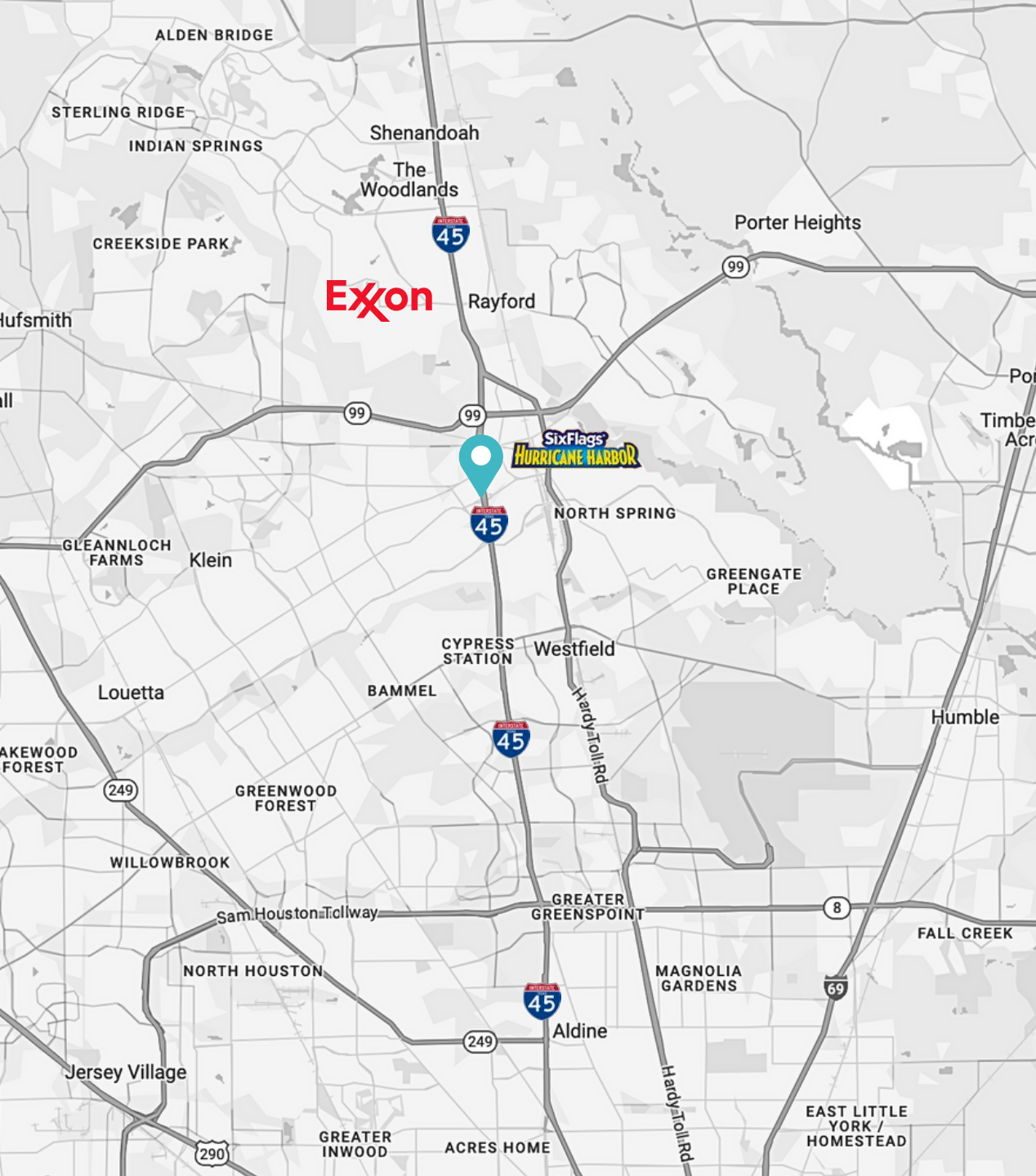




FOR LEASE | 11,637 SF
SECOND-GENERATION RESTAURANT SPACE

 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

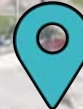
SPRING LAKES
MASTER PLANNED COMMUNITY
786 SINGLE FAMILY HOMES
HOME VALUES \$200,000 +

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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