

OFFICE-WAREHOUSE, FLEX FOR LEASE

JETT BUSINESS PARK
5111 SPRING STUEBNER RD., SPRING, TX 77388



PRE-LEASING OFFICE-WAREHOUSE, FLEX SPACE
Suites starting at 2,100 SF+
Base Rents: \$16.00 - \$22.00 per SF/YR
Plus estimated NNN expenses of \$3.00 per SF/YR



Building A- (West Elevation)
Phase 1
Anticipated Occupancy: Nov. 2026



Building A- (East Elevation)
Phase 1
Anticipated Occupancy: Nov. 2026



Building C
Phase 1
Anticipated Occupancy: Dec. 2026



Building D
Phase 2



Building E
Phase 3

LEASE:

Lease Term:
36 to 60-months

Lease Rate:
Ranging between \$16.00 - \$22.00 SF/YR
+NNN expenses at \$3.00 SF/YR

Lease Type:
NNN*

**Triple Net (NNN) fees include your share of property taxes, insurance, and common area maintenance (CAM), such as landscaping, lighting, security, management fees and more.*

CAM INCLUDES:

- Dumpster/Waste Services
- Water
- Exterior Security Lighting
- Exterior 24-Hour Camera Surveillance
- Exterior Professional Pest Control Services
- Exterior Professional Landscaping & Lawn Maintenance
- Quarterly A/C Filter Replacements
- Two (2) Annual Exterior HVAC Unit Cleanings

CUSTOM SPACES

We specialize in creating flexible, customized spaces built to fit your exact needs.

From expanding square footage and designing the ideal layout to adding private offices, conference rooms, breakrooms, climate-controlled warehouses, drive-thru bays, accessible entrances, and custom features like sinks, counters, cabinets, and more — we bring your vision to life.

Enjoy a seamless process from start to finish with:

- ✓ Fast floor plan consultations
- ✓ Quick project quotes
- ✓ Custom design & finish selections
- ✓ Permitting assistance
- ✓ Complete construction coordination

LOCATION:

Prime Location:

- Office-warehouse, flex spaces are non-frontage
- Located in the NW Houston (Spring/Klein)
- High-density residential and commercial area
- High traffic exposure supporting strong visibility and access.
- Less than 600 ft from FM 2920
- 1.16 miles from the Grand Parkway (99)
- 3.6 miles from I-45
- 8.3 miles from TX-249
- The Woodlands less than 10 miles away

SUITES:

Suite Specifications:

Standard suite specifications shown below unless customization or build-to-suit (BTS) options are requested.

- Power: 3-Phase | 208Y/120V
- Flex suites starting at approximately 2,100 SF+
- One ADA-compliant restroom
- One 14' x 12' climate-controlled office
- One 12' x 14' overhead roll-up door in warehouse
- Standard warehouse configuration is non-climate controlled unless otherwise customized
- Drive-thru bays available as an optional customization feature

Property Amenities:

- Well-lit throughout the property
- Illuminated pylon signage
- 24/7 video surveillance



TI Allowance
AVAILABLE!

Customize your space your way—tenant improvement allowance included to help you create the perfect retail environment.

Ask us how today! 📞

Rhodes Rd

1 mi radius 3 mi radius 5 mi radius 7 mi radius

Population

| | | | | | | | | |
|--------------------------------------|------------------|------|-------------------|------|-------------------|------|--------------------|------|
| Estimated Population (2025) | 10,495 | | 86,458 | | 246,473 | | 474,044 | |
| Projected Population (2030) | 11,500 | | 94,225 | | 259,705 | | 495,520 | |
| Census Population (2020) | 10,136 | | 81,128 | | 229,605 | | 439,571 | |
| Census Population (2010) | 5,421 | | 55,423 | | 169,934 | | 337,047 | |
| Projected Annual Growth (2025-2030) | 1,005 | 1.9% | 7,767 | 1.8% | 13,232 | 1.1% | 21,476 | 0.9% |
| Historical Annual Growth (2020-2025) | 359 | 0.7% | 5,330 | 1.3% | 16,868 | 1.5% | 34,473 | 1.6% |
| Historical Annual Growth (2010-2020) | 4,715 | 8.7% | 25,705 | 4.6% | 59,670 | 3.5% | 102,525 | 3.0% |
| Estimated Population Density (2025) | 3,342 <i>psm</i> | | 3,059 <i>psm</i> | | 3,140 <i>psm</i> | | 3,080 <i>psm</i> | |
| Trade Area Size | 3.1 <i>sq mi</i> | | 28.3 <i>sq mi</i> | | 78.5 <i>sq mi</i> | | 153.9 <i>sq mi</i> | |

Households

| | | | | | | | | |
|--------------------------------------|-------|------|--------|------|--------|------|---------|------|
| Estimated Households (2025) | 3,521 | | 29,193 | | 87,214 | | 171,404 | |
| Projected Households (2030) | 3,937 | | 32,279 | | 93,656 | | 183,145 | |
| Census Households (2020) | 3,298 | | 26,677 | | 80,237 | | 157,160 | |
| Census Households (2010) | 1,792 | | 18,169 | | 59,766 | | 121,684 | |
| Projected Annual Growth (2025-2030) | 417 | 2.4% | 3,085 | 2.1% | 6,442 | 1.5% | 11,742 | 1.4% |
| Historical Annual Change (2010-2025) | 1,729 | 6.4% | 11,025 | 4.0% | 27,448 | 3.1% | 49,720 | 2.7% |

Average Household Income

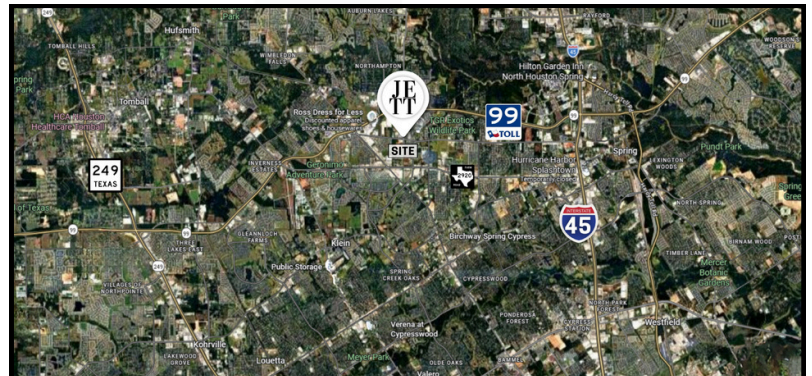
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|---|-----------|-------|-----------|-------|-----------|-------|-----------|------|
| Estimated Average Household Income (2025) | \$128,683 | | \$136,256 | | \$131,594 | | \$136,033 | |
| Projected Average Household Income (2030) | \$126,272 | | \$134,848 | | \$130,629 | | \$135,707 | |
| Census Average Household Income (2010) | \$74,052 | | \$97,119 | | \$94,157 | | \$89,887 | |
| Census Average Household Income (2000) | \$67,761 | | \$81,256 | | \$81,641 | | \$79,499 | |
| Projected Annual Change (2025-2030) | -\$2,411 | -0.4% | -\$1,408 | -0.2% | -\$965 | -0.1% | -\$326 | - |
| Historical Annual Change (2000-2025) | \$60,922 | 3.6% | \$55,000 | 2.7% | \$49,953 | 2.4% | \$56,534 | 2.8% |

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups
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Demographic Source: Applied Geographic Solutions 11/2025, TIGER Geography - RFULL9 03-04-2026 07:20:46

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Demographic records report produced & received by NewQuest.



Corner of Rhodes Rd. & Spring Stuebner Rd.