

# Rhodes Meadow Business Park, Building C

21631 RHODES RD , SPRING, TX 77388



*For More Information*

**Joe Palumbo**

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21631 Rhodes Road Ste 100 | Spring, TX 77388 | 281.609.7113 | 3RDGD.COM

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## LOCATION DESCRIPTION

Rhodes Meadow Business Park is in an excellent location in Spring, Texas less than 1/4 mile from FM 2920, 1.16 miles from the Grand Parkway (99) & 3.6 miles from I-45, and a short distance to The Woodlands.

## SITE DESCRIPTION

Rhodes Meadow Business Park is inside Harris County & Klein ISD. Located in a high-density residential populated area with over 275,000 vehicles per day on I-45 & over 40,000 vehicles per day on FM 2920. Easy access to freeways, restaurants & retail. The development of the property started in 2021 and will have 6 buildings with a total leasable area of 120,000 square feet upon completion. Buildings A and B were completed in late 2021 and are currently 100% occupied. Building C occupancy is projected for November - December 2022, and building D, December - January 2023.

## OFFERING SUMMARY

Lease Rate:	\$1.15 SF/month (MG)
Number of Buildings	6
Available SF:	2,100 - 12,000 SF
Lot Size:	11.5 Acres

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LOCATION INFORMATION	
Building Name	Rhodes Meadow Business Park, Building C
Street Address	21631 Rhodes Rd
City, State, Zip	Spring, TX 77388
County	Harris
Cross-Streets	Between FM 2920 & Spring Steubner

BUILDING INFORMATION	
Tenancy	Multiple
Building Eave Height	16 ft
Office Space	200+ SF (additional buildout available)
Number of Floors	1
Average Lease Space	2,100 SF - 12,000 SF
Power Description	3 phase 120/208Y
Year Built	2022



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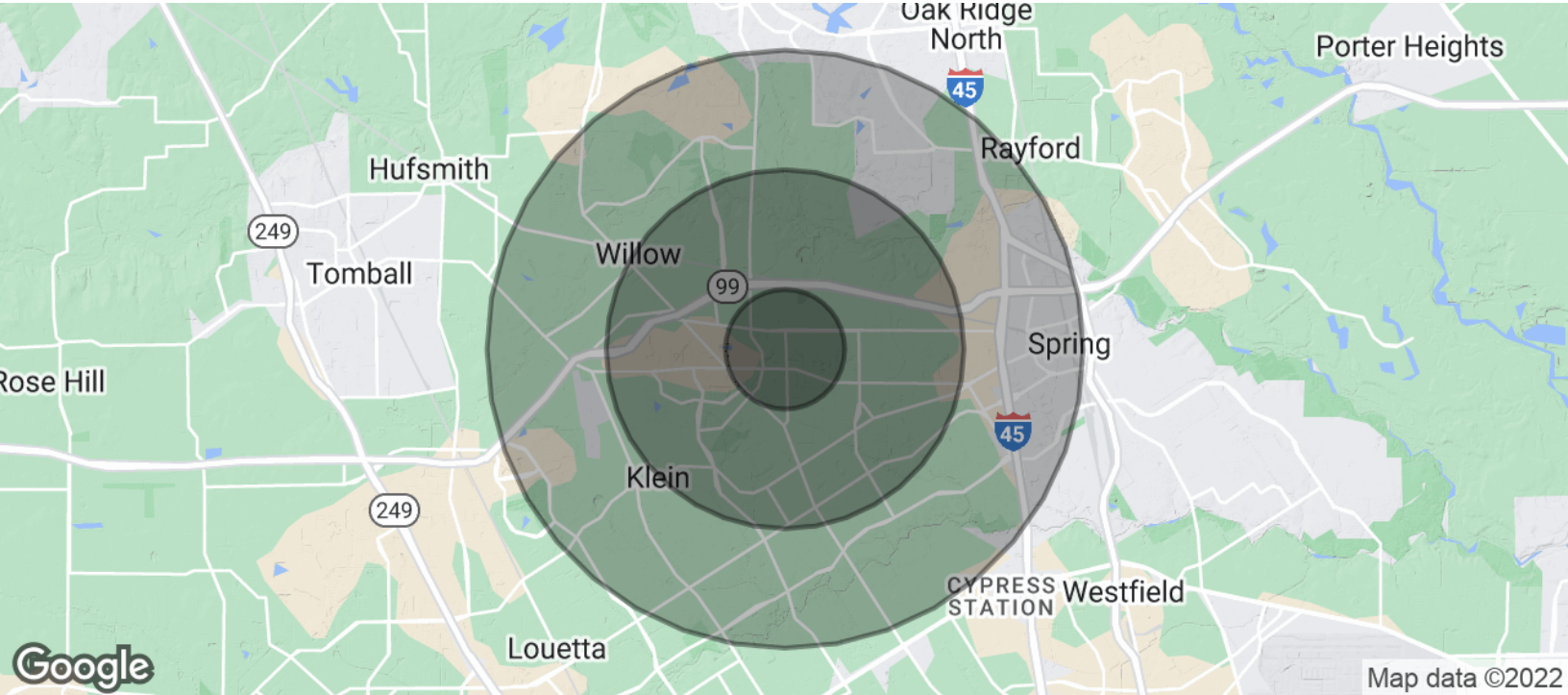
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,603	51,288	158,033
Average age	33.0	33.8	35.2
Average age (Male)	31.7	32.7	34.5
Average age (Female)	33.4	34.1	35.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,828	16,621	54,433
# of persons per HH	3.1	3.1	2.9
Average HH income	\$91,423	\$100,444	\$99,051
Average house value	\$140,572	\$181,691	\$197,992

\* Demographic data derived from 2020 ACS - US Census

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