

± 4,096 SF FREESTANDING OFFICE/RETAIL BUILDING

**FOR SALE
OR LEASE**

12807 JONES ROAD, HOUSTON, TX 77070



**Please
Do Not Disturb
Tenant**

S&PINTERESTS

JENNIFER ZAKY
713.598.8999
jennifer@spinterests.com

WWW.SPINTERESTS.COM | Main: 713.766.4500
5373 W. Alabama St., Ste. 325 | Houston, TX 77056

The information herein has been obtained from sources believed reliable, however, S & P Interests, LLC does not guarantee, warranty or make any representations to the completeness or accuracy thereof. The information pertaining to this property is subject to errors, omissions, change of price, or conditions, prior to sale or lease, or the withdrawal of this offer without notice.

PROPERTY OVERVIEW



LOCATION

12807 Jones Road, Houston, TX 77070



AVAILABLE FOR SALE

4,096 SF Building



PARKING

18 Spaces



INCOME

\$91,108 within 3 miles



POPULATION

105,100 in 3 mile radius



S&P INTERESTS

JENNIFER ZAKY

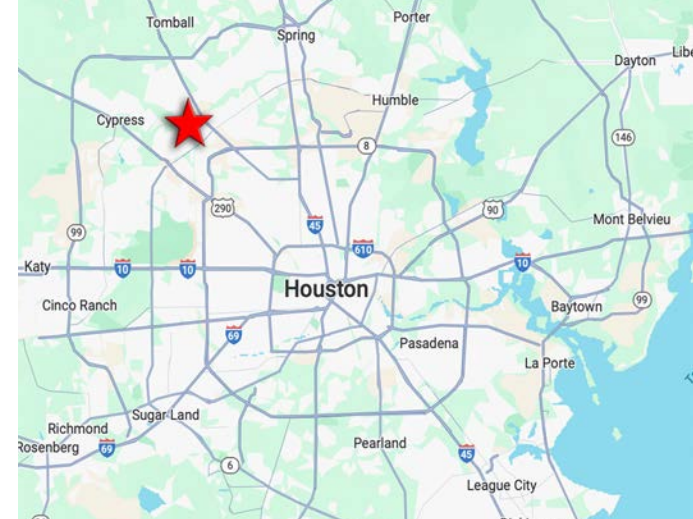
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PROPERTY FEATURES:

- 2nd Generation Office/Retail (Owner Operator Currently)
- Monument Sign Available
- ± 4,096 SF Building on .36 Acres of Land
- Surrounded By Master-Planned Communities
- 18 Parking Spaces
- Great For Medical, Office, or Retail Use
- Contact Agent For Pricing

DEMOGRAPHIC SUMMARY:

Radius	1 Mile	3 Mile	5 Mile
2024 Population	14,820	105,100	258,704
Households	5,453	39,242	95,117
Average HH Income	\$86,895	\$91,108	\$105,962

TRAFFIC COUNT:

Jones Rd at Regency Green Dr: 34,747 VPD ('25)

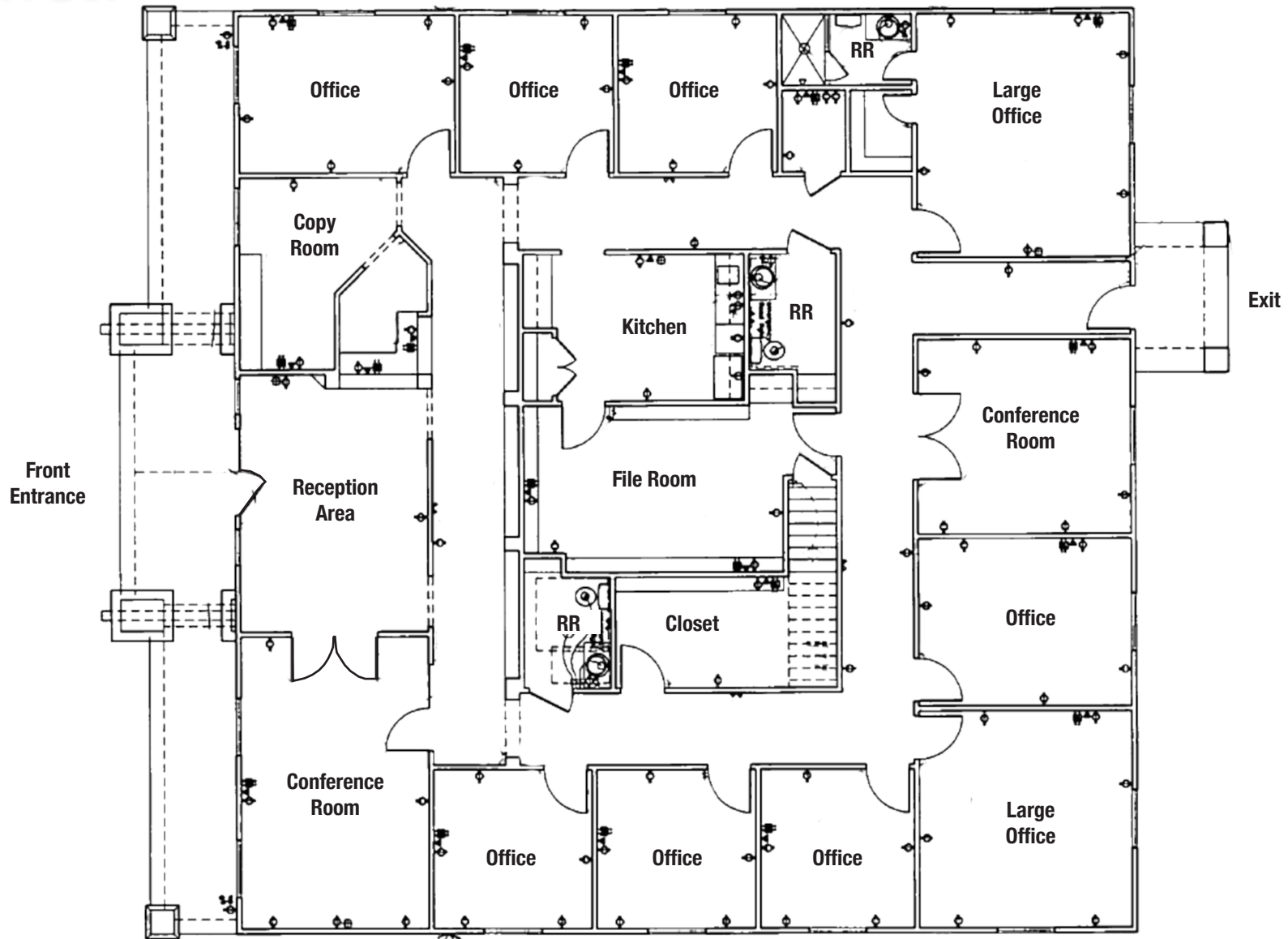
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FLOOR PLAN



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Reception Area



Entry Hallway



Conference Room



Kitchen

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File Room



Conference Room



Office



Large Office

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Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	15,099	106,668	262,218
2024 Estimate	14,820	105,100	258,704
2020 Census	15,021	108,657	269,287
Growth 2024 - 2029	1.88%	1.49%	1.36%
Growth 2020 - 2024	-1.34%	-3.27%	-3.93%

2024 Population by Age	14,820	105,100	258,704
Age 0 - 4	953 6.43%	6,592 6.27%	15,534 6.00%
Age 5 - 9	1,020 6.88%	6,904 6.57%	16,657 6.44%
Age 10 - 14	1,021 6.89%	6,993 6.65%	17,481 6.76%
Age 15 - 19	981 6.62%	6,900 6.57%	17,791 6.88%
Age 20 - 24	999 6.74%	7,072 6.73%	17,539 6.78%
Age 25 - 29	1,018 6.87%	7,356 7.00%	17,048 6.59%
Age 30 - 34	1,051 7.09%	7,651 7.28%	17,430 6.74%
Age 35 - 39	1,036 6.99%	7,469 7.11%	17,505 6.77%
Age 40 - 44	1,015 6.85%	7,145 6.80%	17,524 6.77%
Age 45 - 49	964 6.50%	6,616 6.29%	16,870 6.52%
Age 50 - 54	939 6.34%	6,428 6.12%	16,834 6.51%
Age 55 - 59	905 6.11%	6,228 5.93%	16,087 6.22%
Age 60 - 64	845 5.70%	5,936 5.65%	15,155 5.86%
Age 65 - 69	739 4.99%	5,223 4.97%	13,267 5.13%
Age 70 - 74	549 3.70%	4,126 3.93%	10,332 3.99%
Age 75 - 79	377 2.54%	2,977 2.83%	7,339 2.84%
Age 80 - 84	234 1.58%	1,894 1.80%	4,584 1.77%
Age 85+	174 1.17%	1,591 1.51%	3,724 1.44%
Age 65+	2,073 13.99%	15,811 15.04%	39,246 15.17%

Median Age	36.80	37.10	37.80
Average Age	37.30	37.90	38.20

2024 Population By Race	14,820	105,100	258,704
White	5,956 40.19%	42,065 40.02%	113,533 43.89%
Black	2,499 16.86%	18,733 17.82%	40,573 15.68%
Am. Indian & Alaskan	180 1.21%	1,164 1.11%	2,646 1.02%
Asian	1,469 9.91%	11,215 10.67%	29,102 11.25%
Hawaiian & Pacific Island	18 0.12%	91 0.09%	220 0.09%
Other	4,698 31.70%	31,831 30.29%	72,631 28.07%

Population by Hispanic Origin	14,820	105,100	258,704
Non-Hispanic Origin	9,747 65.77%	70,825 67.39%	181,279 70.07%
Hispanic Origin	5,073 34.23%	34,275 32.61%	77,425 29.93%

2024 Median Age, Male	36.00	36.00	36.70
2024 Average Age, Male	36.60	36.90	37.30

2024 Median Age, Female	37.50	38.10	38.90
2024 Average Age, Female	38.00	38.80	39.10

Radius	1 Mile	3 Mile	5 Mile
2024 Population by Occupation Classification	11,629	83,225	205,465
Civilian Employed	8,113 69.77%	55,820 67.07%	137,692 67.01%
Civilian Unemployed	308 2.65%	2,755 3.31%	6,338 3.08%
Civilian Non-Labor Force	3,208 27.59%	24,605 29.56%	61,354 29.86%
Armed Forces	0 0.00%	45 0.05%	81 0.04%

Households by Marital Status			
Married	2,485	17,806	47,599
Married No Children	1,452	10,600	27,564
Married w/Children	1,034	7,206	20,035

2024 Population by Education	10,341	74,565	182,942
Some High School, No Diploma	1,229 11.88%	7,662 10.28%	16,912 9.24%
High School Grad (Incl Equivalency)	2,128 20.58%	15,606 20.93%	35,026 19.15%
Some College, No Degree	2,548 24.64%	22,939 30.76%	54,010 29.52%
Associate Degree	494 4.78%	3,926 5.27%	9,241 5.05%
Bachelor Degree	3,022 29.22%	17,167 23.02%	47,019 25.70%
Advanced Degree	920 8.90%	7,265 9.74%	20,734 11.33%

2024 Population by Occupation	15,192	104,242	257,975
Real Estate & Finance	734 4.83%	3,578 3.43%	9,854 3.82%
Professional & Management	4,929 32.44%	29,985 28.76%	80,147 31.07%
Public Administration	140 0.92%	1,160 1.11%	3,009 1.17%
Education & Health	2,178 14.34%	11,943 11.46%	27,907 10.82%
Services	1,215 8.00%	8,434 8.09%	18,122 7.02%
Information	54 0.36%	856 0.82%	2,007 0.78%
Sales	1,563 10.29%	13,286 12.75%	32,043 12.42%
Transportation	19 0.13%	842 0.81%	1,638 0.63%
Retail	728 4.79%	5,733 5.50%	13,811 5.35%
Wholesale	152 1.00%	2,599 2.49%	6,434 2.49%
Manufacturing	955 6.29%	6,487 6.22%	16,743 6.49%
Production	932 6.13%	7,219 6.93%	16,429 6.37%
Construction	535 3.52%	4,093 3.93%	9,162 3.55%
Utilities	463 3.05%	3,681 3.53%	8,688 3.37%
Agriculture & Mining	249 1.64%	1,661 1.59%	5,242 2.03%
Farming, Fishing, Forestry	0 0.00%	115 0.11%	143 0.06%
Other Services	346 2.28%	2,570 2.47%	6,596 2.56%

2024 Worker Travel Time to Job	7,519	51,579	125,038
<30 Minutes	4,040 53.73%	26,755 51.87%	61,643 49.30%
30-60 Minutes	2,959 39.35%	19,717 38.23%	50,360 40.28%
60+ Minutes	520 6.92%	5,107 9.90%	13,035 10.42%

Radius	1 Mile		3 Mile		5 Mile	
2020 Households by HH Size	5,560		40,781		99,541	
1-Person Households	1,316	23.67%	10,631	26.07%	23,724	23.83%
2-Person Households	1,658	29.82%	12,255	30.05%	30,476	30.62%
3-Person Households	1,019	18.33%	7,001	17.17%	17,288	17.37%
4-Person Households	835	15.02%	5,735	14.06%	15,037	15.11%
5-Person Households	425	7.64%	2,972	7.29%	7,664	7.70%
6-Person Households	200	3.60%	1,365	3.35%	3,341	3.36%
7 or more Person Households	107	1.92%	822	2.02%	2,011	2.02%
2024 Average Household Size	2.70		2.60		2.70	
Households						
2029 Projection	5,552		39,817		96,372	
2024 Estimate	5,453		39,242		95,117	
2020 Census	5,561		40,779		99,541	
Growth 2024 - 2029	1.82%		1.47%		1.32%	
Growth 2020 - 2024	-1.94%		-3.77%		-4.44%	
2024 Households by HH Income	5,454		39,244		95,118	
<\$25,000	512	9.39%	4,712	12.01%	10,395	10.93%
\$25,000 - \$50,000	1,472	26.99%	9,394	23.94%	17,547	18.45%
\$50,000 - \$75,000	1,170	21.45%	7,351	18.73%	16,933	17.80%
\$75,000 - \$100,000	494	9.06%	5,117	13.04%	11,996	12.61%
\$100,000 - \$125,000	586	10.74%	3,829	9.76%	9,834	10.34%
\$125,000 - \$150,000	394	7.22%	2,720	6.93%	8,158	8.58%
\$150,000 - \$200,000	594	10.89%	3,264	8.32%	9,887	10.39%
\$200,000+	232	4.25%	2,857	7.28%	10,368	10.90%
2024 Avg Household Income	\$86,895		\$91,108		\$105,962	
2024 Med Household Income	\$62,563		\$67,532		\$80,593	
2024 Occupied Housing	5,453		39,242		95,118	
Owner Occupied	3,238	59.38%	20,801	53.01%	57,013	59.94%
Renter Occupied	2,215	40.62%	18,441	46.99%	38,105	40.06%
2020 Housing Units	5,904		43,801		104,995	
1 Unit	4,234	71.71%	26,681	60.91%	70,651	67.29%
2 - 4 Units	226	3.83%	1,476	3.37%	3,232	3.08%
5 - 19 Units	646	10.94%	7,685	17.55%	16,178	15.41%
20+ Units	798	13.52%	7,959	18.17%	14,934	14.22%
2024 Housing Value	3,238		20,802		57,011	
<\$100,000	126	3.89%	631	3.03%	1,273	2.23%
\$100,000 - \$200,000	1,308	40.40%	6,762	32.51%	12,842	22.53%
\$200,000 - \$300,000	1,314	40.58%	9,292	44.67%	24,399	42.80%
\$300,000 - \$400,000	250	7.72%	2,285	10.98%	11,235	19.71%
\$400,000 - \$500,000	135	4.17%	764	3.67%	3,461	6.07%
\$500,000 - \$1,000,000	86	2.66%	892	4.29%	3,278	5.75%
\$1,000,000+	19	0.59%	176	0.85%	523	0.92%
2024 Median Home Value	\$214,079		\$232,372		\$258,979	

Radius	1 Mile		3 Mile		5 Mile	
2024 Housing Units by Yr Built	6,053		44,334		106,826	
Built 2010+	510	8.43%	5,473	12.34%	13,202	12.36%
Built 2000 - 2010	1,078	17.81%	11,590	26.14%	27,781	26.01%
Built 1990 - 1999	1,265	20.90%	8,365	18.87%	24,272	22.72%
Built 1980 - 1989	1,749	28.89%	9,280	20.93%	22,369	20.94%
Built 1970 - 1979	1,009	16.67%	8,000	18.04%	16,231	15.19%
Built 1960 - 1969	255	4.21%	1,214	2.74%	2,040	1.91%
Built 1950 - 1959	23	0.38%	114	0.26%	341	0.32%
Built <1949	164	2.71%	298	0.67%	590	0.55%
2024 Median Year Built	1988		1993		1994	

Demographic Trend Report

Description	2020		2024		2029	
Population	15,021		14,820		15,099	
Age 0 - 4	962	6.40%	953	6.43%	934	6.19%
Age 5 - 9	1,022	6.80%	1,020	6.88%	965	6.39%
Age 10 - 14	1,076	7.16%	1,021	6.89%	996	6.60%
Age 15 - 19	997	6.64%	981	6.62%	997	6.60%
Age 20 - 24	1,043	6.94%	999	6.74%	990	6.56%
Age 25 - 29	1,072	7.14%	1,018	6.87%	996	6.60%
Age 30 - 34	1,127	7.50%	1,051	7.09%	1,012	6.70%
Age 35 - 39	1,082	7.20%	1,036	6.99%	1,022	6.77%
Age 40 - 44	981	6.53%	1,015	6.85%	1,015	6.72%
Age 45 - 49	989	6.58%	964	6.50%	985	6.52%
Age 50 - 54	947	6.30%	939	6.34%	947	6.27%
Age 55 - 59	974	6.48%	905	6.11%	910	6.03%
Age 60 - 64	872	5.81%	845	5.70%	855	5.66%
Age 65 - 69	728	4.85%	739	4.99%	775	5.13%
Age 70 - 74	480	3.20%	549	3.70%	644	4.27%
Age 75 - 79	326	2.17%	377	2.54%	475	3.15%
Age 80 - 84	194	1.29%	234	1.58%	310	2.05%
Age 85+	149	0.99%	174	1.17%	274	1.81%
Age 15+	11,961	79.63%	11,826	79.80%	12,207	80.85%
Age 20+	10,964	72.99%	10,845	73.18%	11,210	74.24%
Age 65+	1,877	12.50%	2,073	13.99%	2,478	16.41%
Median Age	36		37		38	
Average Age	36.70		37.30		38.70	

Population By Race	15,021		14,820		15,099	
White	6,542	43.55%	5,956	40.19%	6,055	40.10%
Black	2,531	16.85%	2,499	16.86%	2,550	16.89%
Am. Indian & Alaskan	142	0.95%	180	1.21%	184	1.22%
Asian	1,504	10.01%	1,469	9.91%	1,499	9.93%
Hawaiian & Pacific Islander	16	0.11%	18	0.12%	18	0.12%
Other	4,272	28.44%	4,698	31.70%	4,793	31.74%



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.

11-2-2015

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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	