

# Sunset Ridge Office Park

## Professional Office Buildings for Sale

11359 – 11383 North Sam Houston Parkway East, Humble, Texas 77396



## PROPERTY DESCRIPTION

The Sunset Ridge Office Park is located on a 2-acre site consisting of single-story professional office buildings designed to be purchased rather than leased. Similar to other successful Houston area business park developments, the Sunset Ridge Office Park is comprised of freestanding office buildings with direct exterior access to each unit. The Sunset Ridge Office Park is thus tailored to and developed for professionals and businesses that desire to build equity through the purchase of their office space.

## LOCATION

Located in the rapidly growing Northeast Greater Houston Area at the intersection of Beltway 8 and Sunset Park Drive, the Sunset Ridge Office Park is located between Fall Creek, Park Lakes, The Grove, Balmoral and Summerwood Neighborhoods. The site is easily accessible and visible from the Beltway with traffic counts of over 112,961 cars per day (TXDOT 2022). The area along the Northeast Corner of Beltway 8 has been one of the largest areas of growth in the Greater Houston Area over the past 3 years.

## SALES INFORMATION

The 1st phase of the Office Park has been completed and consists of 6 free standing buildings. The 2nd Phase is currently in progress with up to 8 future building lots available. Fully customizable buildings are available for purchase and the interior floor plan can be designed to the space planning needs of your business. Buildings range in size from 1,200 square feet – 1,375 square feet in the 1st phase and 2nd phase buildings can be customized to larger sizes as required by your business.



## PRICING

Pricing for a turnkey office building starts at \$275 per square foot with your custom floor plan with building standard finishes.



## SUNSET RIDGE OFFICE PARK DEVELOPMENT

Designed to attract the small business owner interested in building equity through the purchase of their office space, the Sunset Ridge Office Park features individual office buildings built with wood frame construction and beautiful interior finishes including tile entries and crown molding.

Each office makes up a “community” of office buildings overseen by an “Office Park Owner’s Association” that each building owner will be a member of. The Association’s monthly fees will cover landscape maintenance, electric for parking lot lights and irrigation controller, trash services, water and wastewater, capital reserves, liability insurance, and property taxes for the Common Areas. Each Buyer will purchase only their building, all other areas such as the parking lot, landscape areas between the buildings, and dumpster enclosures will be owned by the “Office Park Owner’s Association” so you can stay focused on running your business.



## PURCHASE PROCEDURE

1. Buyer to sign a “Letter of Intent” and deposit \$5,000 to secure lot and start design development.
2. Meeting between Buyer, Seller, and Architect to design floor plan and finish-out requirements.
3. Seller to finalize pricing and draft Sales Contract for Buyer when design development complete.
4. Buyer to sign Contract with 10% down payment (less \$5,000 deposit).
5. Buyer must provide Seller with financing pre-approval letter from Lender prior to commencement of construction.
6. Seller to commence construction and meet with Buyer for brick, paint, and other finish selections.
7. Seller and Buyer to walk building at 90% completion to draft punch list and schedule the closing date.
8. Close purchase per scheduled closing date.

**SHELL BUILDING:**

- Plans and specifications
- Building permit and fees
- Concrete slab, sidewalk, a/c pad
- Exterior brick (front/sides) and siding (back)
- 200-amp electric service to building, gas line sleeve for gas company tie-in
- Roughed-in plumbing (waterline and sanitary sewer line) for restroom sink and toilet, and kitchen sink. Restroom to be ADA compliant
- Up to (10) windows – Double pane, Low-E windows mounted in lightweight-aluminum commercial frames drastically reduce heat transmission
- Front door – solid wood with ADA lock and hardware
- Back door – wood framed metal door with dead bolt and hardware
- Address plate installed on front of building
- Roof – 30-year shingles with ridge vent and painted vent pipes
- Front (1) and rear (1) building lights
- Downspout and gutters
- Exterior paint

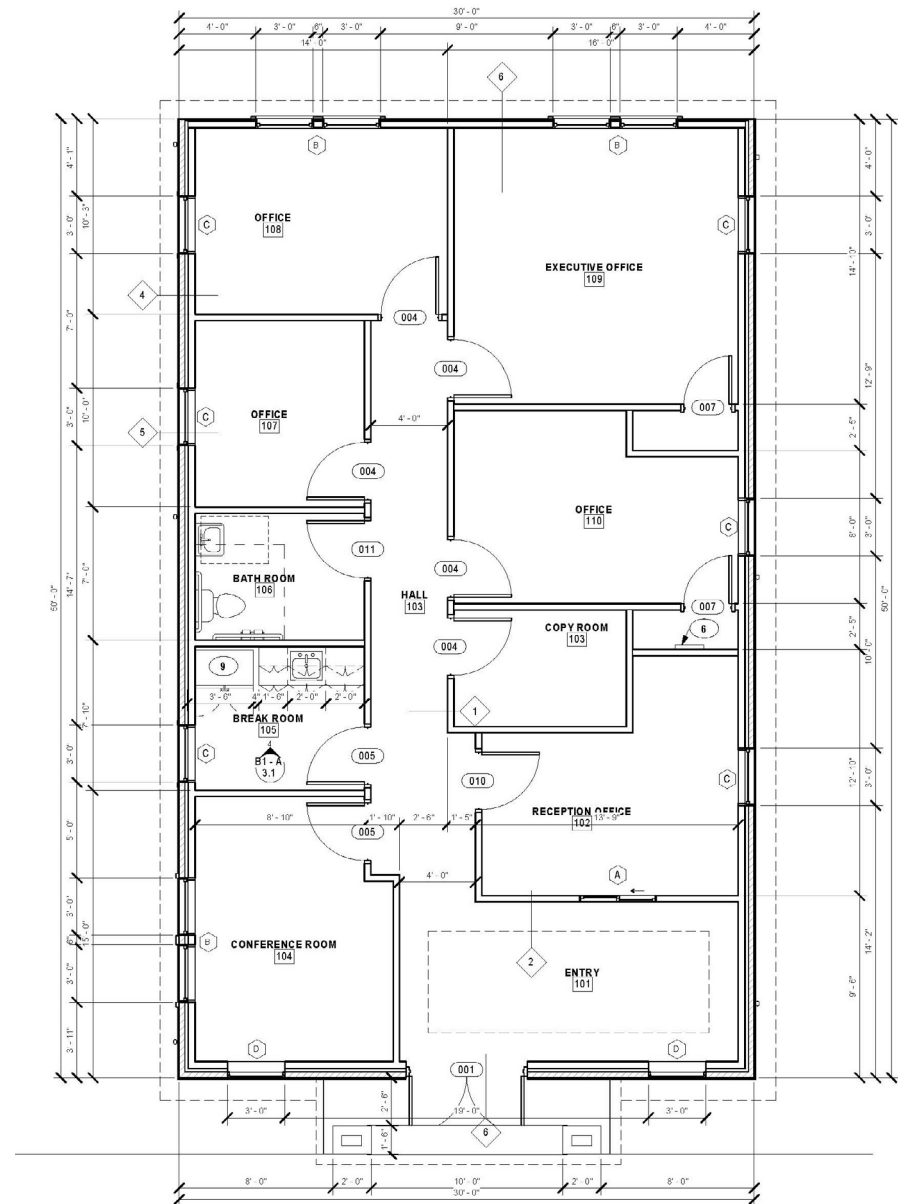
**INTERIOR FINISH-OUT:**

1. Plans and building permits
2. Custom floor plan with lobby, reception area, ADA bathroom, kitchen, and interior offices
3. 9' sheetrock ceilings
4. Electric
  - a. Electric breaker panel
  - b. Interior wiring, switches, and outlets
    - i. Light fixtures – (1) per room
    - ii. Light switches – (1) per room
    - iii. Duplex outlets – (3) per room, (1) in restroom, (4) in kitchen
    - iv. Vent fan – (1) in restroom
    - v. Wiring to hot water heater
5. Plumbing
  - a. Hot and cold waterlines to bathroom and kitchen sinks
  - b. Cold water line to refrigerator
  - c. Cold water line to toilet
  - d. Water lines from hot water heater in attic
  - e. Sewer drain lines to bathroom and kitchen
  - f. Vent pipes
6. Mechanical
  - a. (1) 5-ton Central HVAC systems with the latest SEER ratings
  - b. Thermostat- Touchscreen display
  - c. Vents
  - d. Ductwork
7. Voice/data cabling (CAT 5E)
8. (1) outlet per room except bathroom
9. Bathroom – ADA Compliant
  - a. Toilet
  - b. Grab bars
  - c. Mirror
  - d. Sink
  - e. Faucet



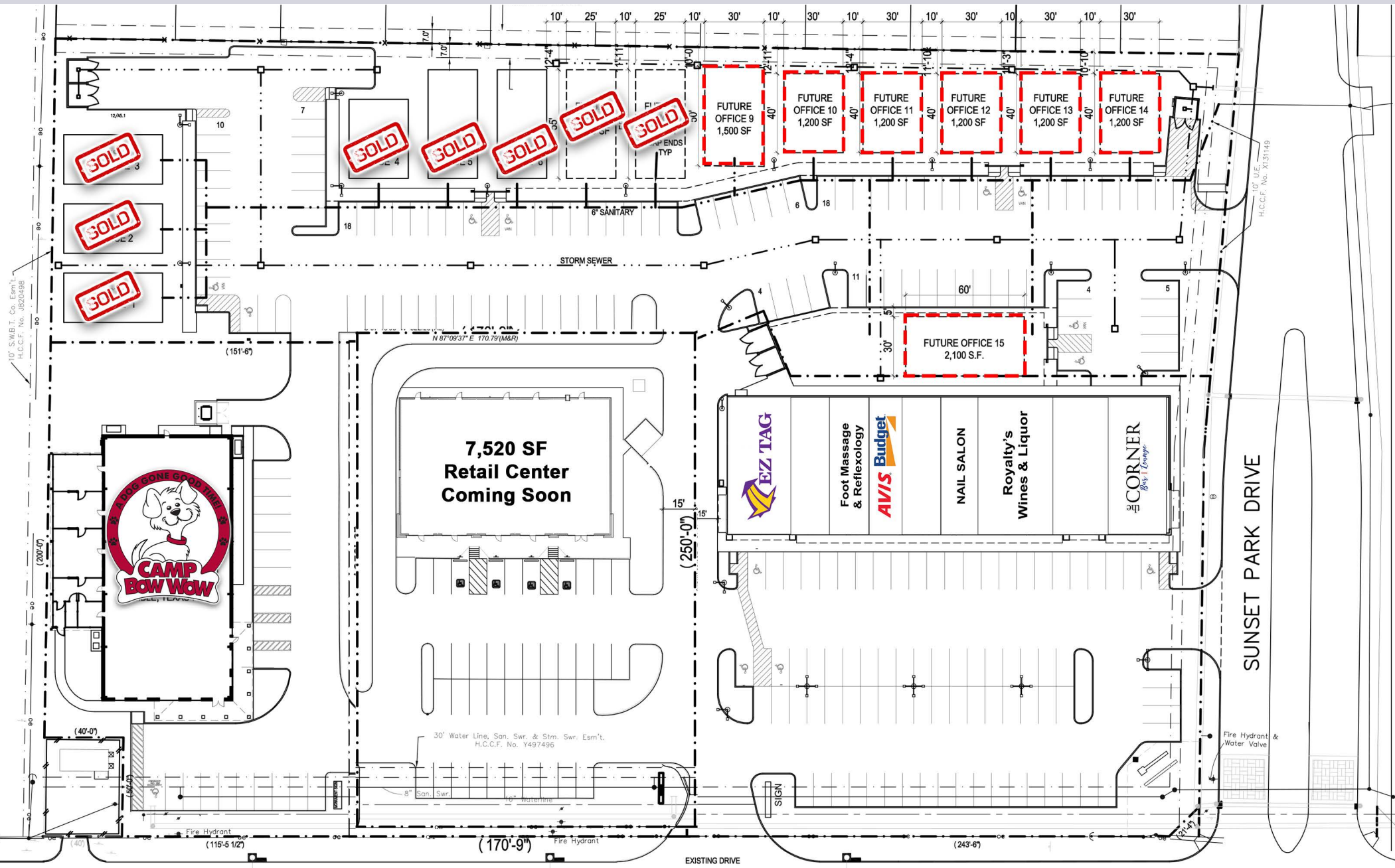
## INTERIOR FINISH-OUT (CONTINUED):

10. Kitchen
  - a. Sink
  - b. Faucet
  - c. Upper and lower cabinets (pre-finished white)
  - d. Laminate countertop
  - e. Waterline for refrigerator or coffee maker
11. Interior doors – 3'0" x 6'8" hollow-core with hardware
12. Lighting
  - a. Interior – recessed cans or ceiling mount fixtures
  - b. Exterior – (1) front and (1) back
13. Flooring
  - a. Kitchen – ceramic or porcelain tile
  - b. Bathroom – ceramic or porcelain tile
  - c. Lobby/hallways/reception –
  - d. Offices– High-end commercial carpets selectable for all other areas (wood flooring, vinyl wood plank or other flooring types are subject to vendor pricing and are available for selection as well)
14. Trim
  - a. Crown molding in lobby/reception (paint grade)
  - b. 6" wood base (paint grade)
  - c. Wood door and window trim (paint grade)
15. Attic door with ladder
16. 10' x 10' (3/4") plywood decking in attic for hot water heater and storage
17. Painted plywood mounted on wall for telephone system (as required)
18. 25-gallon electric hot water heater (installed in attic)
19. Landscape and irrigation
  - a. Front flower bed
  - b. Side and rear sod
  - c. Irrigation



BLDG 1 - FLOOR PLAN  
1/4" = 1'-0"

1



NORTH BELT DRIVE

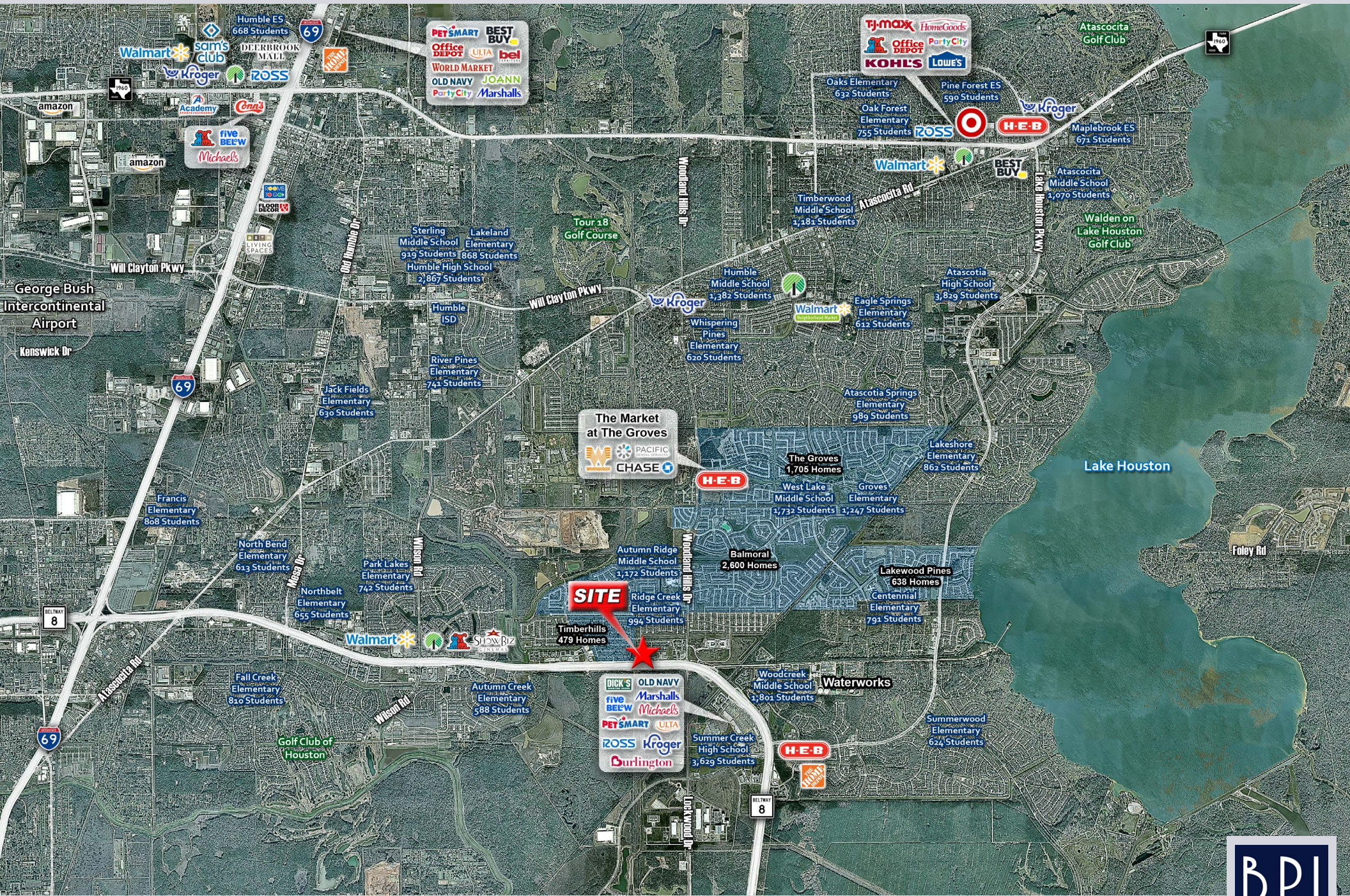
**AVAILABLE**













## COMMUNITY SUMMARY

11383 N Sam Houston Pkwy E, Humble, Texas, 77396  
Ring of 1 mile

9,932	12.21%	3.14	85.7	33.1	\$107,149	\$371,622	\$296,970	30.6%	62.7%	6.7%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



10.9%  
Services

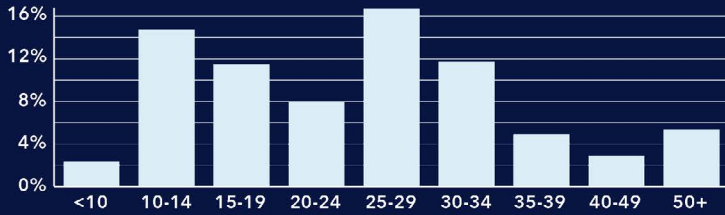


20.3%  
Blue Collar

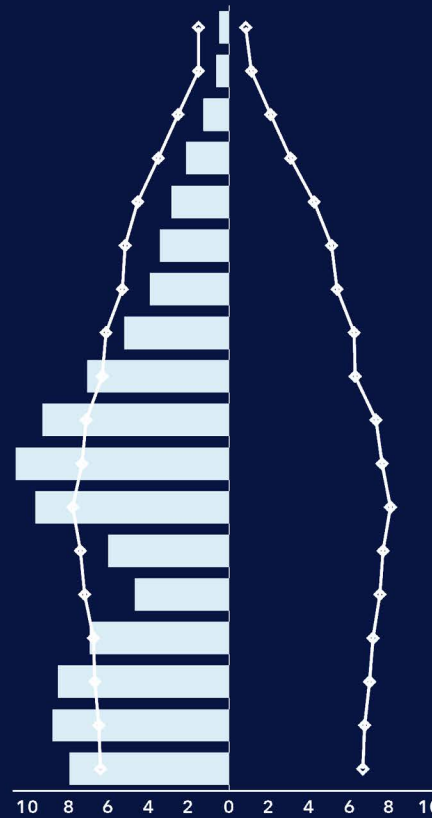


68.8%  
White Collar

Mortgage as Percent of Salary



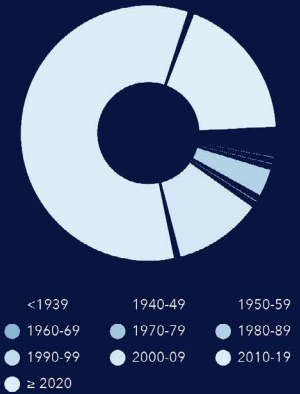
Age Profile: 5 Year Increments



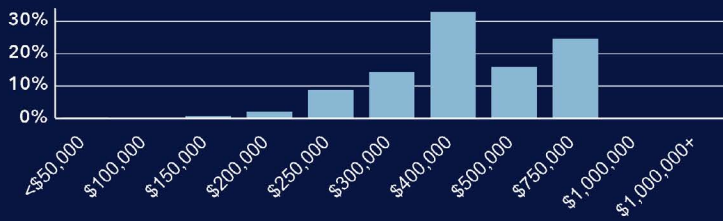
Home Ownership



Housing: Year Built



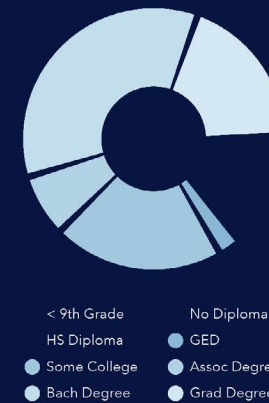
Home Value



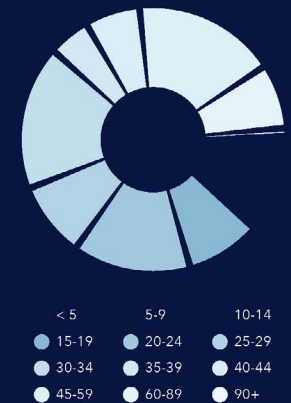
Household Income



Educational Attainment



Commute Time: Minutes



Dots show comparison to Harris County



Source: This infographic contains data provided by Esri (2024), ACS (2018-2022).



## COMMUNITY SUMMARY

11383 N Sam Houston Pkwy E, Humble, Texas, 77396  
Ring of 3 miles

83,990	4.86%	3.10	86.3	33.4	\$108,318	\$325,859	\$334,972	28.9%	63.6%	7.5%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



10.2%  
Services

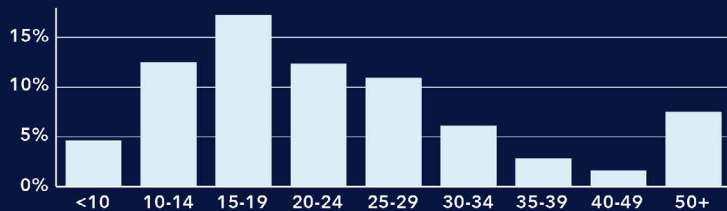


21.3%  
Blue Collar

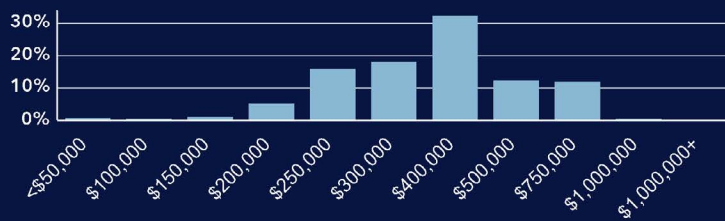


68.5%  
White Collar

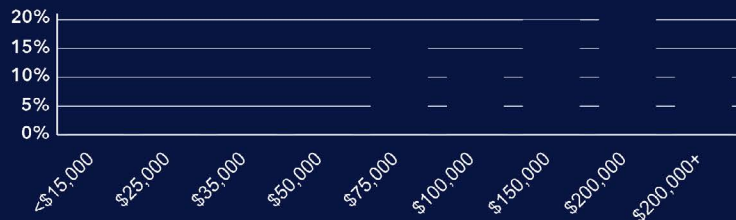
Mortgage as Percent of Salary



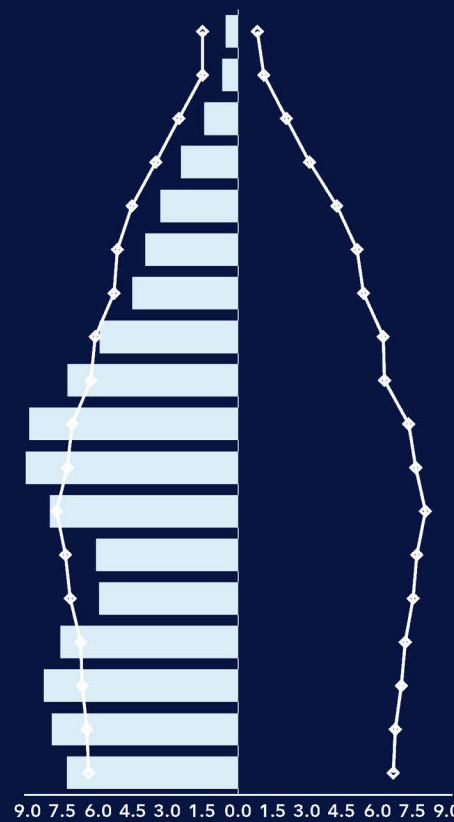
Home Value



Household Income



Age Profile: 5 Year Increments

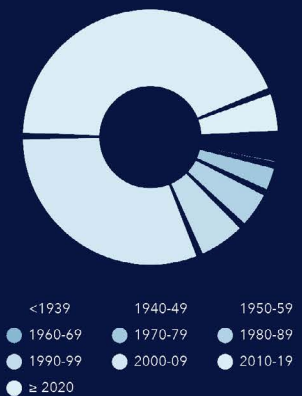


Dots show comparison to Harris County

Home Ownership



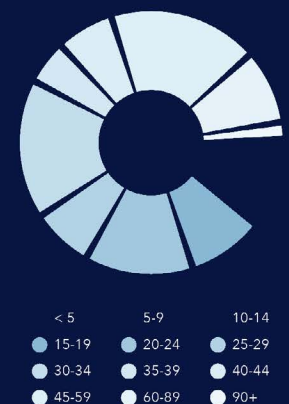
Housing: Year Built



Educational Attainment



Commute Time: Minutes



Source: This infographic contains data provided by Esri (2024), ACS (2018-2022).





## COMMUNITY SUMMARY

11383 N Sam Houston Pkwy E, Humble, Texas, 77396  
Ring of 5 miles

166,086	2.82%	3.09	87.1	33.4	\$100,036	\$295,592	\$288,641	28.8%	62.7%	8.5%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



13.1%  
Services

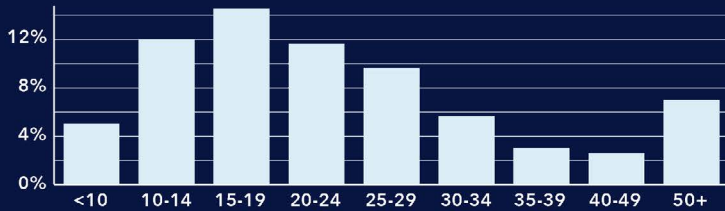


22.2%  
Blue Collar

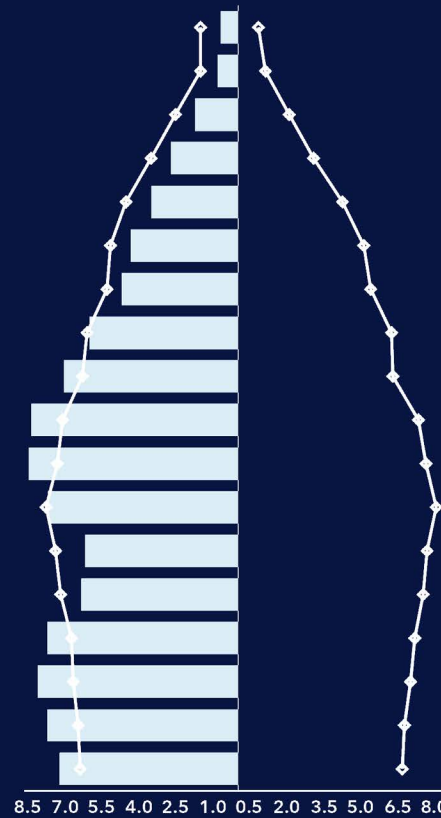


64.7%  
White Collar

Mortgage as Percent of Salary



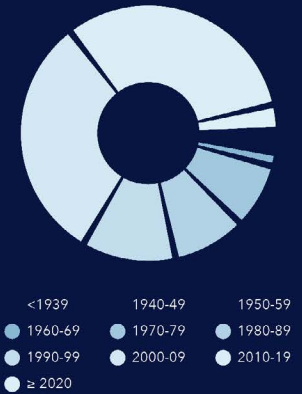
Age Profile: 5 Year Increments



Home Ownership



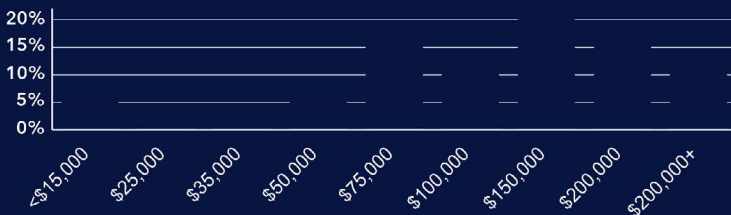
Housing: Year Built



Home Value



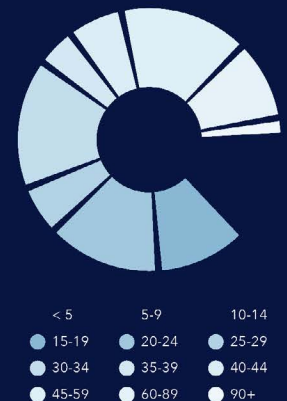
Household Income



Educational Attainment



Commute Time: Minutes



Dots show comparison to Harris County



Source: This infographic contains data provided by Esri (2024), ACS (2018-2022).





# 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.



## 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:
  - 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

**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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the  
Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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