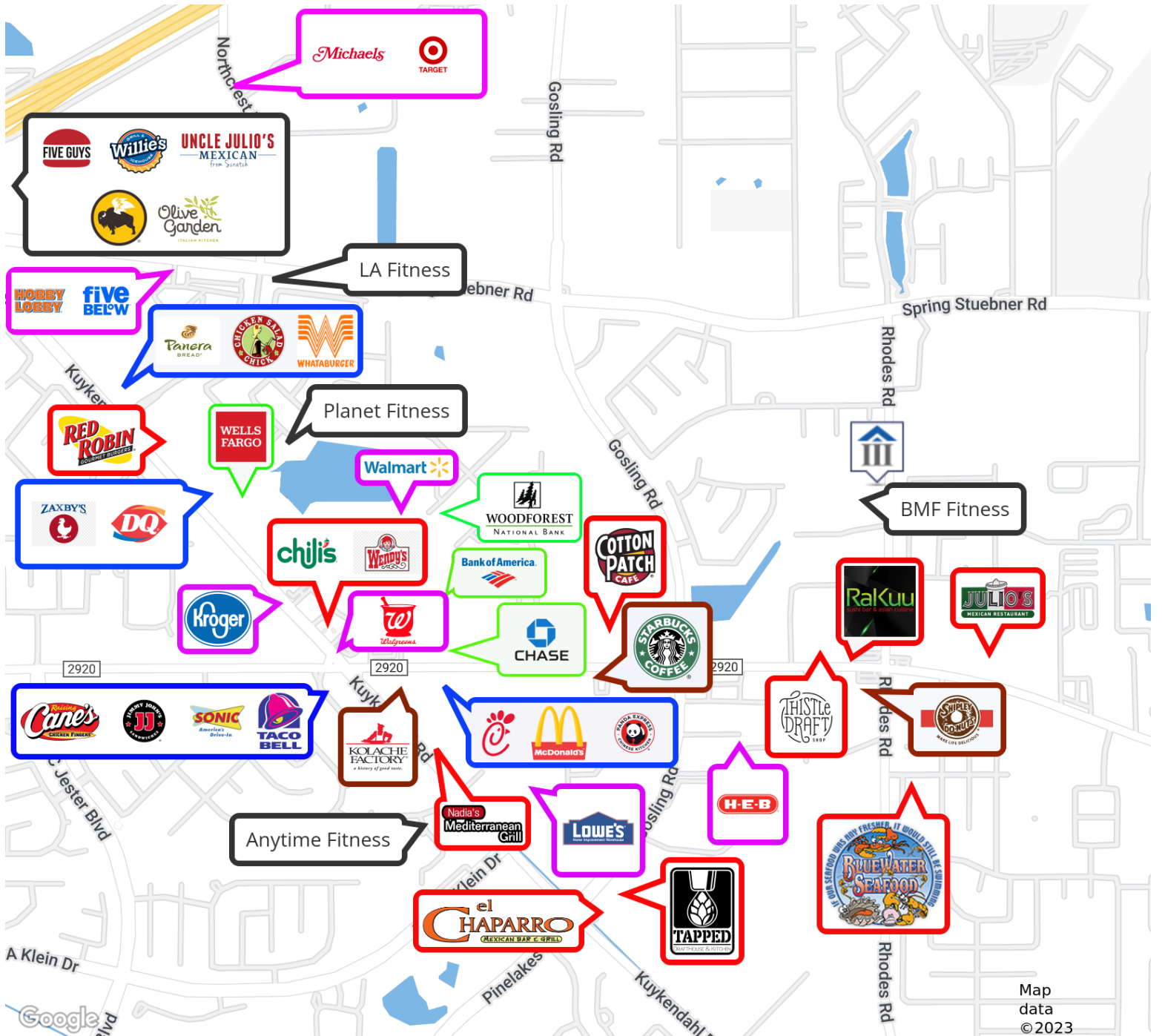
For More Information

Joe Palumbo

281.609.7114
joe@3rdgd.com

VARIETY & CONVENIENCE

LOCAL RETAIL



-  Restaurants
-  Shopping
-  Fast Food
-  Banking
-  Fitness Centers
-  Coffee