

# NOW LEASING



## Commerce Park North Office Center

15425 N I-45  
Houston, Texas 77090

LANDPARK

2550 Gray Falls Drive, Suite 400  
Houston, Texas 77077

**713.789.2200**

[www.LandParkCo.com](http://www.LandParkCo.com)





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### PROPERTY DESCRIPTION

15425 North Freeway is a beautiful building and had all the class "A" amenities you could want. Fiber, secured access, great location and great value. We also have some beautiful red tail hawks that add to our robust surveillance system! Located just south of Richey on the west side of I-45 south, 15425 North Freeway is just 8 miles south of The Woodlands and the new Exxon Campus. The Richey intersection offers the most convenient ingress/egress in the north Houston area both north and southbound and our tenant customers love it.

Located just south of Richey on the west side of I-45 south, 15425 North Freeway is just 8 miles south of The Woodlands and the new Exxon Campus, the Richey intersection offers the most convenient ingress/egress in the north Houston area both north and southbound and our tenant customers love it. We are located next to 5 sit down restaurants for great client or customer luncheons. Mamacitas, Lupe Tortilla, Zio's, Saltgrass and Joe's Crab Shack and Pappasito's are all frequented by our tenants regularly.

### For More Information

**Ross Miller**  
**832.465.5443**  
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**Ryan Burnaman**  
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rburnaman@landparkco.com

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### PROPERTY HIGHLIGHTS

- On-Site Management
- 24 Hour Controlled Access
- Security System
- Central Heating
- Air Conditioning
- Fenced Lot
- Beautiful Atrium
- Natural Light
- Gated & Reserved Covered Parking
- Direct & Immediate Access to I-45

The information contained herein is believed to be correct. However, no warranty or representation is made. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.

## SPACE AVAILABILITY

UNIT	SF	RATE (sf/yr)
Suite 120	1,078 SF	\$16.50 (sf/yr)
Suite 160	3,542 SF	\$16.50 (sf/yr)
Suite 180	4,473 SF	\$16.50 (sf/yr)
Suite 190-A	833 SF	\$16.50 (sf/yr)
Suite 200-1	2,746 SF	\$16.50 (sf/yr)
Suite 220	1,558 SF	\$16.50 (sf/yr)
Suite 230	7,538 SF	\$16.50 (sf/yr)
Suite 250	530 SF	\$16.50 (sf/yr)
Suite 300	1,327 SF	\$16.50 (sf/yr)
Suite 350	9,237 SF	\$16.50 (sf/yr)

Call for more available spaces - Ross Miller 832.465.5443



## POPULATION

	2miles	5miles	10miles
2010	46,258	245,618	810,038
2023	60,913	289,513	956,749
2028 Population Projection	62,596	293,170	971,807
Annual Growth 2010-2023	2.4%	1.4%	1.4%

## INCOME

	2miles	5miles	10miles
Avg Household Income	\$59,952	\$67,270	\$82,844
Median Household Income	\$47,289	\$48,691	\$59,599

## HOUSING

	2miles	5miles	10miles
Median Home Value	\$145,894	\$161,635	\$176,505
Median Year Built	2003	1990	1991

## CONSUMER SPENDING

	2miles	10 miles
Education & Daycare	\$23,093,323	\$554,605,688
Health Care	\$18,411,653	\$421,998,917
Transportation & Maintenance	\$138,408,818	\$2,633,638,739
Household	\$76,714,207	\$1,558,051,531
Food & Alcohol	\$143,427,862	\$2,674,945,205
Entertainment, Hobbies & Pets	\$68,566,044	\$1,367,269,955
Apparel	\$32,809,002	\$570,432,411

## TRAFFIC

	Traffic Volume	Count Year	Distance from Property
I-45 / Pennbriht Dr NE	26,339	2018	0.6 mi
W Richey Rd / EStella Ln W	11,091	2022	0.44 mi

## Availability



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## Photos



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## Photos



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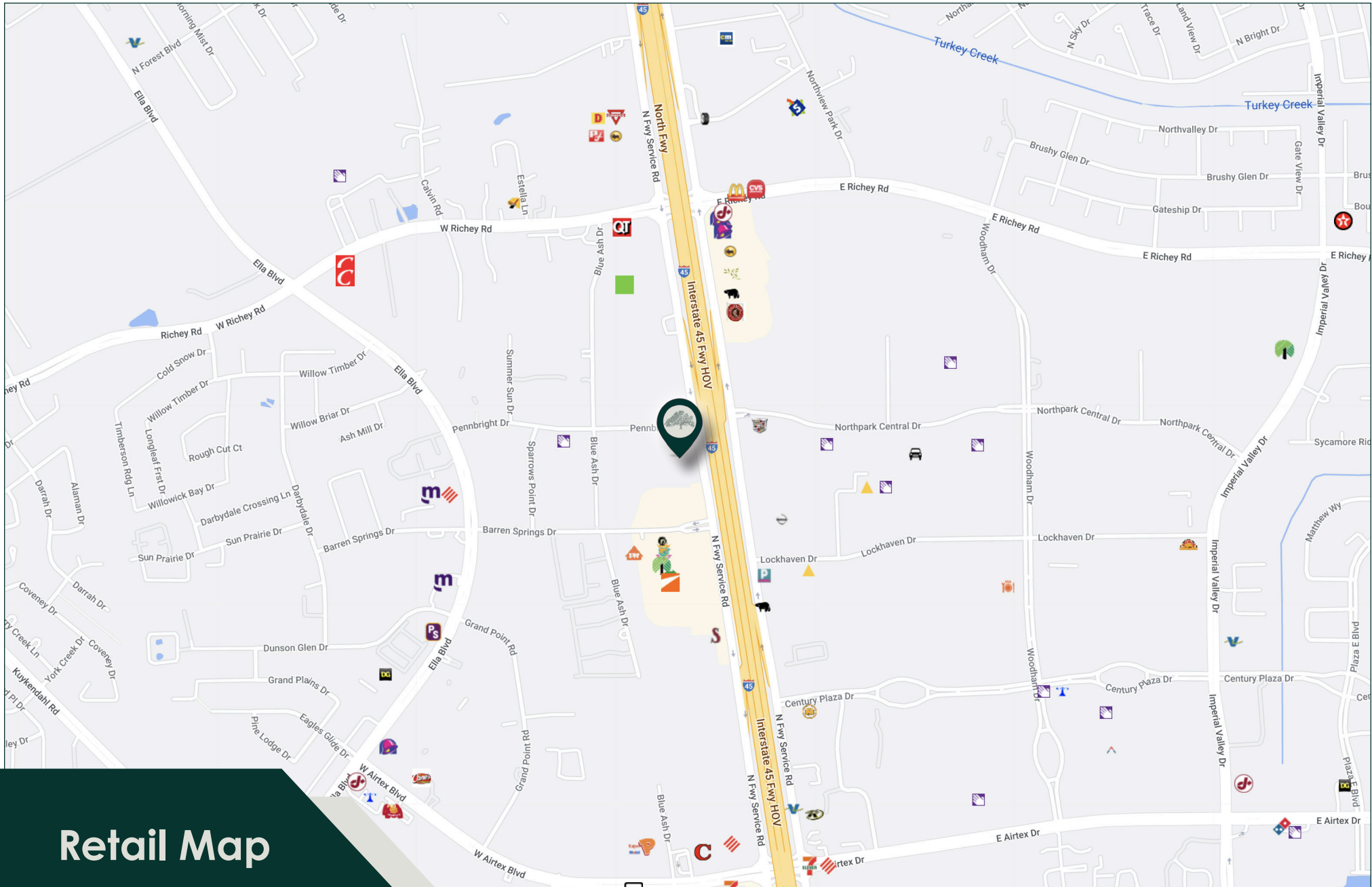


Aerial View



# LANDPARK

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## Retail Map



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Commerce Park North  
Office Center  
15425 N I-45  
Houston, TX 77090

Houston

Houston Zoo

Map





# 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:
  - 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.

LandPark Commercial	9007266	rholland@landparkco.com	(713) 789-2200
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
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