



FOR LEASE

2176 Texas Parkway

RETAIL

- 1,592 Square Feet
- Base \$1.50 + CAM .33 cents
- 20' Frontage
- Carpet
- Drop Ceiling
- 2' X 4' Fluorescent
- 1 Restroom
- Break Bar
- Previous Tax Office



**TOTAL MONTHLY
RENT = \$2,913.50**

[CLICK FOR VIRTUAL TOUR](#)

QUAIL CORNER
2176 TEXAS PARKWAY, MISSOURI CITY, TX 77489

Doug Byerly

PO Box 202
Seabrook, Texas 77586
832-876-2541 cell

2176 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

RETAIL

1,592 SQ. FEET

BASE \$.150 MONTHLY \$18.00 ANNUALLY

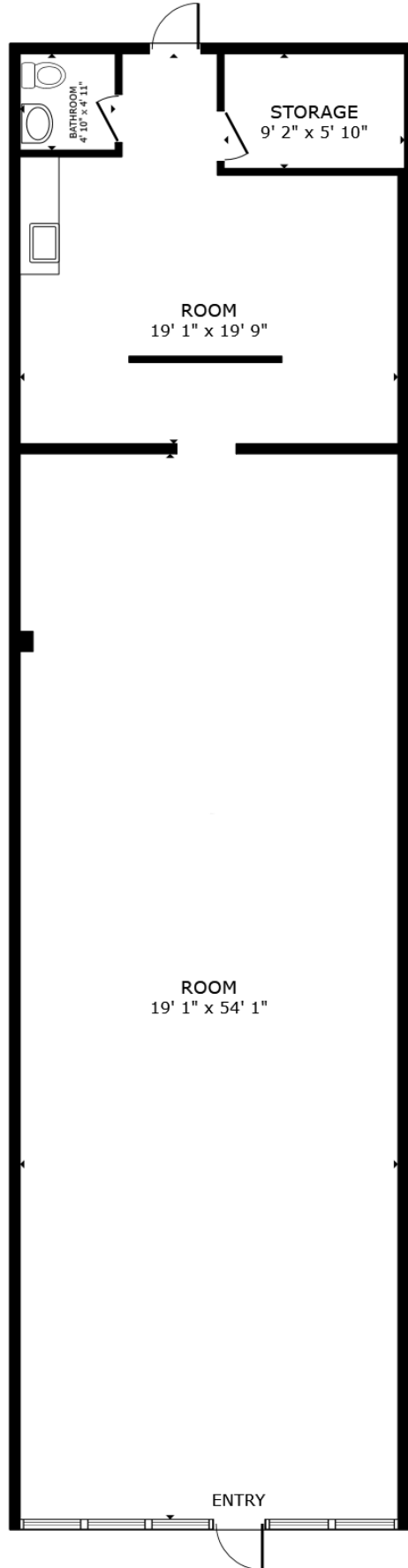
CAM .33 CENTS MONTHLY \$3.96 ANNUALLY

BASE \$2,388.00 + CAM \$525.50* = \$2,913.50 TOTAL

*CAM ADJUSTED ANNUALLY

2176 Texas Parkway			
Term	36-60 months		
HVAC	100%		
Lighting	2X4 Fluorescent		
Ceiling	Drop		
Flooring	Carpet		
Electrical	100 Amp	ESI ID	
Frontage	20 Ft Facing Independence Highway		
Water	Part of CAM		No sprinkler
Tenant Paid Utilities	Electricity	Internet/Phone	
Break Bar	Yes		
Restroom	One		
Layout	Large Lobby	Break Bar	Restroom
Outside Doors	All Glass 36" Front Door		36" Back Door
Outside Greenspace	Service Alley	18 Wheeler Accessible	
Previous Tenant	H&R Block		
Free Rent - TI Dollars	30-90 days	TI Dollars - Yes	
Year Built	1980s	Updated 2023-24	
Total Building	86,646 SF		

2176 TEXAS PARKWAY - FLOOR PLAN



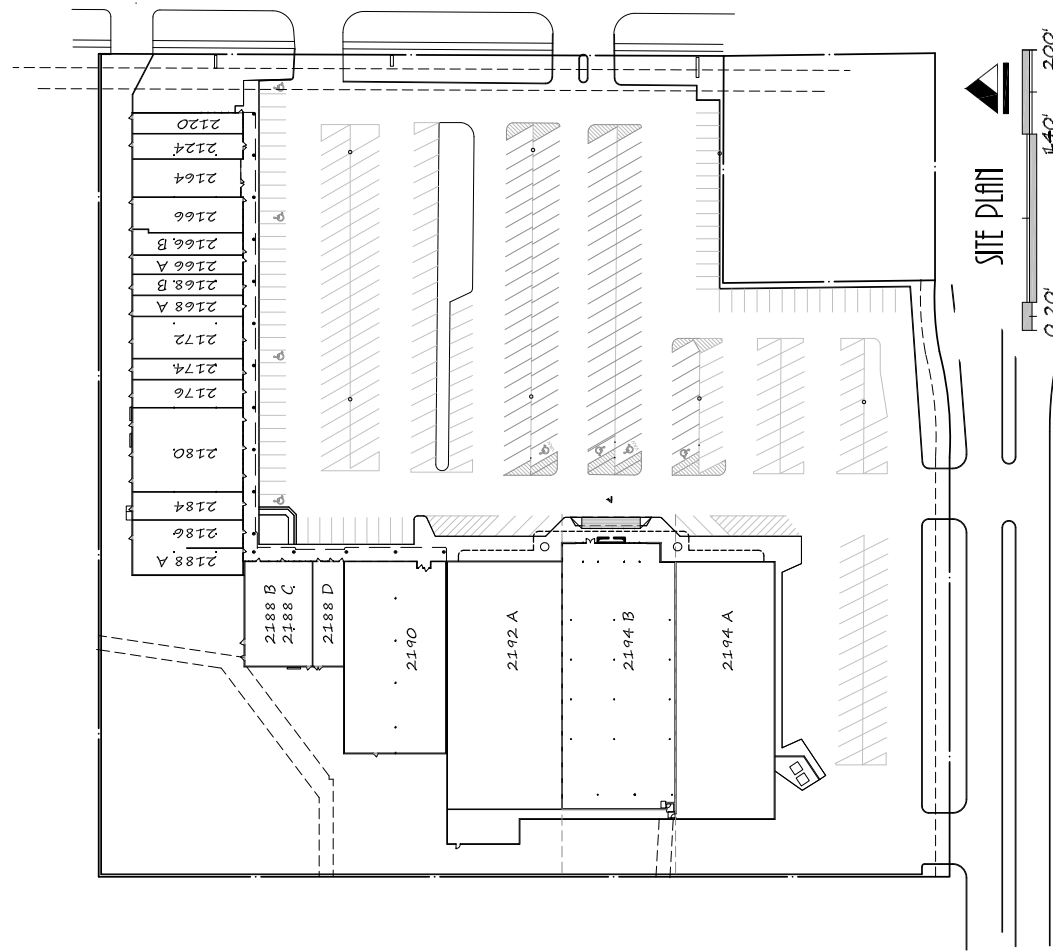
FLOOR PLAN

2176 TEXAS PARKWAY - SITE PLAN

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LEASE SPACES

- 2120 - 1,204 S.F.
- 2124 - 1,456 S.F.
- 2164 - 2,114 S.F.
- 2166 - 1,994 S.F.
- 2166 B - 1,293 S.F.
- 2166 A - 1,088 S.F.
- 2168 B - 1,194 S.F.
- 2168 A - 1,106 S.F.
- 2172 - 2,593 S.F.
- 2174 - 1,194 S.F.
- 2176 - 1,592 S.F.
- 2180 - 4,773 S.F.
- 2184 - 1,592 S.F.
- 2186 - 1,592 S.F.
- 2186 - (Combined with 2188A)
- 2188A - (Combined with 2186)
- 2188B - 1,558 S.F.
- 2188B + 2188C - 3,692 S.F.
- 2188D - 1,692 S.F.
- 2190 - 10,069 S.F.
- 2192A - 14,547 S.F.
- 2194B - 15,281 S.F.
- 2194A - 13,073 S.F.



DESIGN
DRAWING
PERMIT OR
CONSTRUCTION

WINDLE + VOLPE
ARCHITECTS

10000 BIV. MOON, MISSOURI 63110-1990

SITE PLAN

LEASE - SITE PLAN

MISSOURI CITY, TEXAS 77498

JTR
HOLDINGS

JOB #: 45-14-05
DATE: 8/30/22
COMPOUND 2022 Mark + High Ventures, Inc.