

# 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

## 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


## CUSTOM SPACES

Third Generation Development, LP.

We Create Retail Spaces Tailored to You!

From expanding storefronts and designing your perfect layout to adding standout features like display windows, accessible entrances, and inviting customer flow, we make your vision a reality.

Enjoy fast floor plan consultations, quick quotes, a wide variety of design and finish options, and seamless permitting and construction services. Call today to schedule your appointment and bring your retail concept to life!



**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%

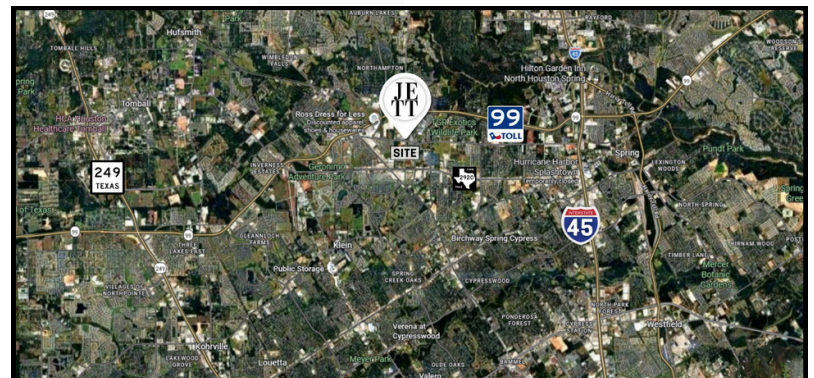
### Average Household Income

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  
©2026, Sites USA, Chandler, Arizona, 480-491-1112

Demographic Source: Applied Geographic Solutions 11/2025, TIGER Geography - RFULL9 03-04-2026 07:20:46

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.  
Demographic records report produced & received by NewQuest.



Corner of Rhodes Rd. & Spring Stuebner Rd.