



OFFICE/FLEX BUILDING FOR SALE
Rhodes Road Business Park
21613 RHODES ROAD SPRING TX 77388

PROPERTY OVERVIEW

PROPERTY SUMMARY

- ±10,080 SF Freestanding Office Building – Includes ±5,472 SF Finished Office Space + ±4,608 SF in Shell Condition ready for customization. One (1) 10' x 10' Grade-Level Roll-Up Door for loading or back-of-house access
- Ample Parking with 28 Dedicated Spaces – perfect for staff and visitors. High-Density Residential Surroundings provide built-in consumer and workforce base
- Strong Visibility & Easy Access from Rhodes Rd with nearby access to Grand Parkway (99), I-45 & FM 2920
- Modern Construction with flexible floor plan options to suit a variety of businesses
- Excellent Owner-User or Investment Opportunity in one of Spring's most active commercial corridors
- Surrounded by Retail, Schools, and Master-Planned Communities – high daytime traffic and population density

PROPERTY HIGHLIGHTS

- Strategic North Houston location with quick access to I-45 and the Grand Parkway (SH 99)
- Positioned near The Woodlands, Springwoods Village, and major employment centers
- Attractive suburban office setting supported by strong surrounding population growth
- Close proximity to retail, restaurants, and daily service amenities
- Convenient access for employees and clients from North Houston and surrounding communities
- Flexible layout suitable for owner-users or professional office tenants
- Located within an established commercial area with long-term market stability
- Ample surrounding residential base supporting workforce accessibility



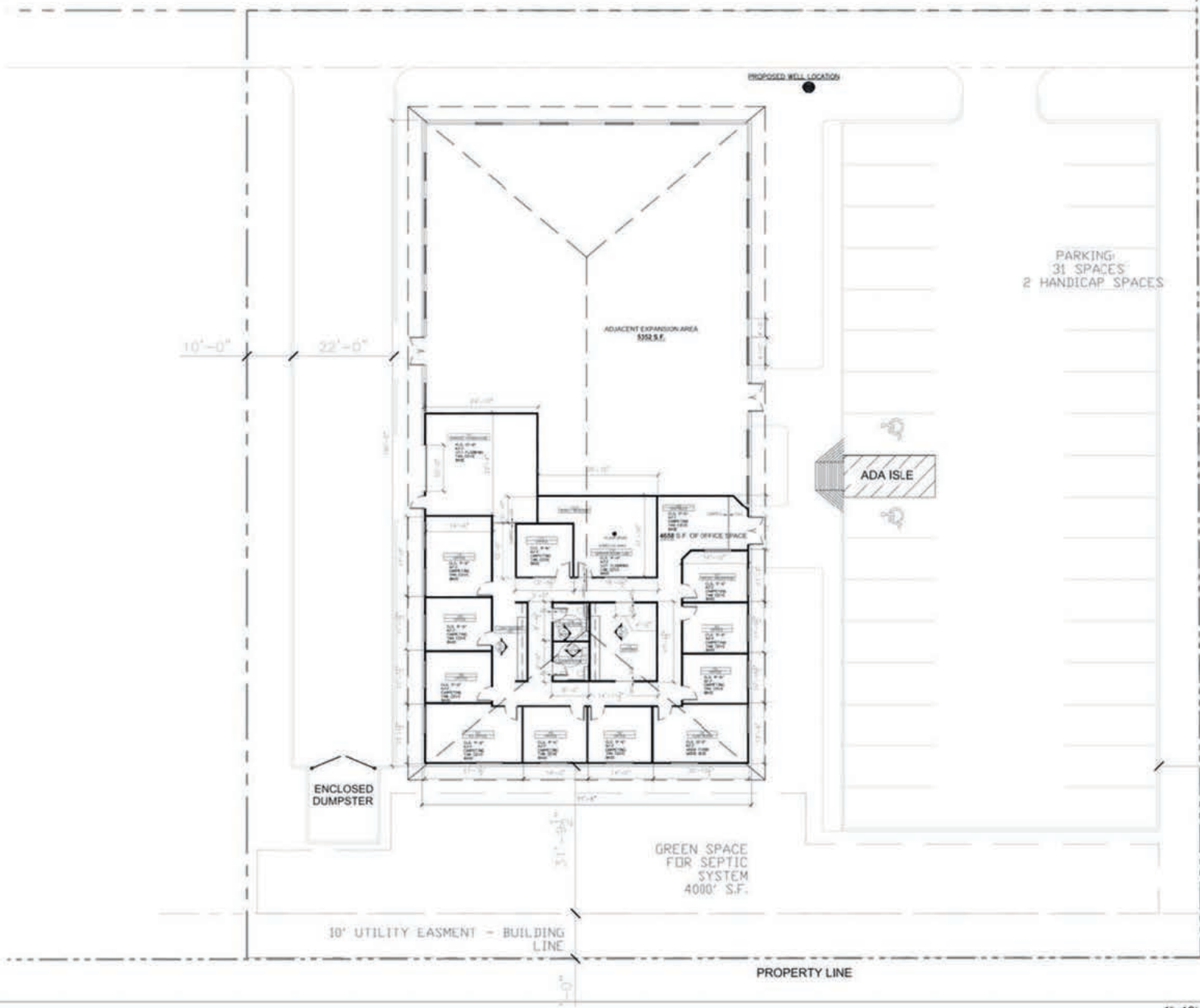
PROPERTY OVERVIEW

ADDRESS	21613 Rhodes Rd Spring, TX 77388
BUILDING SIZE	10,080 SF
LOT SIZE	1.15 AC
PROPERTY TYPE	Office/Flex
YEAR BUILT	2010
BUILDING HEIGHT	1 Story
BUILDING CLASS	B
OUTSIDE STORAGE	+/- 12,000 SF
PARKING	28 Spaces (2.78 Spaces per 1,000 SF Leased)

PROPERTY AERIAL



PROPERTY SITE PLAN



Drawings Prepared By:
 ARCHON SERVICES
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 info@archon.com

FOR: RHODES BUSINESS VENTURES
 RHODES ROAD BUSINESS VENTURES
 21613 RHODES ROAD
 SPRING, TEXAS 77388

Soil	
Issue:	
Date	05-31-10
Project Number	0910
Sheet Name	CONCEPT SITE PLAN
Sheet Number	A.110

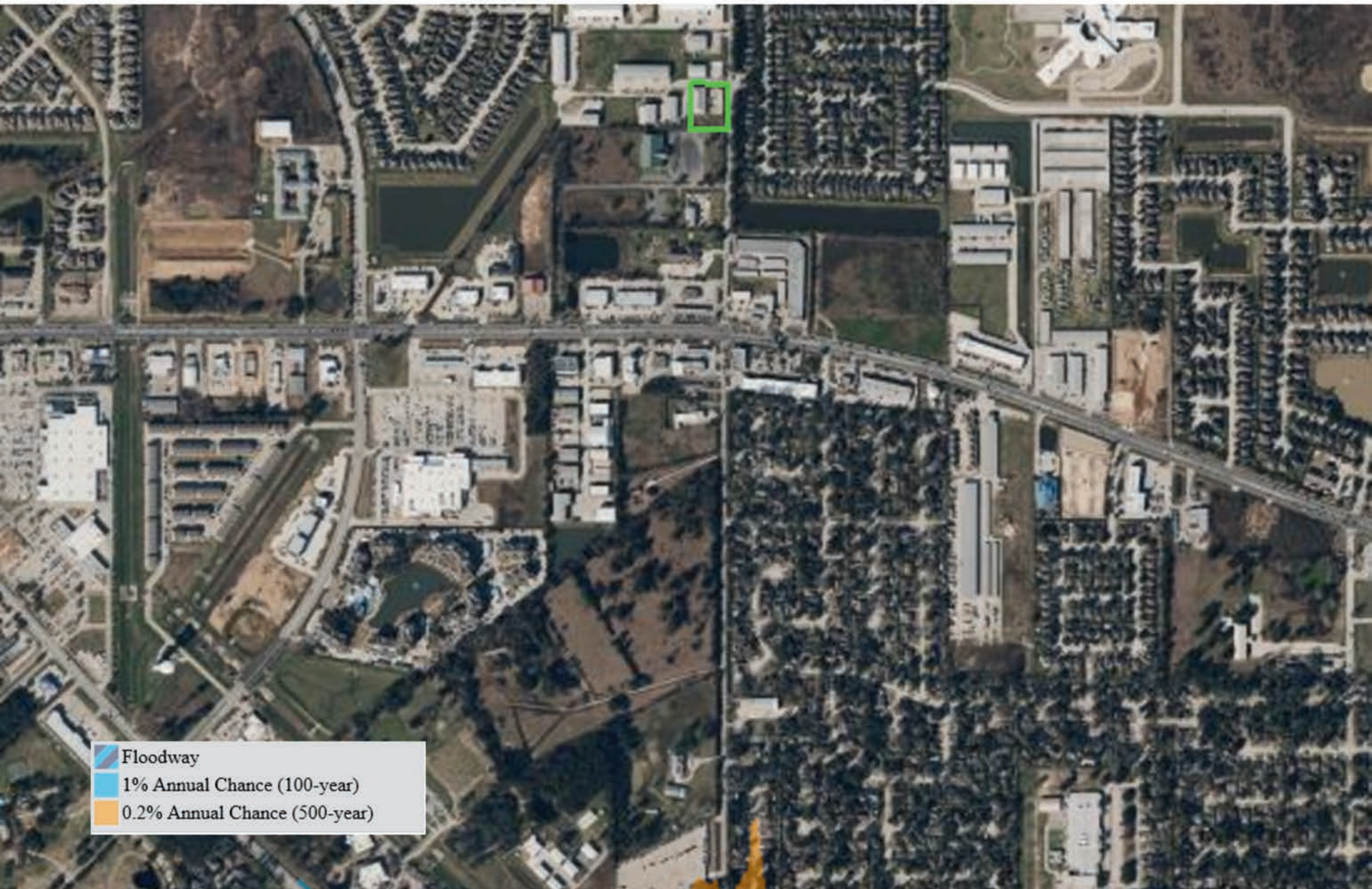
PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY FLOODPLAIN



MARKET OVERVIEW

SPRING, TEXAS - MARKET OVERVIEW

Spring Texas is a vibrant community experiencing notable economic development and growth. Located in Harris County, Texas, and is part of the Houston Metropolitan Area.

Spring has seen steady population growth over the years. The areas housing market has also experienced substantial growth, with new residential developments catering to various housing needs and preferences.

The ExxonMobil headquarters in Spring, Texas, also known as the ExxonMobil Campus, is a major corporate hub for one of the world's largest oil and gas companies. The ExxonMobil campus spans over 385 acres and includes multiple office buildings, research and development facilities, and employee amenities. The campus is designed to accommodate more than 10,000 employees.

The economic landscape of Spring encompasses a range of industries, contributing to its growth. It includes healthcare, energy, technology, manufacturing, retail and hospitality. This all provides employment opportunities over a broad range of industries.

Spring has developed a thriving small business community, the area supports entrepreneurs and offers resources and services to foster their growth. Locally owned shops, restaurants and service providers contribute to the vitality of the local economy.

The region is served by major highways, including Interstate 45 and the Hardy Toll Road, as well as the new Grand Parkway, which creates connectivity and the transportation of goods and services.

Retail - strong retail presence with major retail chains, local businesses.

Spring has focused on community development of parks, recreational facilities and community events, which provides an additional overall appeal to the area.

Spring's market outlook is optimistic with ongoing infrastructure development and planned projects aimed at expanding and enhancing the community. Its attractive amenities and proximity to The Woodlands and Houston, makes it an appealing destination for residents & investors.



HOUSTON - MARKET OVERVIEW

With a population of 6.9 million people in the metro area, Houston is the largest city in Texas, the 4th largest city in the US, and the 5th largest metro area. Houston is consistently a leader in population growth among major metro areas. From 2010 to 2023 the Houston metro added 1,500,000 people, which is a 25.3% increase.

Houston saw the fastest population growth rate amongst the 10 most popular metro areas. Houston is labeled as the most diverse city in the US with a business friendly environment, which includes a low cost to do business compared to other metro areas. Additionally, Houston has the highest number of STEM professionals, many of which are young in age with higher education degrees.

Houston has a diverse economy, positioning itself as a global leader in energy, international businesses, distribution, and technology. The Houston MSA is home to 26 fortune 500 headquarters, ranked third among metro areas. Many other Fortune 500 companies maintain US administrative headquarters in Houston. In the real estate industry, Houston has the 5th largest office market and the 6th largest Industrial market in the US.

Houston is known as the "Energy Capital of the World". More than 4,800 energy-related companies are located within the Houston MSA, including more than 700 exploration and production firms, more than 80 pipeline transportation establishments and hundreds of manufacturers and wholesalers of energy-sector products. Houston is home to 40 of the nation's 134 publicly traded oil and gas exploration and production firms, including 10 of the top 25; another nine among the top 25 have subsidiaries, major divisions or other significant operations in the Houston area.



4th largest city

Houstonians: nearly **1.4** million are foreign-born

90 countries have official government representation here

7th largest metro economy

Top 3 Metro in the nation for the number of consular offices

5,000 + Houston companies doing business abroad

INTERNATIONAL BUSINESS CENTER

Race/Ethnicity
Houston today mirrors the U.S. in four decades

19 Foreign banks from 10 nations

1,700+ Houston firms report foreign ownership

PORT OF HOUSTON: **BUSIEST PORT IN TEXAS**

16th Busiest in the world by tonnage

1st in U.S. import & export tonnage | **2nd** in total tonnage in the U.S.

MORE THAN 8,000 ships visit annually

Approximately 100 steamship lines | provides services between Houston | and more than 1,000 global ports

HOUSTON AIRPORT SYSTEM

2 INTERNATIONAL AIRPORTS

George Bush Intercontinental and William P. Hobby Airports

1 SPACE PORT

Ellington Airport Launch Site
License approved by FAA in 2015
Became a commercial spaceport in 2015

188 nonstop destinations to **37** countries

2018 Passenger Volume (Pre COVID)

58.3 Million total passengers

DOMESTIC 46.5 Million | **INTERNATIONAL 11.8** Million

Scheduled and charter passenger and cargo carriers fly directly to approximately

122 Domestic Destinations

66 International Destinations

37 Countries

FOR MORE INFORMATION:

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Information About Brokerage Services

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



11-03-2025



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 BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

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Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Steven Jeffery Beard	0400693	jeff.beard@svn.com	281-367-2220
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date