



FOR LEASE



Brand-New Professional Office Condos for Lease

Suites 431, 433 & 435 Branchwood Ln, Brookshire, TX 77423

AJ JANDALI — Commercial Real Estate Specialist | (832) 936-5880 | aj.hou.commercial@gmail.com | 1220 Augusta Dr., Ste. 300, Houston, TX 77057 | www.cma-commercial.com

Executive Summary

Now leasing at Kingsland Crossing, Unit 8 offers three 1,225 SF office suites at 431, 433, and 435 Branchwood Ln. The current listing calls for \$29.00/SF/YR modified gross rent (all inclusive). Tenant Improvement allowance may be available for qualified long-term tenants.

Link for Video Tour:

<https://youtu.be/CnZRy3uRgcU>



Aj Jandali

Commercial Real Estate Specialist
KW Commercial Texas

(832) 936-5880 | aj.hou.commercial@gmail.com



Each Office is Independently Owned and Operated.

PROPERTY HIGHLIGHT

431, 433 & 435 Branchwood Ln,
Brookshire, TX 77423



QUICK SNAPSHOT

Each suite is designed for efficient day-to-day business operations with a layout that supports both client-facing use and private office work. Strong fit for **medical, legal, accounting, insurance, real estate, consulting, wellness, therapy, aesthetics, chiropractic, and satellite-office users.**

FACTS BOX

Suites: 431, 433, 435

Available: 3 suites

Suite Size: ±1,225 SF each

Total Available: ±3,675 SF

Rate: \$29.00/SF/YR

Lease Type: Modified Gross
(all inclusive)

TI Allowance: TBD

Aj Jandali

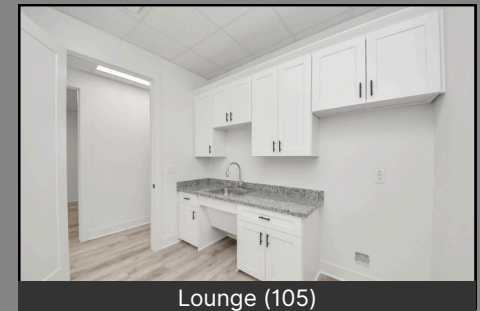
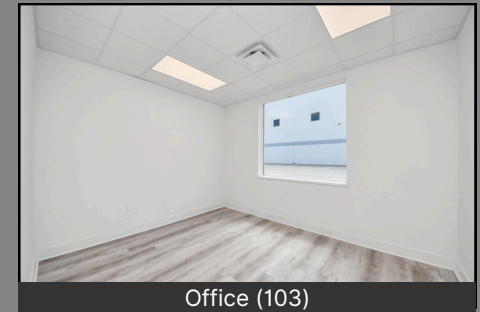
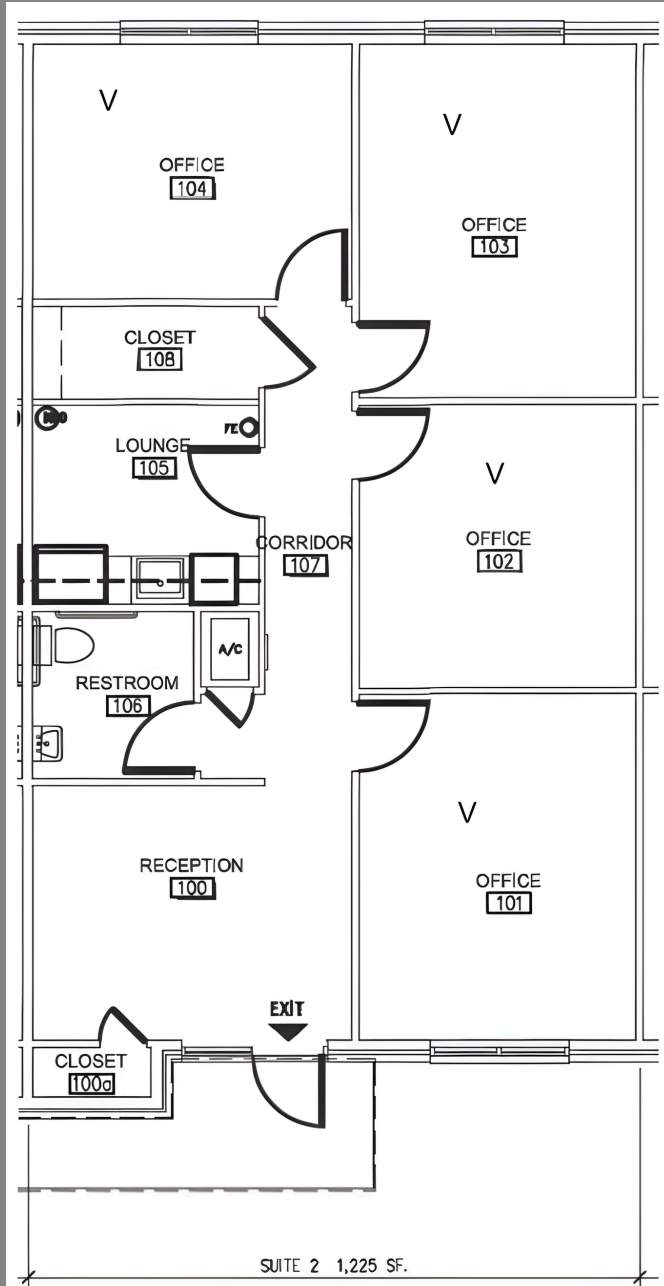
Commercial Real Estate Specialist

KW Commercial Texas

(832) 936-5880 | aj.hou.commercial@gmail.com



Each Office is Independently Owned and Operated.



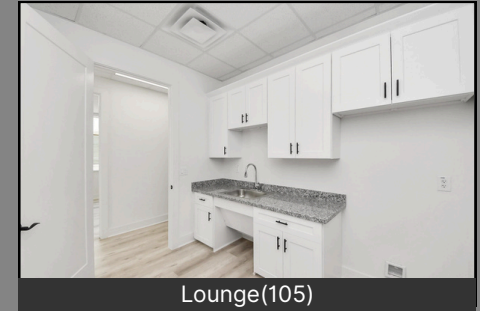
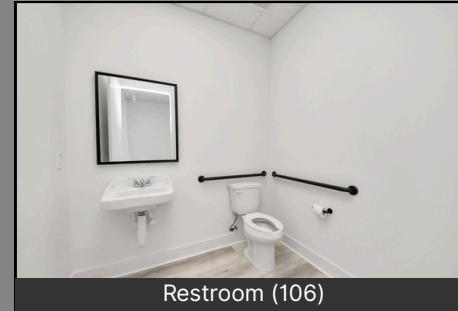
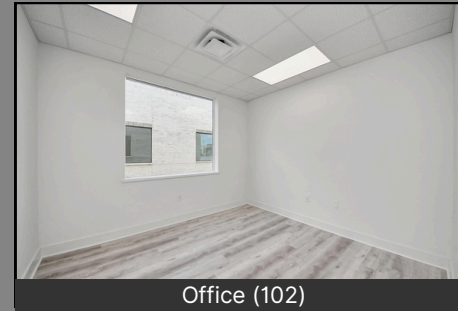
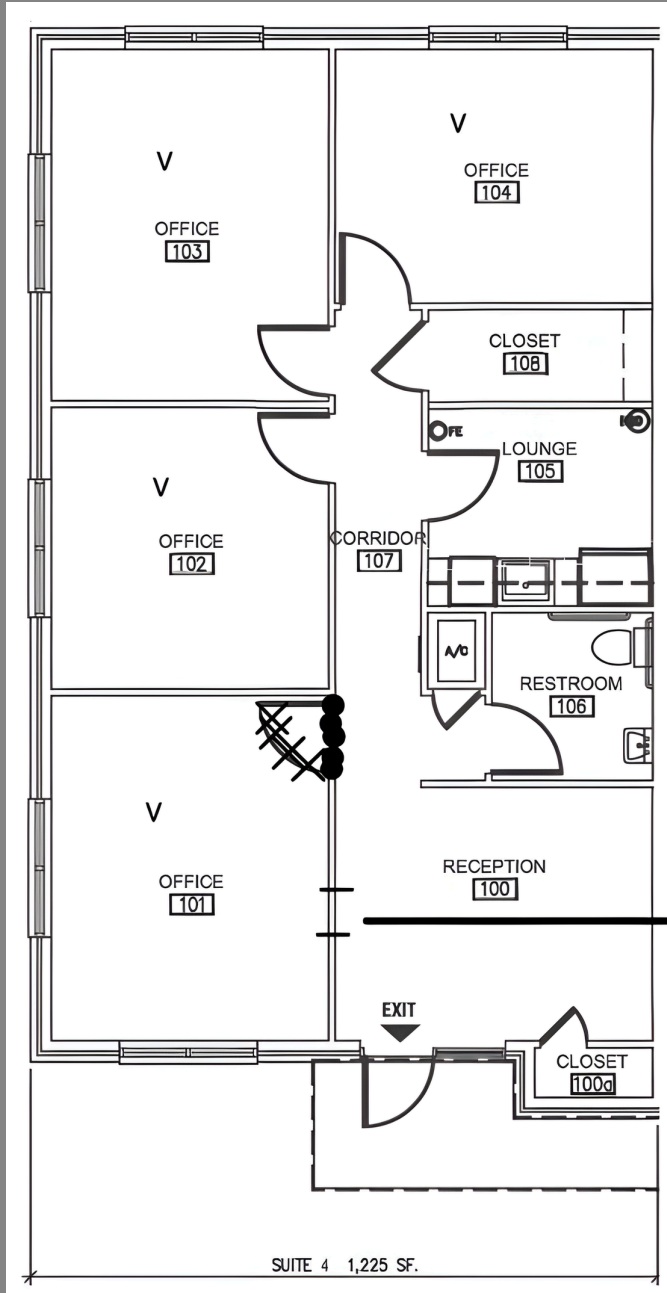
Aj Jandali

Commercial Real Estate Specialist

KW Commercial Texas

(832) 936-5880 | aj.hou.commercial@gmail.com





Aj Jandali
Commercial Real Estate Specialist
KW Commercial Texas
(832) 936-5880 | aj.hou.commercial@gmail.com



Each Office is Independently Owned and Operated.

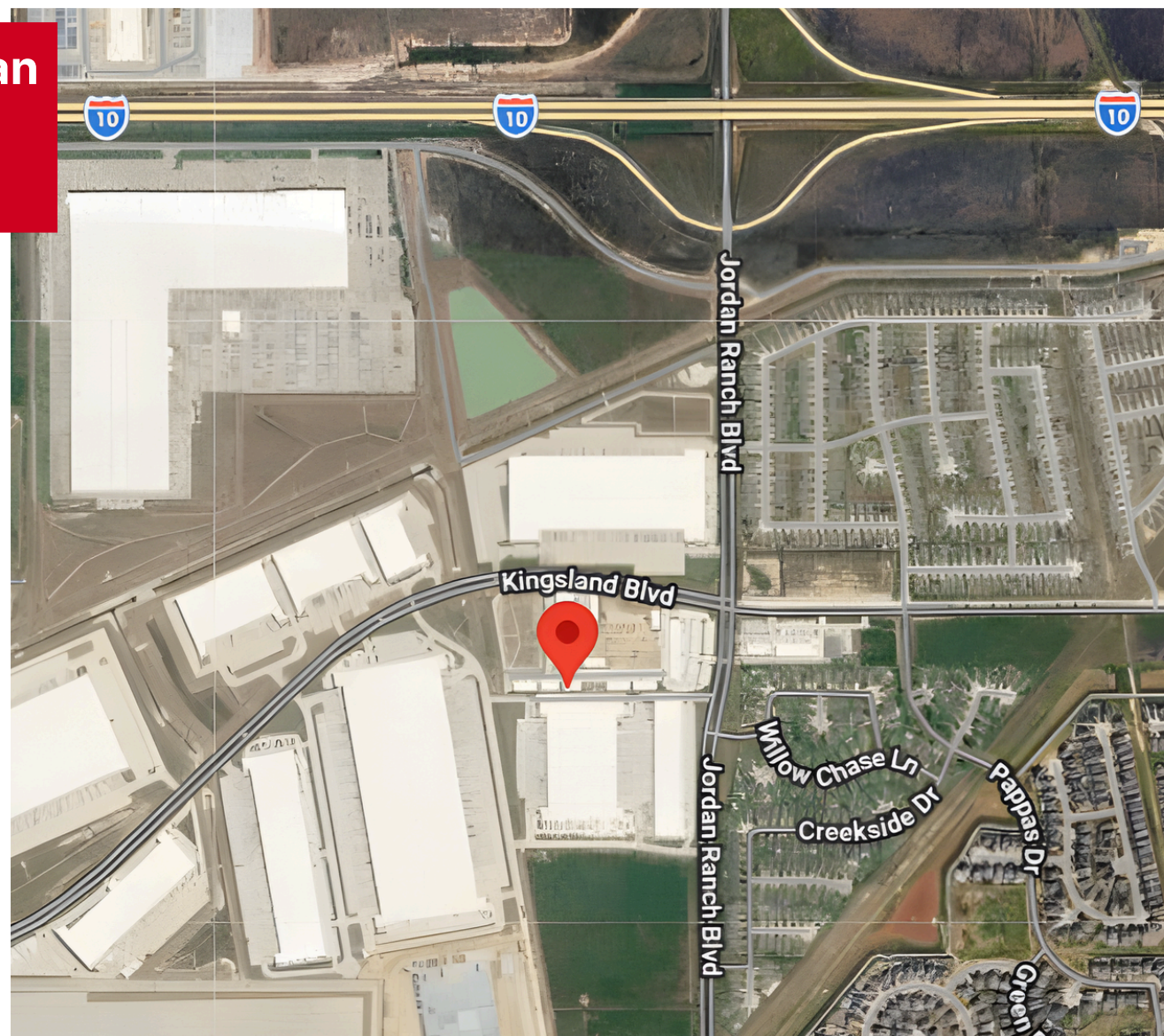
LOCATION SUMMARY

Minutes from I-10 in an Active Commercial Corridor!

The project sits in Brookshire's Kingsland/Branchwood corridor with quick access to I-10 and surrounding growth nodes. Nearby Igloo Rd / I-10 traffic counts in the current market packet range from 7,550 to 8,855 vehicles per day. This combination of regional access and nearby traffic flow helps position the property for professional and service-oriented users who value convenience for both clients and employees.

Surrounded by growing neighborhood of Kingsland Heights, Willow Creek Farms, Young Ranch, Tamarron Lakes and more.

One of the fastest community west of Houston.



Aj Jandali

Commercial Real Estate Specialist
KW Commercial Texas

(832) 936-5880 | aj.hou.commercial@gmail.com



AT THE CENTER OF EVERYDAY DEMAND



Strategically Positioned Within Expanding and Growing Community West of Houston

The surrounding business mix reflects the kind of everyday commercial activity that supports long-term office demand: convenience retail, food service, healthcare/medical, and personal-service operators serving a rapidly expanding residential base.

Aj Jandali

Commercial Real Estate Specialist
KW Commercial Texas

(832) 936-5880 | aj.hou.commercial@gmail.com



DEMOGRAPHICS

SUITES 431, 433 & 435
BRANCHWOOD LN,
BROOKSHIRE, TX 77423

Median Home Value

1 Mile **\$413,265.00**

3 Miles **\$494,411.00**

5 Miles **\$532,514.00**

Average Household Income

1 Mile **\$413,265.00**

3 Miles **\$494,411.00**

5 Miles **\$532,514.00**

Population Projection by 2029

1 Mile **4,695**

3 Miles **32,079**

5 Miles **102,668**

Traffic Count (VPD)

Igloo Rd
Cross Street
I-10

8,855



Aj Jandali

Commercial Real Estate Specialist
KW Commercial Texas

(832) 936-5880 | aj.hou.commercial@gmail.com





ABOUT US

KW Commercial is the commercial division of Keller Williams Realty International — a global network of more than 2,000 brokers in 800+ offices. Built on collaboration, innovation, and education, we operate across every major real estate sector, from Office and Retail to Industrial, Land, and Development. KW Commercial provides the foundation for professionals who lead with expertise and purpose.

At KW Memorial, we bring KW Commercial's national strength to the local Houston market. As the #1 KW Commercial Market Center in Houston by both volume and agent count, our team represents the city's most connected and productive commercial professionals. Within this environment, collaboration and mentorship drive success — and Houston's top-performing agents call KW Memorial home.

AJ JANDALI

COMMERCIAL REAL ESTATE SPECIALIST

(832) 936-5880 | aj.hou.commercial@gmail.com |
| 1220 Augusta Dr., Ste. 300, Houston, TX 77057 | www.cma-commercial.com



DISCLAIMER

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

Exclusively Listed by

Aj Jandali - Commercial Real Estate Specialist

(832) 936-5880

aj.hou.commercial@gmail.com

844465-SA, Texas

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.



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.

Keller Williams Realty Memorial	9000862-BB	klrw10@kw.com	(713) 461-9393
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Michael Bossart	588215-B	michaelb@kw.com	(713) 461-9393
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Roger Aad	692211-B	Rogeraad@kw.com	(713) 461-9393
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Aj Jandali	844465-SA	aj.hou.commercial@gmail.com	(832) 936-5880
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov IABS 1-2



COMMERCIAL[®]

“Position Your Business in the Path of Growth”

Tour Kingsland Crossing Newest Professional Suites Today!

AJ JANDALI — Commercial Real Estate Specialist | (832) 936-5880 |
aj.hou.commercial@gmail.com | 1220 Augusta Dr., Ste. 300, Houston, TX 77057 |
www.cma-commercial.com