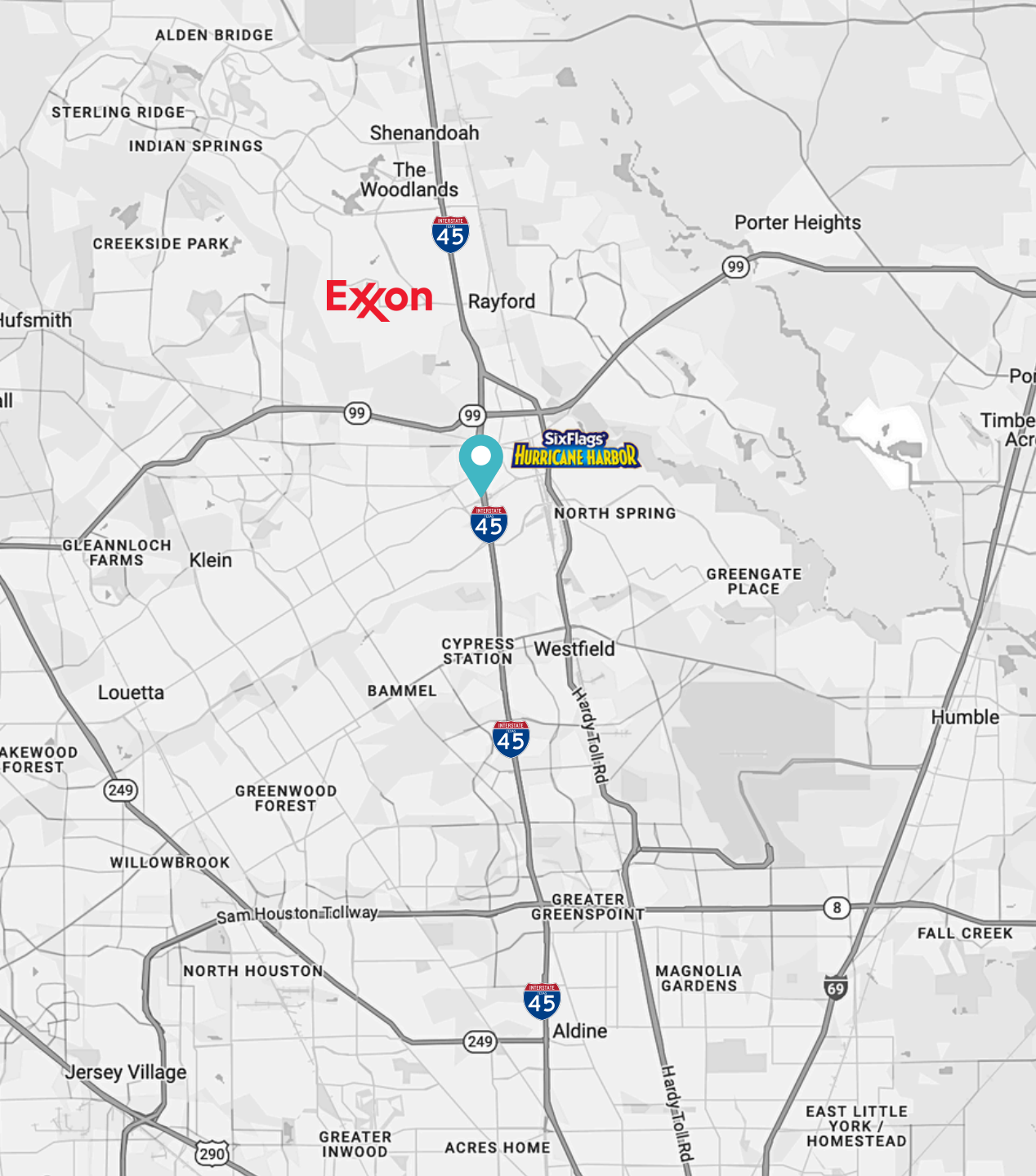




**FOR LEASE** | 11,637 SF  
SECOND-GENERATION RESTAURANT SPACE

 21005 I-45, Spring, TX 77388



# LOCATION

EXCELLENT VISIBILITY ALONG  
INTERSTATE 45 (**110,000+ VPD**)

**ADJACENT TO SIX FLAGS**

HURRICANE HARBOR  
AMUSEMENT PARK

**SPRING IS ONE OF THE FASTEST  
GROWING, AFFLUENT CITIES IN  
THE UNITED STATES**

LOCATED **LESS THAN 2 MILES**  
**FROM MAJOR ENERGY**  
**CAMPUSES - EXXON, HPE, HP,**  
AND MORE





16:1000  
PARKING RATIO  
191 SPACES

HIGHWAY FRONT  
SIGNAGE





SPRING HIGH SCHOOL: 2,800+ STUDENTS



LOUETTA ROAD: 32,868 VPD



170,000 VPD



11,637 SF FOR LEASE | 21005 I-45, Spring, TX 77388



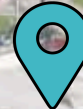
SPRING LAKES  
MASTER PLANNED COMMUNITY  
786 SINGLE FAMILY HOMES  
HOME VALUES \$200,000 +

CYPRESSWOOD LAKE  
MASTER PLANNED COMMUNITY  
588 SINGLE FAMILY HOMES  
HOME VALUES \$160,000+



110,000 VPD

LOUETTA ROAD: 32,868 VPD





# LEASE INFO

LEASE STRUCTURE: **ABSOLUTE NNN**

2023 TAXES: **\$92,237 | \$7.93/SF**

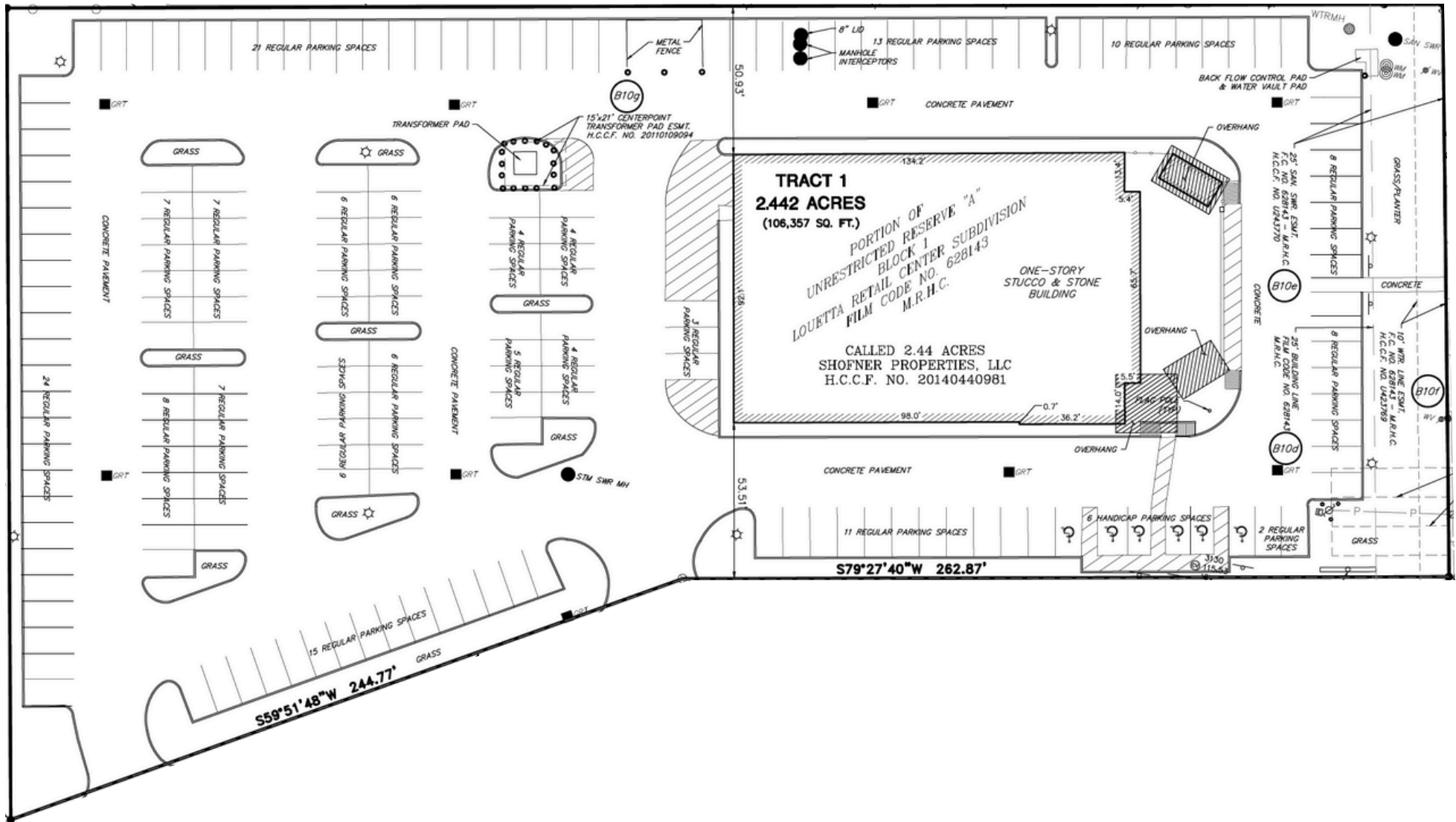
BUILDING SIZE: **11,637 SF**

NO USE RESTRICTIONS

**OFFERED AT: \$36/SF BASE RENT**









# CONTACT INFO

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**SYDNEY MAFRIGE KERNS | VICE PRESIDENT**

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