



FOR LEASE

8309 JONES ROAD, JERSEY VILLAGE, TX 77065

VILLAGE 290 - PHASE II



PROPERTY DESCRIPTION

Introducing an exceptional leasing opportunity at Village 290, Jersey Village, TX, 77065. This impressive property offers top-tier features, including modern office suites, customizable floor plans, and state-of-the-art amenities. Tenants will enjoy ample parking, and a well-maintained, inviting environment. With convenient access to major transportation routes, including nearby highways, this prime location provides ease of access for employees and visitors. Whether establishing a new office or expanding an existing business, this property offers the perfect blend of functionality and sophistication. Elevate your business presence with the unparalleled appeal and strategic advantages of Village 290!

PROPERTY HIGHLIGHTS

- Modern office suites
- Customizable floor plans
- State-of-the-art amenities
- Ample parking
- Convenient access to major transportation routes
- Strategic location
- Sophisticated design
- Well-maintained property
- Easy access for employees and visitors

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,274	35,272	95,059
Total Population	11,528	93,495	268,151
Average HH Income	\$94,857	\$112,164	\$106,910

OFFERING SUMMARY	
Lease Rate:	Negotiable
Available SF:	750 - 7,286 SF
Building Size:	+/- 20,581 SF
Projected Delivery:	2nd Quarter 2027

JONATHAN HICKS, CCIM

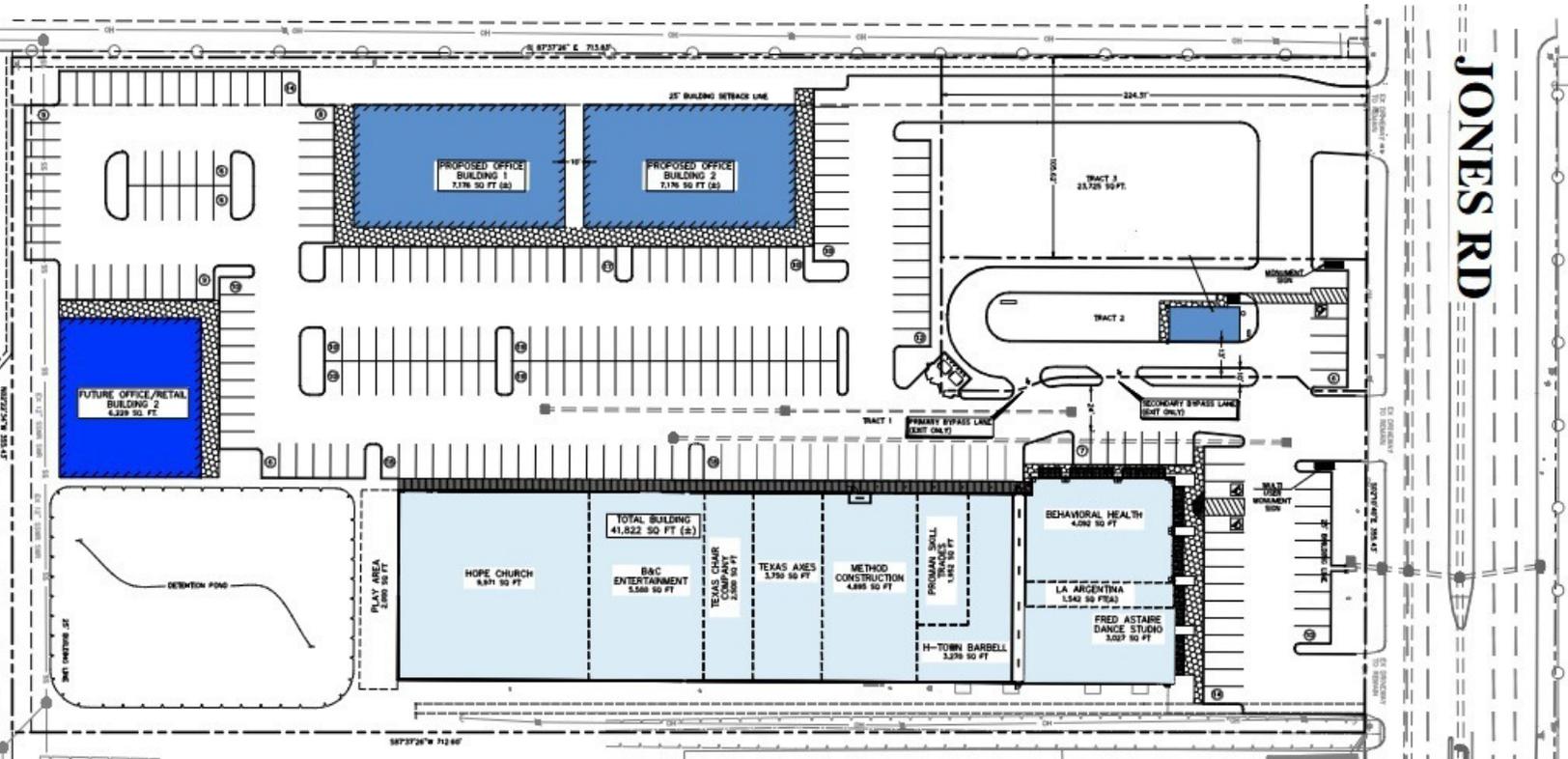
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PHASE I



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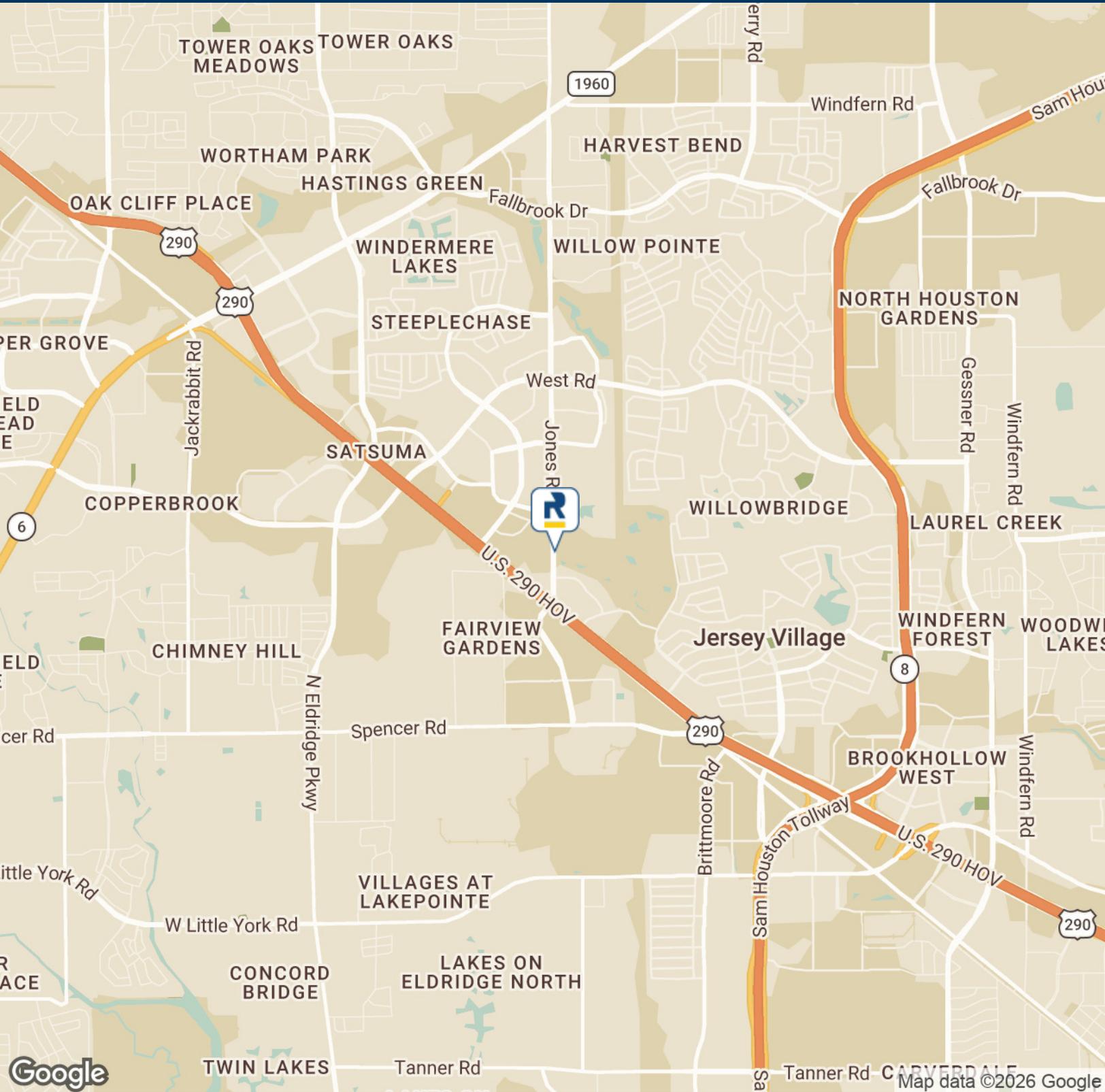
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LOCATION MAP



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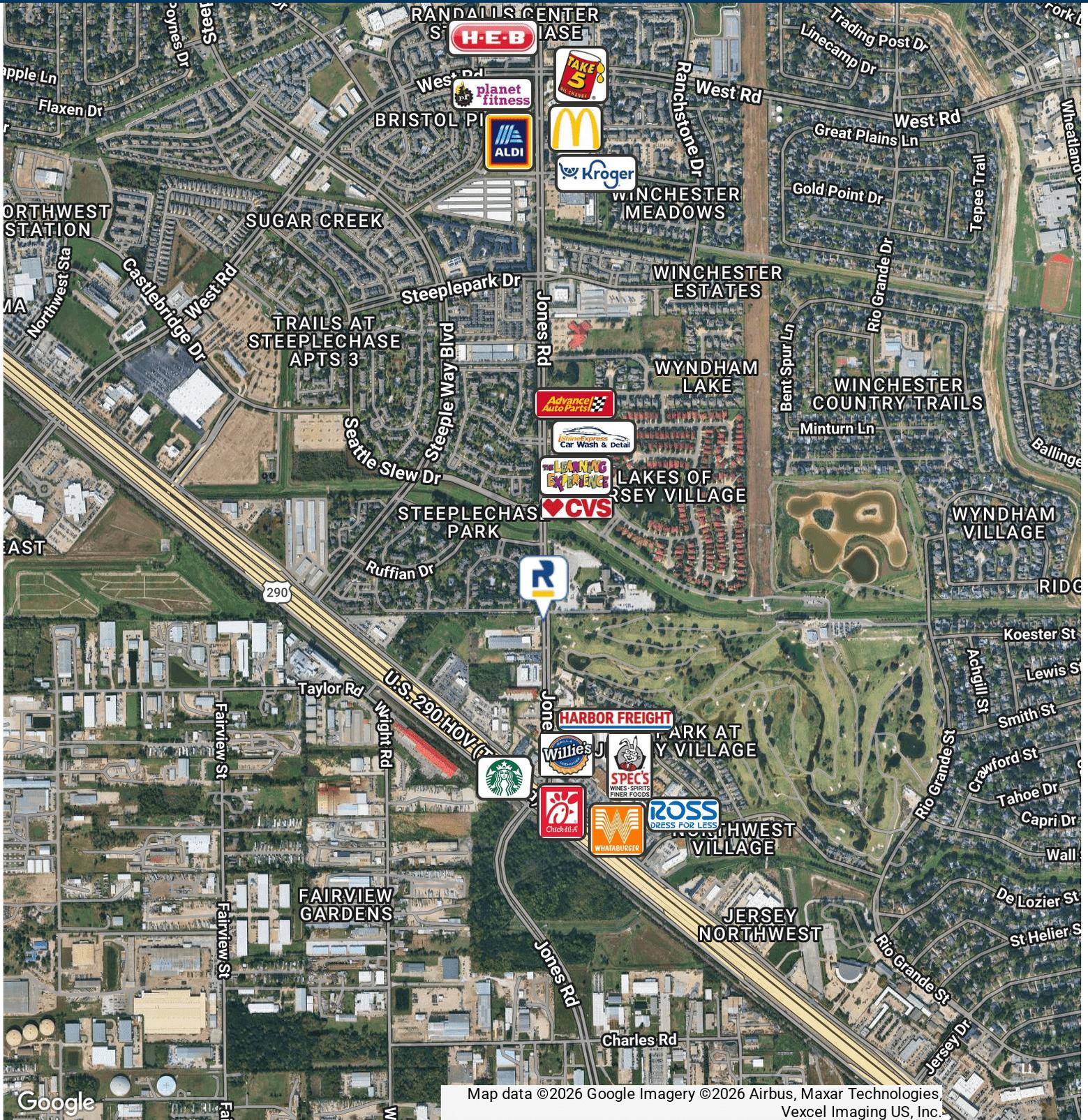
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AERIAL MAP



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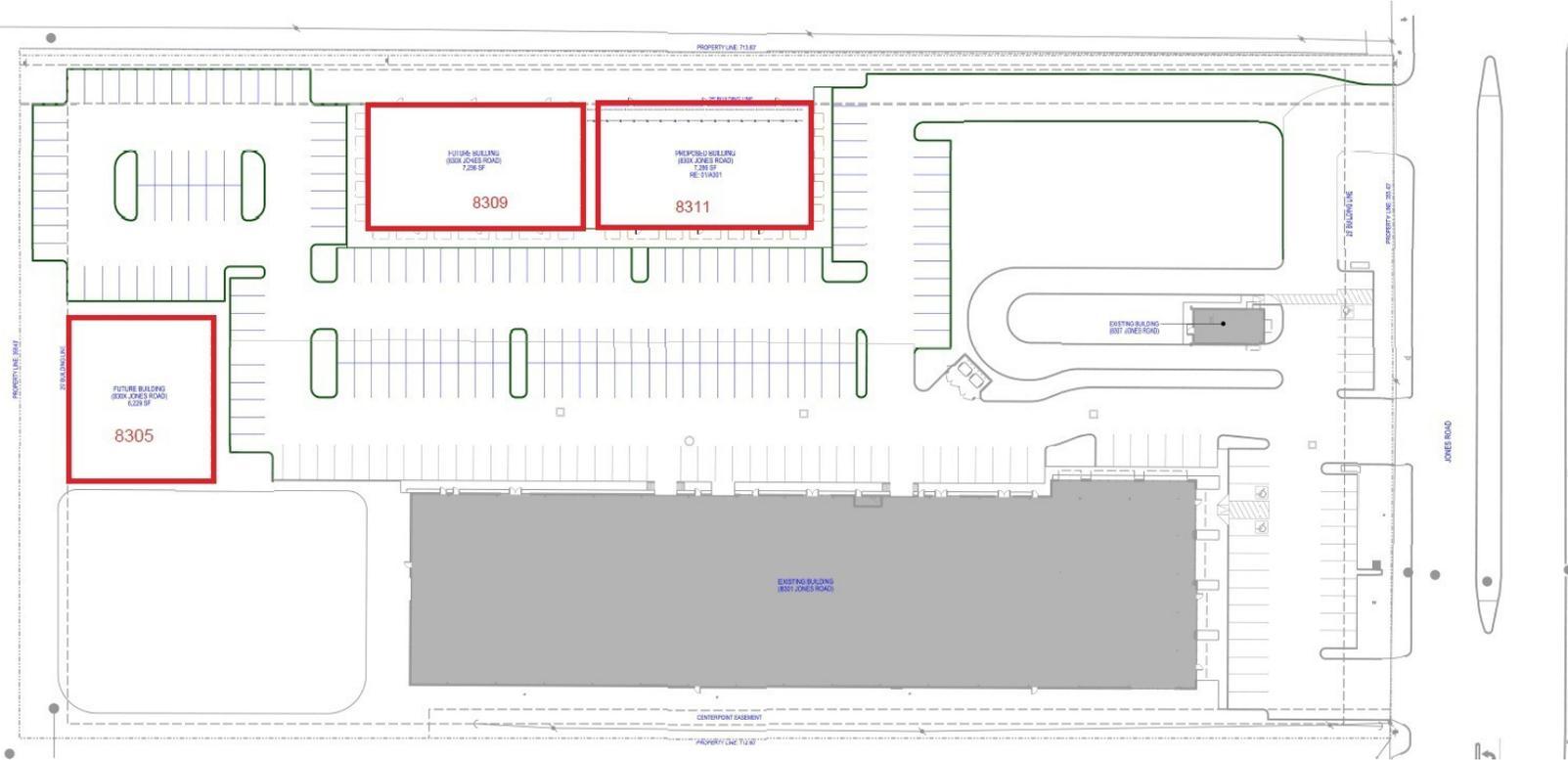
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LEASE SPACES



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	750 - 7,286 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

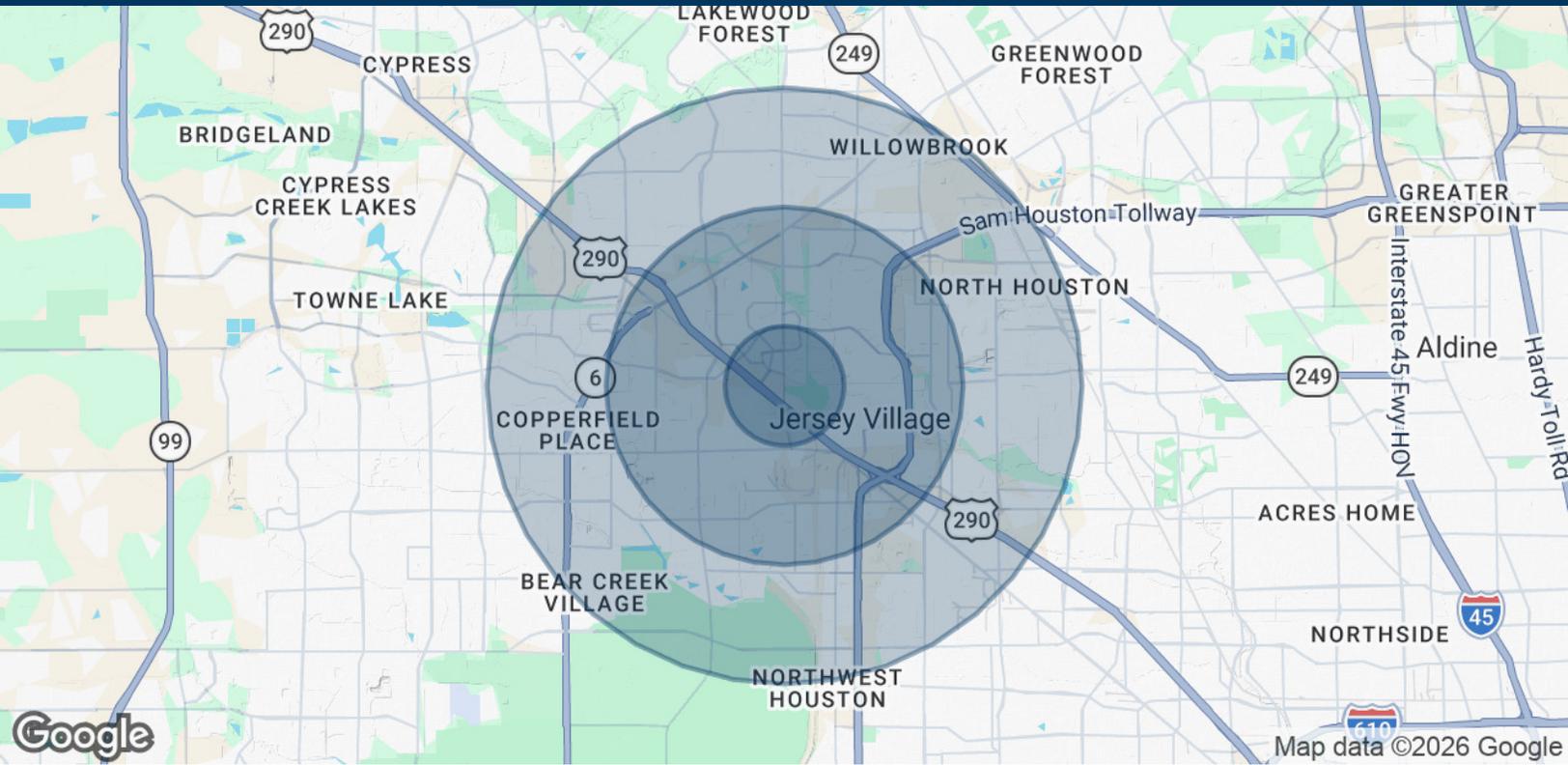
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
8311 Jones Rd	Available	750 - 7,286 SF	NNN	Negotiable	Landlord willing to finish the space for Tenant needs, or give an Allowance
8309 Jones Rd	Available	750 - 7,286 SF	NNN	Negotiable	Landlord willing to finish the space for Tenant needs, or give an Allowance
8305 Jones Rd	Available	750 - 6,229 SF	NNN	Negotiable	First Generation Retail/Office space - Tenant Improvement Allowance Available



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,528	93,495	268,151
Average Age	37	39	38
Average Age (Male)	36	38	37
Average Age (Female)	38	40	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,274	35,272	95,059
# of Persons per HH	2.2	2.7	2.8
Average HH Income	\$94,857	\$112,164	\$106,910
Average House Value	\$292,403	\$304,491	\$293,903

Demographics data derived from AlphaMap

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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Ryoak Capital Partners

Name of Sponsoring Broker (Licensed Individual or Business Entity)	-	-	-
-	-	-	-
Name of Designated Broker of Licensed Business Entity, if applicable	-	-	-
-	-	-	-
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	-	-	-
Jonathan Hicks, CCIM	-	jhicks@ryoak.com	713.598.0954
Name of Sales Agent/Associate	-	-	-

Buyer/Tenant/Seller/Landlord Initials

Date