

Prime Commercial Building & Land: High-Visibility | Value-Add Opportunity

FOR SALE- \$950,000 4120 SPRING STUEBNER RD SPRING TX 77389



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KEVIN RILES COMMERCIAL
BROKERAGE - DEVELOPMENT - CONSULTING

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

Property Summary

4120 Spring Stuebner Rd Spring, TX 77389

Kevin Riles Commercial presents a versatile commercial investment opportunity located in the heart of the rapidly expanding Spring, Texas submarket. Situated at 4120 Spring Stuebner Rd, this property features a robust +\- 4,800-square-foot steel-frame building set on a generous parcel of land. This offering represents a unique "blank canvas" for owner-users and investors alike, allowing for complete customization to suit a wide array of professional or industrial uses.



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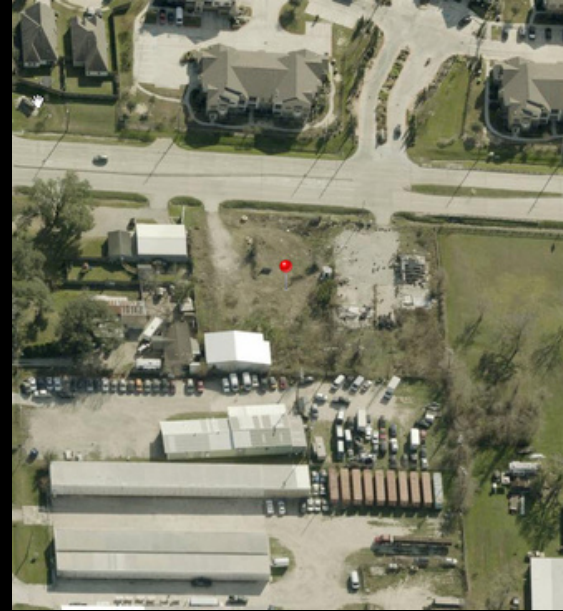
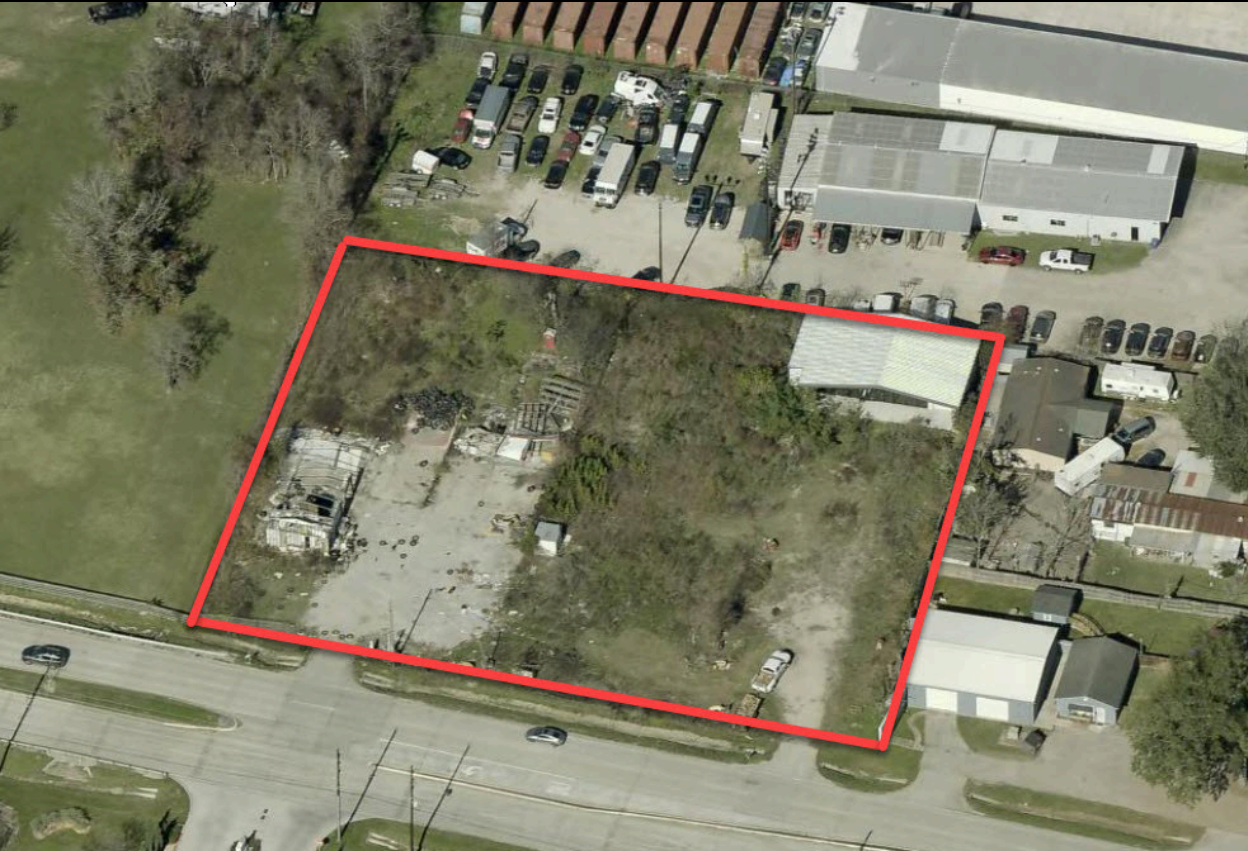


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Listing Photos

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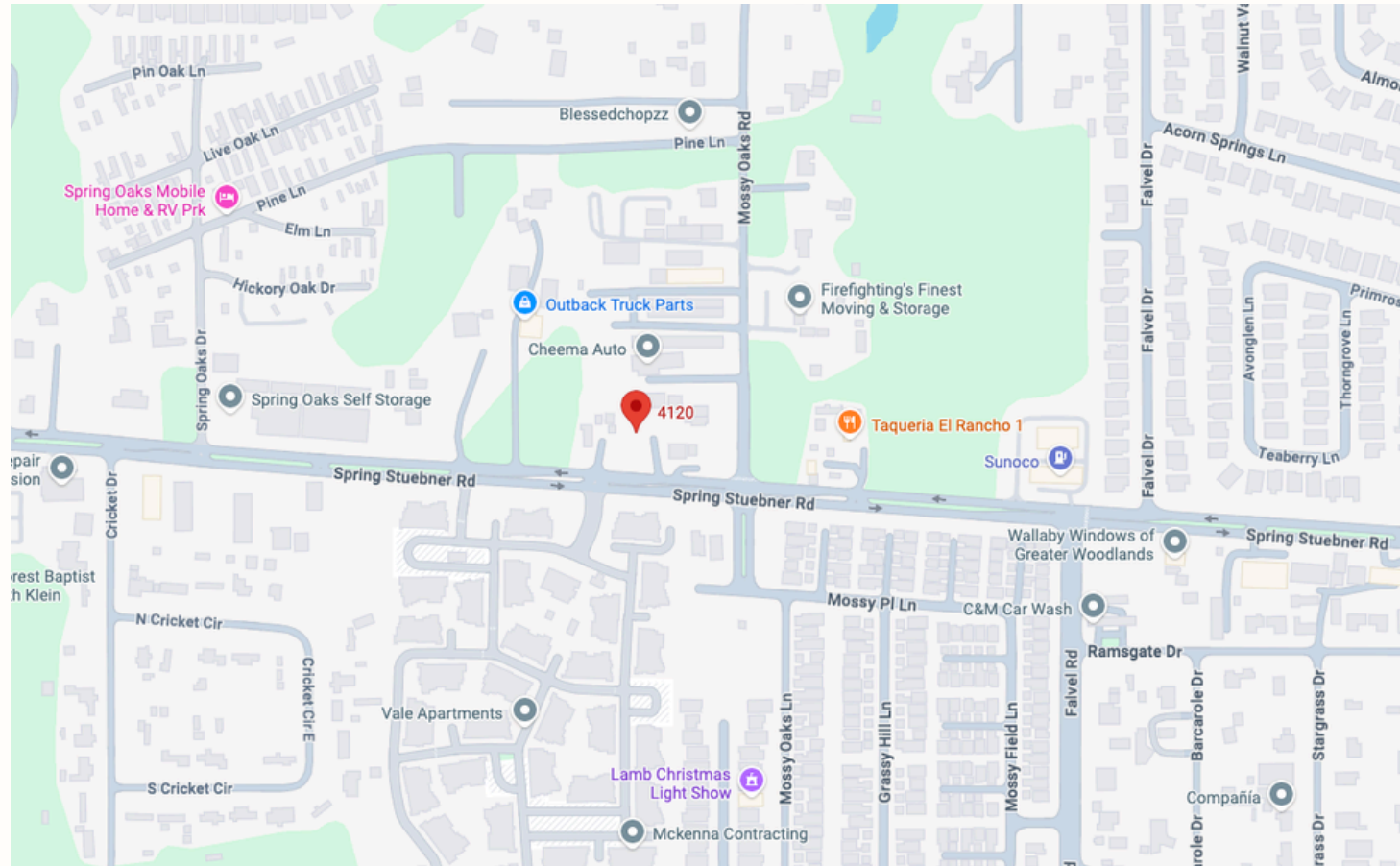
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Property Overview

- Address: **4120 Spring Stuebner Rd Spring, TX 77389**
- Property Type: Commercial Building w/Land
- List Price: \$950,000
- Total Lot Size: ±1.26 Acres (54,885 SF)
- Existing Structure: ±4800 SF Office/Residential Building
- Zoning: UNRESTRICTED
- Frontage: High-visibility frontage on the newly expanded Spring Stuebner Road



Location Map



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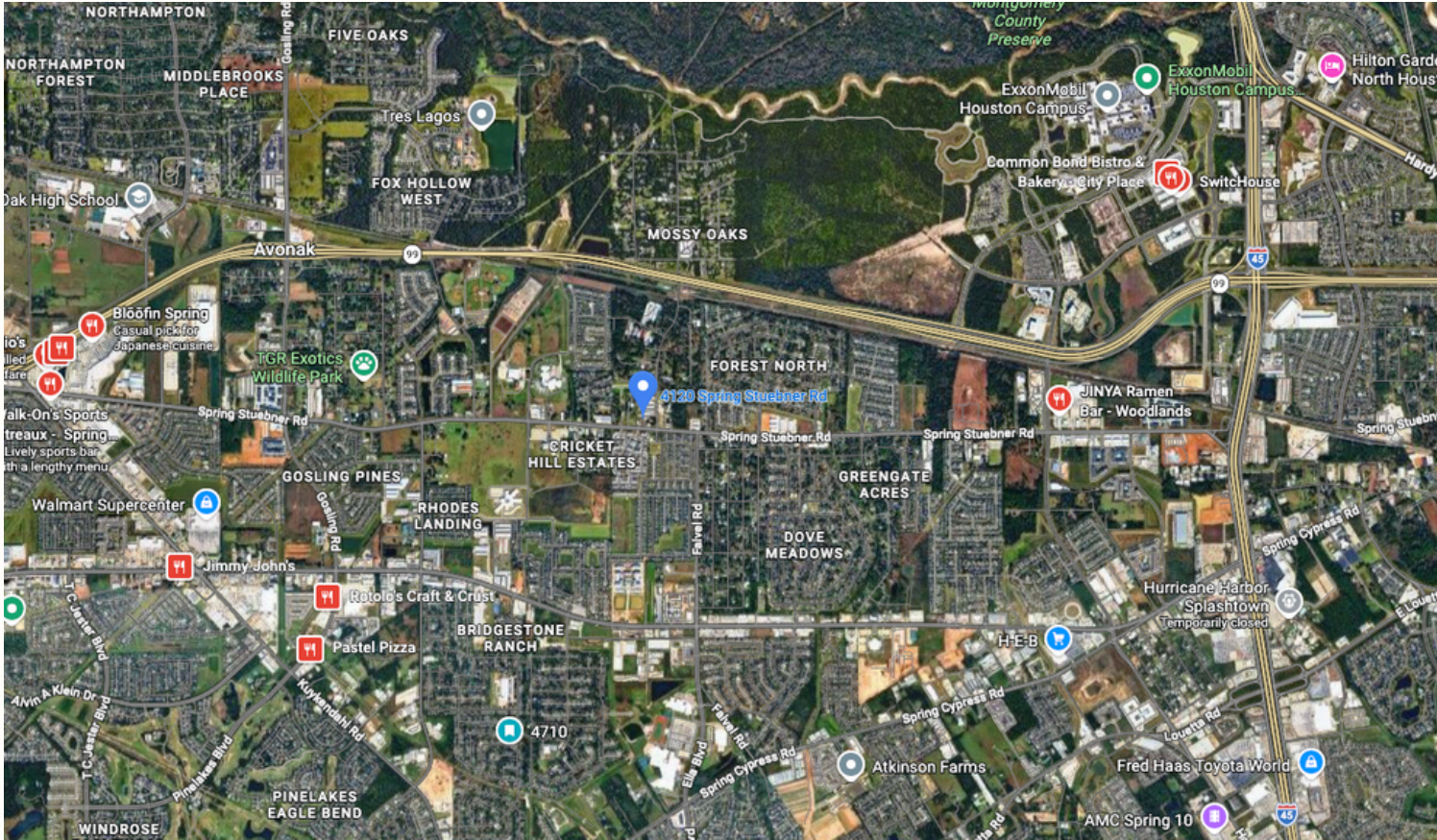


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Business Map



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Property Highlights

The "Exxon Effect" & Strategic Connectivity

- **Elite Proximity:** Located less than 3 miles from the ExxonMobil World Headquarters and the CityPlace mixed-use district, putting your business at the doorstep of Houston's "Second Downtown."
- **Corporate Neighbors:** Join a high-density professional environment including HP Inc., Southwestern Energy, and St. Luke's Health.
- **Transit Access:** Immediate connectivity to I-45, Grand Parkway (SH-99), and the Hardy Toll Road, facilitating effortless logistics for employees and clients alike.



Property Highlights

Versatile Development Potential

Infrastructure Ready: Benefit from the expanded, four-lane concrete thoroughfare with improved drainage and signaling, designed to handle high daily traffic volumes.

Unrestricted Status: The site offers total flexibility for a wide array of high-value uses:

- Professional or Medical Office Suites
- Specialty Showroom or Design Center
- Daycare, Educational, or Religious Facilities
- Service-Oriented Business (Artisan Trades, Landscaping, HVAC)



Property Highlights

Premium Construction

- The +\ -4,800 SF structure is built with a high-quality steel frame, offering maximum durability and an open floor plan that minimizes interior load-bearing constraints.

Build to Suit Potential

- While the buildout has commenced, the interior remains unfinished. This allows a purchaser to bypass the heavy structural phase and move directly into custom interior finishes tailored to their specific brand or operational requirements.



Broker Note

In a market where inventory is tight and construction costs are volatile, 4120 Spring Stuebner Rd provides an accelerated path to occupancy. The heavy lifting of framing and site preparation is already in place.

Whether you are an investor looking to capitalize on the area's explosive growth or a business owner seeking a flagship location, this property offers the infrastructure for success.

Spring, TX continues to benefit from major corporate relocations (including the nearby Exxon Mobil campus) and a surging residential population, ensuring long-term asset appreciation and strong demand for commercial services.

**This property is sold "as-is," allowing the new owner to finalize mechanical, electrical, and plumbing systems according to their specific occupancy permit needs.*





Kevin Riles Ph.D., CCIM



Broker | President & CEO, Kevin Riles Commercial

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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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