

Strategic Investment: ±3.5 Acres of Unrestricted Land in Klein ISD

FOR SALE - \$1,500,000 0 RHODES RD SPRING TX 77388



 www.KEVINRILESCommercial.com



Kevin Riles Ph.D., CCIM
kevin@kevinrilescommercial.com



281-403-3700
4501 Cartwright Rd Ste 204
Missouri City, TX 77459

Property Summary

0 Rhodes Road, Spring, TX 77388

This 3.5-acre parcel is a premier development opportunity located in one of Spring, Texas's most high-growth corridors. Boasting unrestricted status and prime frontage on a key arterial road, this land is perfectly positioned for a wide range of commercial, professional, or specialty residential projects.



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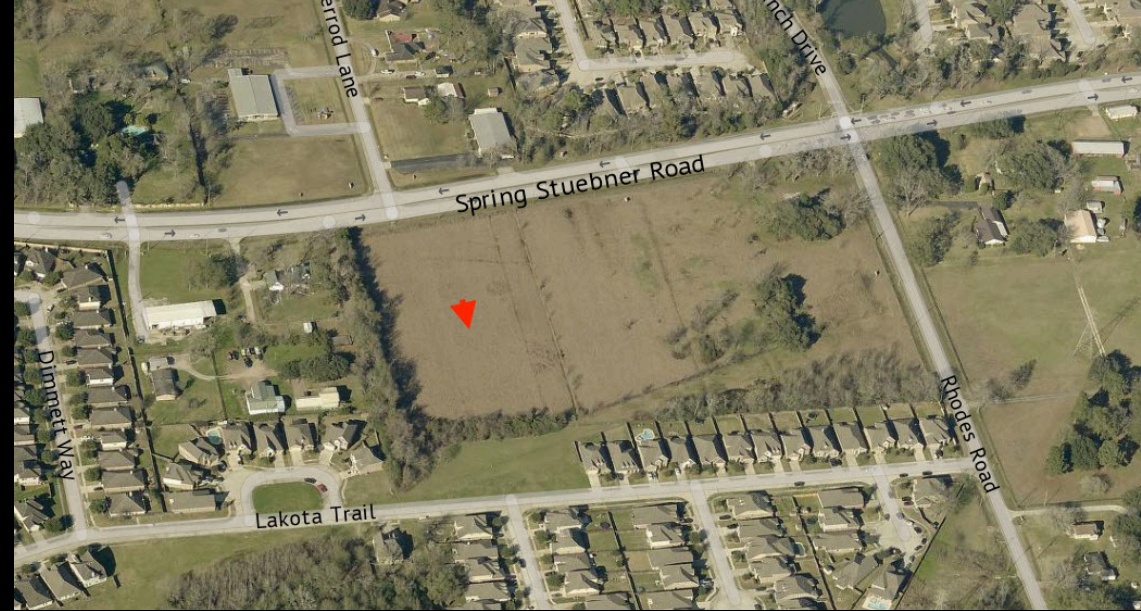


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Listing Photos

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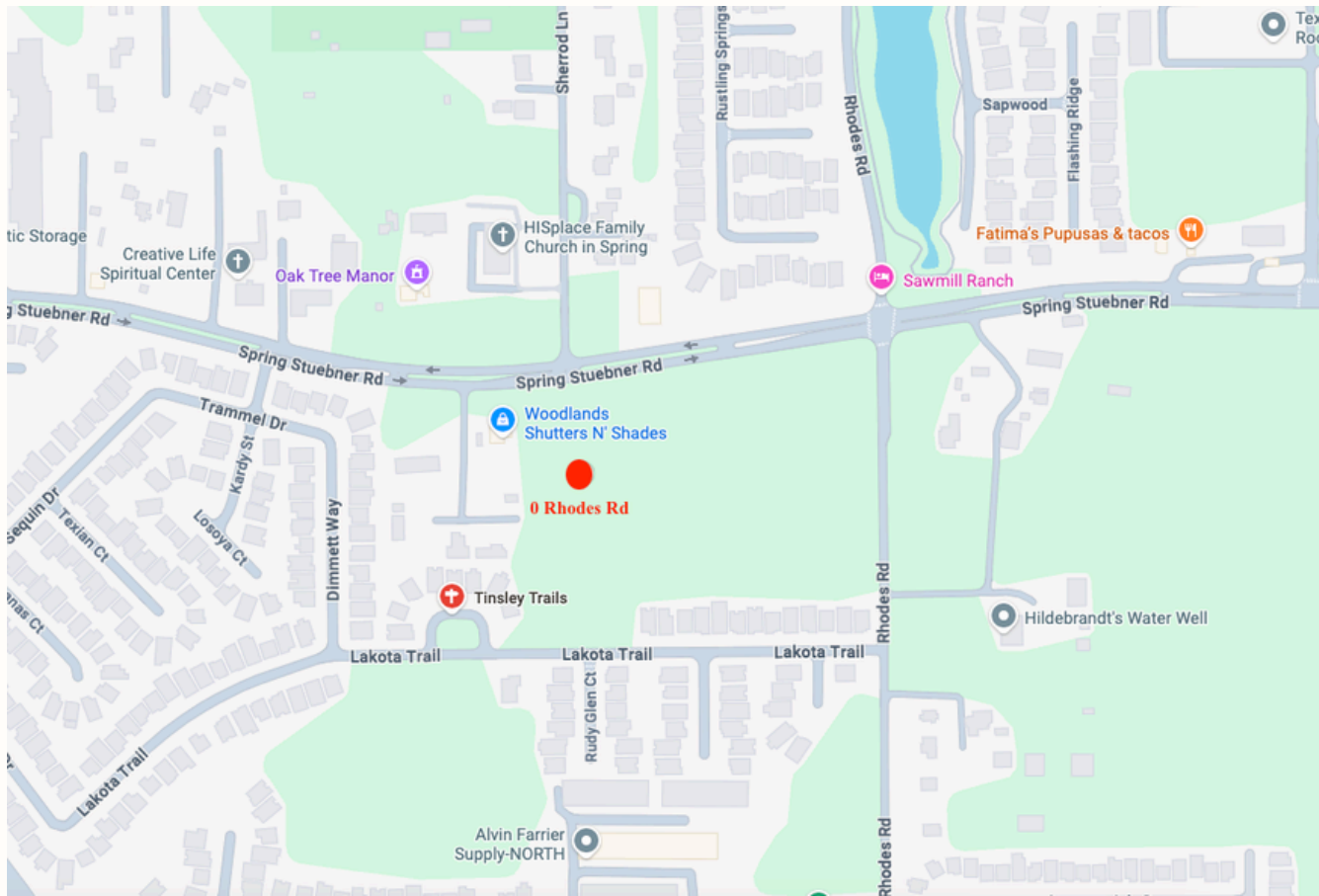
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Property Overview

- Address: **0 Rhodes Rd Spring, TX 77388**
- Property Type: Commercial Land
- List Price: \$1,500,000
- Lot Size: ±3.502 Acres (152,460 SF)
- Zoning: Unrestricted (No known use restrictions)
- Topography: Level, largely cleared, and ready for development



Location Map



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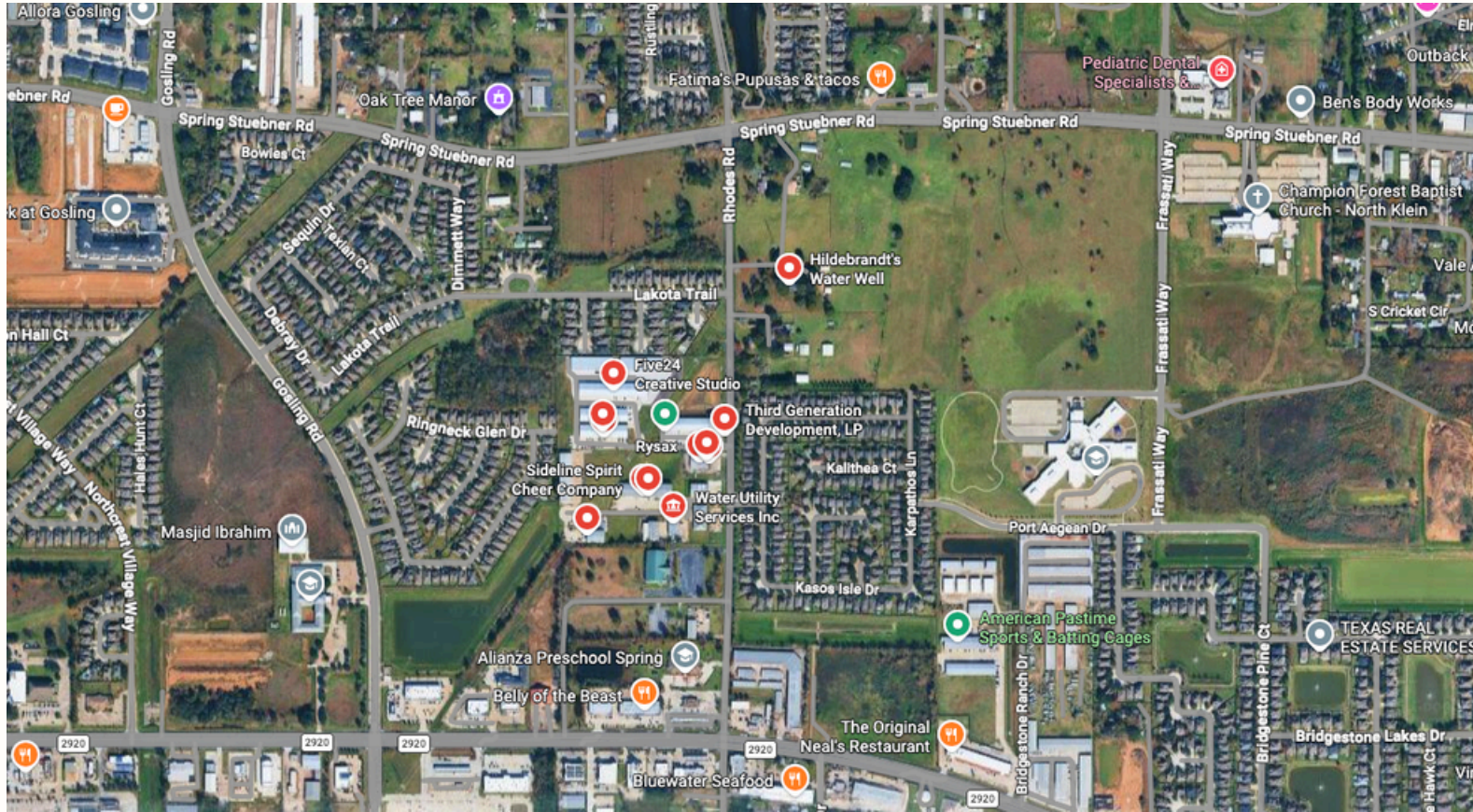


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Business Map



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Property Highlights

Prime Strategic Location

- **High Visibility:** Located at the SW corner of Spring Stuebner and Rhodes Road, ensuring constant traffic exposure and easy branding for businesses.
- **Connectivity:** Exceptional access to major thoroughfares, including I-45, Grand Parkway (SH-99), and FM 2920.
- **Community Hub:** Situated near established business parks (like Rhodes Meadow), major retail centers, and professional service hubs.



Property Highlights

Maximum Development Flexibility

Unrestricted Land: With no zoning constraints, the site is a "blank canvas" suitable for:

- Medical/Dental Offices or Professional Business Parks.
- Self-Storage Facilities or Light Industrial Flex Space.
- Senior Living, Daycare, or Religious Facilities.
- Private Luxury Estate or a small enclave of custom homes.

Ready-to-Build: The level terrain and substantial road frontage significantly reduce site preparation hurdles.



Property Highlights

High-Growth Demographics

- **Top-Tier Education:** Zoned to the highly acclaimed Klein Independent School District (Klein Collins High, Schindewolf Intermediate, Fox Elementary).
- **Affluent Submarket:** Surrounded by dense residential growth and high-income master-planned communities, providing a steady customer base for commercial ventures.



Investment Summary

As North Houston continues its rapid expansion toward The Woodlands and the ExxonMobil campus, 3.5-acre tracts of unrestricted land are becoming increasingly rare. This property offers the size, location, and flexibility required for a high-yield development or a strategic long-term land hold.





Kevin Riles Ph.D., CCIM



Broker | President & CEO, Kevin Riles Commercial

Direct: (281) 403-3700 | Cell: (281) 451-8437 | kevinekevinrilescommercial.com

Kevin Riles, Ph.D., CCIM is a seasoned commercial real estate broker, developer, and advisor with over 25 years of experience delivering results for investors, institutions, and organizations across Texas. As President & CEO of Kevin Riles Commercial, he leads a full-service brokerage and development firm specializing in multifamily assets, distressed property repositioning, retail and industrial tenant representation, and faith-based real estate solutions.

Kevin has represented a wide array of institutional and government clients, including the U.S. Department of Justice (DOJ), the U.S. Bankruptcy Court, HUD, Harris County, and the Houston Independent School District (HISD). He has also advised multiple Tax Increment Reinvestment Zones (TIRZ) and Redevelopment Authorities across Greater Houston.

As a Certified Commercial Investment Member (CCIM) and Texas Real Estate Broker since 1998, Kevin is known for his strategic insight, financial acumen, and ability to navigate complex transactions. He is also a respected academic, serving as an Assistant Professor of Real Estate at Prairie View A&M University and holding a Ph.D. in Leadership Studies.

He is the author of two real estate books, *Confessions of a Top Producer* and *40 Acres & A Mule*, and has been recognized by the Houston Business Journal as one of the city's top-producing brokers. Whether representing high-net-worth individuals or public agencies, Kevin brings integrity, expertise, and a track record of maximizing value to every deal.

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