

For Lease



Spring Stuebner Rd 22,271 vpd



Hunington

Hunington Properties, Inc.

3773 Richmond Ave., Suite 800

Houston, Texas 77046

713-623-6944

hproperties.com

Spring Stuebner Plaza

3332 Spring Stuebner Rd.,

Spring, TX 77389

For Lease



SPRING STUEBNER PLAZA

3332 Spring Stuebner Rd., Spring, TX 77389

Property Information	Building A	Building B
Space For Lease	1,610 SF	1,750 SF 2,500SF
Rental Rate	Call for pricing	
Total Sq Ft:	30,985 SF	35,140 SF

Property Highlights

- Easy access to I-45, Grand Parkway, and Hardy Toll Rd.
- Commercial property suitable for retail, office space, or light industrial use.
- 2nd Gen spaces move in ready
- Situated in a rapidly developing area with a growing population, offering excellent potential for business growth.

Demographics

Population (2024)	2 mi. - 40,874
	3 mi. - 88,115
	5 mi. - 231,249
Average Household Income	2 mi. - \$130,066
	3 mi. - 135,228
	5 mi. - \$140,531
Traffic Count	Spring Stuebner Rd: 22,271 vpd

For More Information

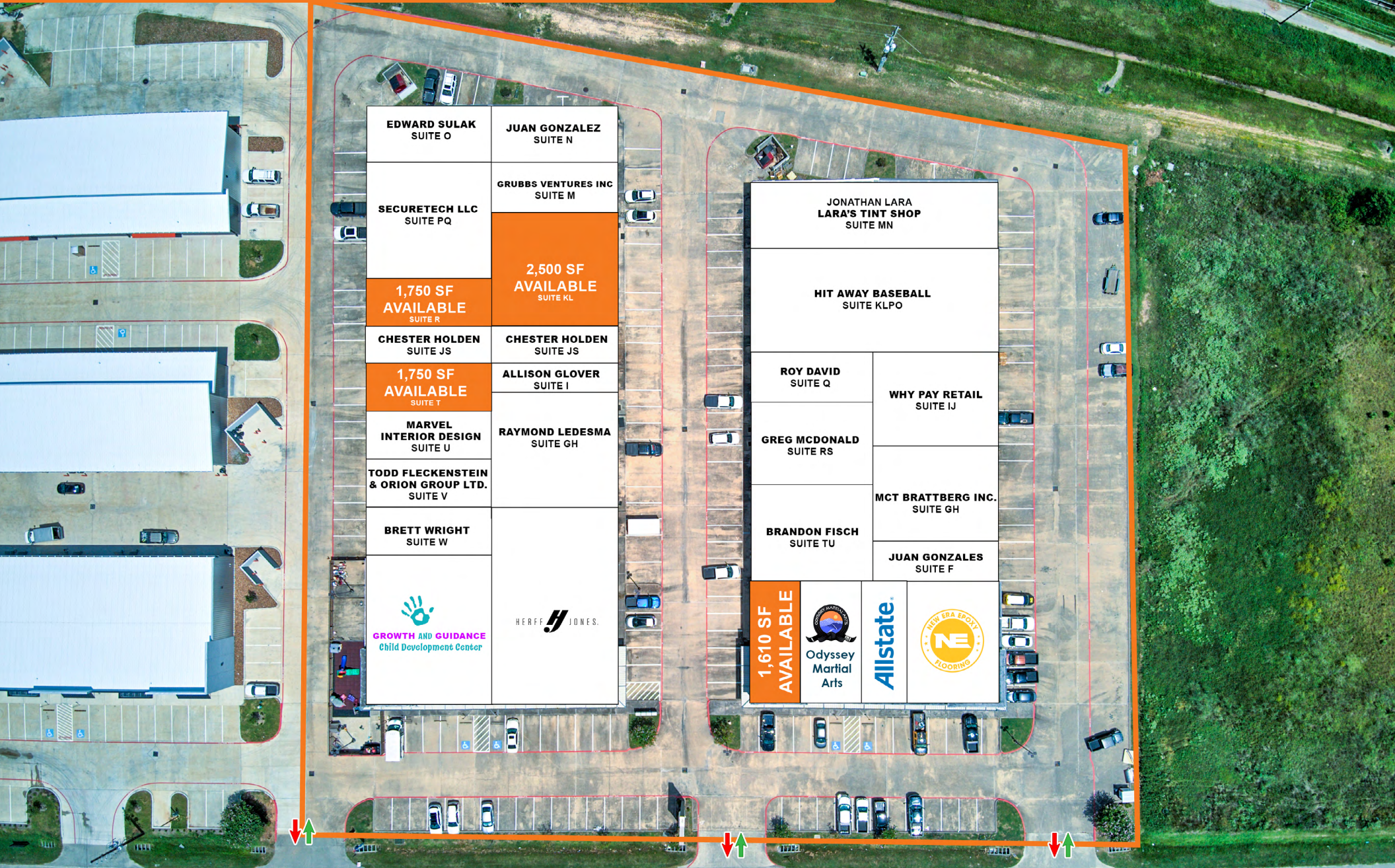
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For Lease



EDWARD SULAK SUITE O	JUAN GONZALEZ SUITE N	JONATHAN LARA LARA'S TINT SHOP SUITE MN	
SECURETECH LLC SUITE PQ	GRUBBS VENTURES INC SUITE M		
1,750 SF AVAILABLE SUITE R	2,500 SF AVAILABLE SUITE KL	HIT AWAY BASEBALL SUITE KLPO	
CHESTER HOLDEN SUITE JS	CHESTER HOLDEN SUITE JS		
1,750 SF AVAILABLE SUITE T	ALLISON GLOVER SUITE I	ROY DAVID SUITE Q	WHY PAY RETAIL SUITE IJ
MARVEL INTERIOR DESIGN SUITE U	RAYMOND LEDESMA SUITE GH	GREG MCDONALD SUITE RS	MCT BRATTBERG INC. SUITE GH
TODD FLECKENSTEIN & ORION GROUP LTD. SUITE V	HERFF JONES.	BRANDON FISCH SUITE TU	
BRETT WRIGHT SUITE W		GROWTH AND GUIDANCE Child Development Center	1,610 SF AVAILABLE

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For Lease



SPRINGWOODS VILLAGE
1,800 Acres
Master Planned Community
5,000 Homes at Completion

SITE

MOSSY OAK

ExxonMobil
Houston Campus
12,000 Employees

Grand Pkwy (Toll road)

99

99

99

Zwink Elementary
880 Students

FOREST NORTH
677 Homes

FOREST RIDGE
325 Homes

volta CAVA HANDS SHINE SUPERCUTS
Starbucks SUBARU VAPOR Cinnabon Kroger
MOD PIZZA COCA COLA

(Future)
WORKHUB

Spring Stuebner Rd **22,271 vpd**

Spring Stuebner Rd

Spring Stuebner Rd

CRICKET HILL ESTATES
Jale APARTMENTS
350 Units

NORTHWOOD PARK
224 Homes

GREENGATE ACRES
107 Homes

SAABO HJT WORKS BURGER KING POPEYES
H Home Sweet Home Dunkin' Dunkin' Sport Clips
MATTRESS FIRM

DOVE MEADOWS
758 Homes

SPRING WEST BUSINESS PARK

boost SUPERCUTS U-HAUL
MATTRESS FIRM Starbucks ACE

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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.

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.

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.

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.

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.

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Buyer/Tenant/Seller/Landlord Initials

Date