

**For Sale**

22131 Rothwood Road | Spring, TX



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## For Sale

22131 Rothwood Road  
Spring, TX 77389

\* Five (5) shallow bay industrial investment opportunity with ~15% vacancy left.

### Property Specifications

TOTAL AVAILABLE **71,436 SF**

BUILDING 1 **9,434 SF**

BUILDING 2 **10,234 SF**

BUILDING 3 **9,861 SF (fully leased)**

BUILDING 4 **9,005 SF (fully leased)**

BUILDING 5 **32,901 SF**

AVERAGE RENT **\$15.55/SF**

#### SHANNON JOHNSTON

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#### ROBERT DONNELL

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#### RYAN BYRNE

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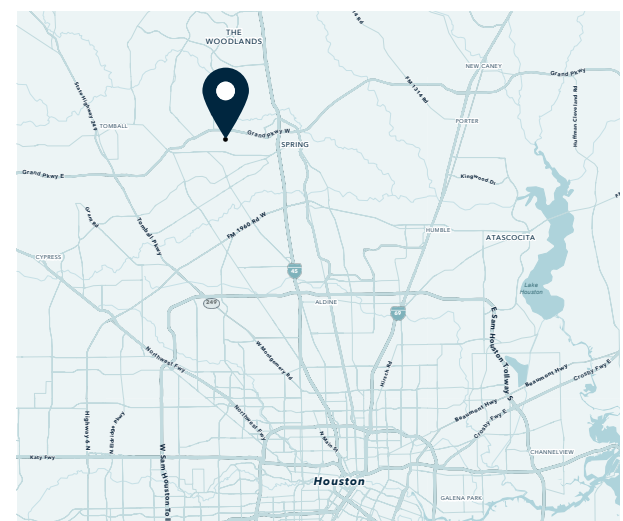
#### ISAAC HAAS

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### About the Property

- Institutional-quality five-building shallow bay industrial development totaling 71,436 SF in the high-growth Spring / North Houston submarket.
- Approximately 85% occupied with in-place cash flow and remaining vacancy providing immediate lease-up and value-add potential.
- Flexible multi-tenant configuration supports a broad range of industrial users including service, flex, contractor, distribution, and light manufacturing tenants.
- Average in-place rental rates of approximately \$15.55/SF offer current income with future upside as occupancy and market rents continue to grow.







Owner: Spring Assets, LLC  
8350 Ashlane Way, Suite 201  
The Woodlands, Texas 77382

Project No. 20022

NO.	DATE	DESCRIPTION
01	08/28/23	ISSUED FOR PERMIT



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Crescent Design Group LLC  
2 W Trask Creek  
The Woodlands, TX 77381  
Tel 281-387-7480

UNRESTRICTED RESERVE "A"  
ROTHWOOD CENTER  
F.C. No. 680231  
H.C.M.R. & TRACT 2 A CALLED  
0.5179 ACRES TRACT  
H.C.C.F. No. RP-2016-282809  
LOCATED IN THE J. COOPER  
SURVEY, A-189  
HARRIS COUNTY, TEXAS

**ROTHWOOD CENTER**  
22131 ROTHWOOD ROAD  
BUILDING 5  
SPRING, TEXAS 77389  
HARRIS COUNTY

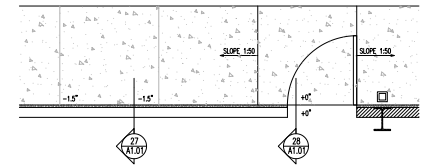
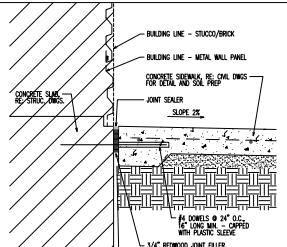
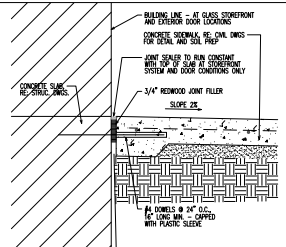
DRAWN BY: SJG/DJC  
DATE: 08/28/23

ENLARGED SITE PLAN  
SCALE: AS NOTED

PAGE: A1.01

### GENERAL NOTES - SITE PLAN

- PARKING SPACES ARE A MINIMUM OF 9'-0" x 17'-0", RE: SITE PLAN AND CIVIL PLANS FOR LOCATIONS.
- FIRE LINES, FENCE CORNER AND PARALLEL PER CIVIL DRAWINGS. LETTER SIZE AND SPACING SHALL BE VERIFIED AS REQUIRED BY LOCAL AUTHORITY HAVING JURISDICTION AND COORDINATE WITH ARCHITECT. RE: SITE PLAN AND CIVIL DRAWINGS FOR LOCATION OF THE FIRE ACCESS LANE.
- PROVIDE CONCRETE BULKS AS INDICATED ON PLANS. CONTROL JOINTS AT 5'-0" O.C. MAX. AND EXPANSION JOINTS AT 20'-0" O.C. MAX. UNLESS NOTED OTHERWISE. VERIFY JOINT LAYOUT WITH ARCHITECT IN FIELD. RE: CIVIL DRAWINGS FOR DETAILS.
- FURNISH AND INSTALL FDC SIGN. RE: 28/1/10.
- REFER TO CIVIL DRAWINGS FOR SITE GRADING AND SUBSURFACE DRAINAGE SYSTEM.
- REFER TO CIVIL DRAWINGS FOR LOCATION OF CONCRETE PARKING CONTROL JOINTS AND EXPANSION JOINTS.
- REFER TO CIVIL DRAWINGS FOR SITE DIMENSION PLAN OF DRIVEWAYS, CURB MARKS AND BUILDING.
- PARKING LOT LIGHT POLE CONCRETE BASES, TOP TO BE 24" ABOVE GROUND. REFER TO STRUCTURAL AND ELECTRICAL DRAWINGS FOR MORE INFORMATION.

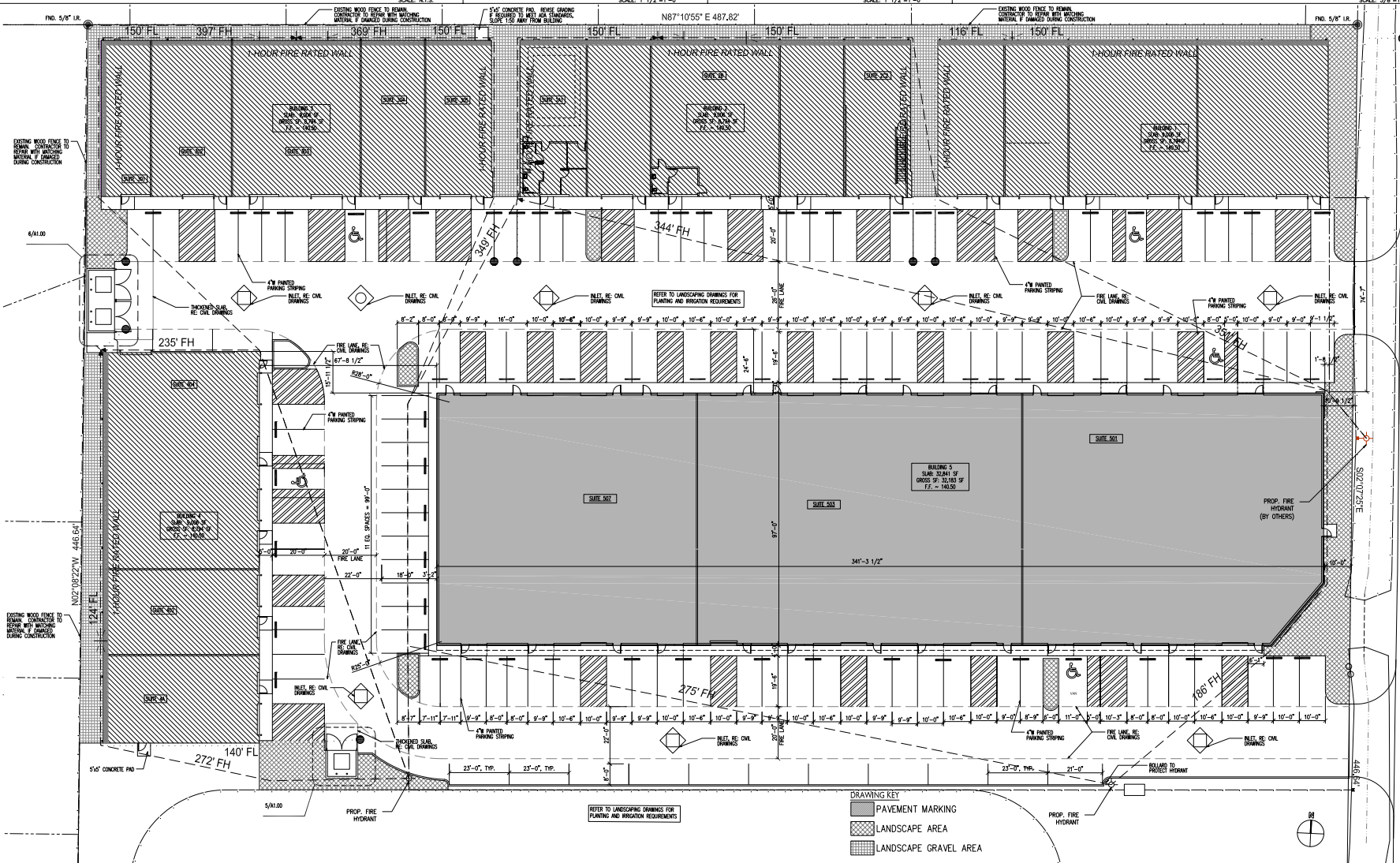


GENERAL NOTES 29

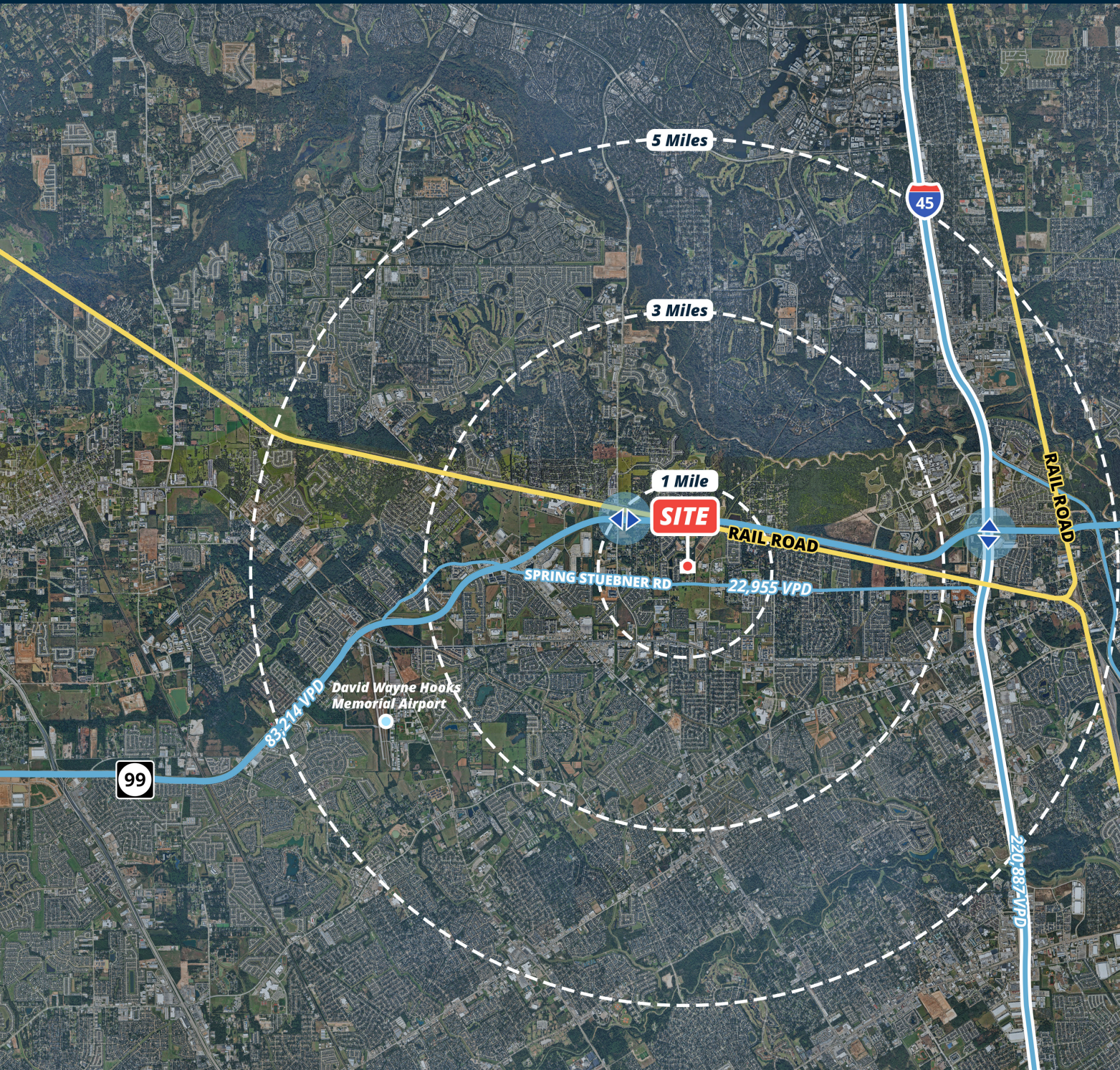
WALK @ EDGE OF BLDG-DOORS 28

WALK @ EDGE OF BUILDING 27

CONC. SIDEWALK LAYOUT @ BLDG. 25



ENLARGED SITE PLAN SCALE: 1/16"=1'-0" 1



## Area Snapshot

<b>1 MILE</b>	
8,399 Population	\$131,404 Avg HH Income
5,949 Total Daytime Population	2,804 Total Households
<b>3 MILE</b>	
80,240 Population	\$136,363 Avg HH Income
73,849 Total Daytime Population	28,502 Total Households
<b>5 MILE</b>	
235,654 Population	\$137,720 Avg HH Income
215,521 Total Daytime Population	85,493 Total Households

**Houston**  
27.0 Miles, 31 Mins

George Bush  
Intercontinental  
Airport



## ***About Spring, Texas?***

Spring, Texas is part of the broader North Houston industrial market and benefits from strong connectivity to I-45 North, The Woodlands, Tomball, Conroe, and the Grand Parkway (SH-99) corridor. Over the past several years, the area has emerged as one of Houston's stronger light industrial, flex, and small- to mid-size distribution corridors, supported by rapid commercial and residential growth throughout North Houston.

Since 2021, the submarket has experienced a notable increase in market strength driven by continued development activity and growing demand for smaller industrial bays and flex product. Key factors fueling the market include:

- Continued development activity
- Stronger demand for smaller industrial bays and flex product
- Strong population and residential growth
  - Residential expansion
  - Retail growth
  - Infrastructure investment
  - Population migration from other states

Spring continues to attract a wide range of industrial users seeking functionality, accessibility, and operational efficiency. Common tenant profiles include:

- Contractors and trade service providers
- Building material and supply companies
- HVAC and plumbing operators
- E-commerce and logistics users
- Local and regional distribution companies

### WHY SPRING?

*Compared to inner Houston locations, Spring offers more competitive rental rates, newer business park inventory, and improved truck circulation, making it an increasingly attractive industrial submarket.*



Tenant Name (Commercial Only)	Suite #	SF	Lease Start	Lease End	PSF	Current Monthly Rent	Current Monthly Year	Type of Rent	NNN Payment	Comments
<b>BUILDING 1</b>										
HAL Capital, LLC	Unit 101	1,538.00	11/1/2022	10/31/2026	\$15.30	\$1,961	\$23,531	NNN	\$4.00	3 year + 1 Year lease
Spring Creek Homes, LLC	Unit 102	1,906.00	9/7/2024	9/6/2026	\$14.00	\$2,224	\$26,684	NNN	\$4.00	3- year lease
Vacant	Unit 103	2,970.00			\$15.85	\$3,923	\$47,075	NNN	\$4.00	n/a
Unit3d Electrical Services, LLC	Unit 104	3,020.00	12/12/2022	12/31/2028	\$14.86	\$3,740	\$44,877	NNN	\$4.00	3 year + 3 Year lease
	<b>Total</b>	<b>9,434.00</b>			<b>\$15.07</b>	<b>11,847</b>	<b>\$142,167</b>			
	<b>Leased</b>	<b>6,464.00</b>	<b>69%</b>		<b>\$14.71</b>	<b>7,924</b>	<b>\$95,093</b>	<b>67%</b>		
	<b>Vacant</b>	<b>2,970.00</b>	<b>31%</b>		<b>\$15.85</b>	<b>3,923</b>	<b>\$47,075</b>	<b>33%</b>		
<b>BUILDING 2</b>										
Contract under review	Unit 201	1,537.50			\$16.75	\$2,146	\$25,753	NNN	\$4.00	n/a
Vacant	Unit 202	1,906.00			\$16.22	\$2,576	\$30,915	NNN	\$4.00	n/a
Blue Science, LLC	Unit 203	2,970.00	8/1/2023	7/31/2026	\$13.01	\$3,220	\$38,640	NNN	\$4.00	3 -year lease
Blue Science, LLC	Parking		8/1/2023	7/31/2026		\$500	\$6,000	FSG	\$-	3 -year lease
Deena Rodriguez	Unit 204	1,478.00	12/3/2024	12/2/2027	\$18.36	\$2,261	\$27,136	NNN	\$4.00	3 -year lease
Kenneth Bryan Interests, Inc.	Unit 205	2,342.50	6/1/2023	5/30/2026	\$13.96	\$2,725	\$32,701	NNN	\$4.00	3 year lease
	<b>Total</b>	<b>10,234.00</b>			<b>\$15.75</b>	<b>13,429</b>	<b>\$161,146</b>			
	<b>Leased</b>	<b>6,790.50</b>	<b>66%</b>		<b>\$15.39</b>	<b>8,706</b>	<b>\$104,477</b>	<b>65%</b>		
	<b>Pending Contract</b>	<b>1,537.50</b>	<b>15%</b>	<b>81%</b>	<b>\$16.75</b>	<b>2,146</b>	<b>\$25,753</b>	<b>16%</b>		
	<b>Vacant</b>	<b>1,906.00</b>	<b>19%</b>		<b>\$16.22</b>	<b>2,576</b>	<b>\$30,915</b>	<b>19%</b>		
<b>BUILDING 3</b>										
Always Floral, LLC	Unit 301	1,148.00	11/1/2023	10/31/2026	\$16.95	\$1,622	\$19,459	NNN	\$4.00	3 year lease
Balloons by Jolie, LLC	Unit 302	1,867.00	2/15/2024	2/14/2027	\$14.57	\$2,267	\$27,202	NNN	\$4.00	3 year lease
Box Depot, LLC	Unit 303	2,970.00	1/1/2024	12/31/2026	\$14.31	\$3,542	\$42,501	NNN	\$4.00	3 year lease
Havens Fitness & Boxing, LLC	Unit 304	1,906.00	8/1/2023	8/7/2026	\$15.75	\$2,502	\$30,020	NNN	\$4.00	3 year lease
Mad Llama Brewery, LLC	Unit 305	1,970.50	8/20/2024	8/19/2031	\$18.16	\$2,981	\$35,774	NNN	\$4.00	7 year lease
	<b>Total</b>	<b>9,861.50</b>			<b>\$15.71</b>	<b>12,913</b>	<b>\$154,955</b>			
	<b>Leased</b>	<b>9,861.50</b>	<b>100%</b>		<b>\$15.71</b>	<b>12,913</b>	<b>\$154,955</b>	<b>100%</b>		
	<b>Vacant</b>	<b>-</b>	<b>0%</b>			<b>-</b>	<b>\$-</b>	<b>0%</b>		



Tenant Name (Commercial Only)	Suite #	SF	Lease Start	Lease End	PSF	Current Monthly Rent	Current Monthly Year	Type of Rent	NNN Payment	Comments
<b>BUILDING 4</b>										
Chits, LLC	Unit 401	2,027.50	6/1/2023	5/31/2028	\$17.03	\$2,877	\$34,528	NNN	\$4.00	5 Year Lease
IPT Fitness Academy	Unit 402	1,980.00	1/16/2026	3/15/2031	\$14.00	\$2,310	\$27,720	NNN	\$4.00	5 Year Lease
Tidal Electric Services Inc	Unit 403	4,998.00	10/1/2023	9/30/2026	\$14.07	\$5,860	\$70,322	NNN	\$4.00	3 year lease
	<b>Total</b>	<b>9,005.50</b>			<b>\$14.72</b>	<b>11,048</b>	<b>\$132,570</b>			
	<b>Leased</b>	<b>9,005.50</b>	<b>100%</b>		<b>\$14.72</b>	<b>11,048</b>	<b>\$132,570</b>	<b>100%</b>		
	<b>Vacant</b>	<b>-</b>	<b>0%</b>			<b>-</b>	<b>\$-</b>	<b>0%</b>		
<b>BUILDING 5</b>										
Vacant	Unit 501	3,199.00			\$15.55	\$4,145	\$49,744	NNN	\$4.00	n/a
Sassy Feet Dance Studio	Unit 502	3,000.00	8/15/2026	8/14/2029	\$17.83	\$4,458	\$53,490	NNN	\$4.00	3-year lease
Odyssey Martial Arts Spring	Unit 504/505	3,000.00	7/1/2026	9/30/2031	\$15.00	\$3,750	\$45,000	NNN	\$4.00	5-year lease
Vacant	Unit 506	1,500.00			\$14.88	\$1,860	\$22,320	NNN	\$4.00	n/a
Maple Logic LLC	Unit 503	2,485.00	12/6/2024	12/5/2027	\$21.07	\$4,363	\$52,359	NNN	\$4.00	3 year lease
JM Tor Par, LLC	Unit 507,508,513	4,850.00	6/12/2025	6/11/2028	\$14.00	\$5,658	\$67,900	NNN	\$4.00	3 year lease
Box Depot, LLC	Unit 509/512	2,425.00	2/1/2025	2/28/2028	\$14.00	\$2,829	\$33,950	NNN	\$4.00	3 year lease
Box Depot, LLC	Unit 510/511	2,425.00	9/15/2024	9/14/2027	\$14.00	\$2,829	\$33,950	NNN	\$4.00	3 year lease
Vacant	Unit 514	925.00			\$15.96	\$1,230	\$14,763	NNN	\$4.00	n/a
Birch Hill, LLC	Unit 515	1,850.00	12/5/2024	11/30/2027	\$16.32	\$2,516	\$30,192	NNN	\$4.00	3 year lease
Exeptional Scholars Leadership Academy, LLC	Unit 516	2,425.00	11/10/2024	11/9/2029	\$18.63	\$3,765	\$45,178	NNN	\$4.00	5 Year Lease
Elevate Investing, LLC	Unit 517	1,850.00	2/1/2025	1/31/2030	\$17.03	\$2,625	\$31,506	NNN	\$4.00	5 Year Lease
Texas Stag Enterprises, LLC	Unit 518	2,967.00	11/15/2024	11/14/2029	\$16.32	\$4,035	\$48,421	NNN	\$4.00	5 Year Lease
	<b>Total</b>	<b>32,901.00</b>			<b>\$16.07</b>	<b>44,064</b>	<b>\$528,773</b>			
	<b>Leased</b>	<b>27,277.00</b>	<b>83%</b>		<b>\$16.20</b>	<b>36,829</b>	<b>\$441,946</b>	<b>84%</b>		
	<b>Vacant</b>	<b>5,624.00</b>	<b>17%</b>		<b>\$15.44</b>	<b>7,236</b>	<b>\$86,827</b>	<b>16%</b>		
<b>TOTAL PROJECT SUMMARY</b>										
	<b>Total</b>	<b>71,436.00</b>			<b>\$15.67</b>	<b>93,301</b>	<b>1,119,611.32</b>			
	<b>Leased</b>	<b>59,398.50</b>	<b>83%</b>		<b>\$15.64</b>	<b>77,420</b>	<b>929,040.92</b>	<b>83%</b>		
	<b>Pending Contract</b>	<b>1,537.50</b>	<b>2%</b>	<b>85%</b>	<b>\$16.75</b>	<b>2,146</b>	<b>25,753.13</b>	<b>2%</b>	<b>85%</b>	
	<b>Vacant</b>	<b>10,500.00</b>	<b>15%</b>		<b>\$15.70</b>	<b>13,735</b>	<b>164,817.27</b>	<b>15%</b>		



# Information About Brokerage Services

Texas Real Estate Commission (2-10-2025)



**Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.**

**TYPES OF REAL ESTATE LICENSE HOLDERS:**

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

**A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION.**

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner’s agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner’s agent must perform the broker’s minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer’s agent. An owner’s agent fees are not set by law and are fully negotiable.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant’s agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer’s agent must perform the broker’s minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller’s agent. A buyer/tenant’s agent fees are not set by law and are fully negotiable.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker’s obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties’ written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

**TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

- The broker’s duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker’s services. Please acknowledge receipt of this notice below and retain a copy for your records.

Enter Information Here

<i>Licensed Supervisor of Sales Agent/Associate</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>
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Enter Information Here

<i>Sales Agent/Associate's Name</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>
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SRS Industrial Partners, LLC	9012124		214.560.3200
<i>Licensed Broker/Broker Firm Name or Primary Assumed Business Name</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>

<i>Designated Broker of Firm</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>
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<i>Buyer Initials</i>	<i>Tenant Initials</i>	<i>Seller Initials</i>	<i>Landlord Initials</i>	<i>Date</i>
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**SRS REAL ESTATE PARTNERS**

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8144 Walnut Hill Lane, Suite 1200  
Dallas, TX 75231

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