



25010 Oakhurst Drive  
Spring, TX 77386

**FOR SALE**

OWN YOUR SPACE FOR LESS  
THAN YOU'RE PAYING IN RENT



**PATRICK BUCKHOFF**  
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Each Office Independently Owned and Operated.

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## PROPERTY SUMMARY

Building SF:	13,637 SF
Lot Size:	0.60 Acres
Price:	\$3,000,000
Year Built:	1983
Year Renovated:	2020-2023
Zoning	C-M

## PROPERTY OVERVIEW

Stop paying rent and start building equity. This fully renovated 13,637 SF office building in the Spring/Woodlands corridor can be yours for more than a third less than what comparable space leases for in this market today. With SBA 504 financing, qualified buyers can get in with as little as 10% down and lock in a fixed payment for 25 years. If you don't need the full building, the seller will stay and pay you rent on the remainder — putting money back in your pocket from day one. The building has been completely updated — new HVAC, modern interiors, move-in ready — so there are no surprise costs after closing. Businesses needing 7,000 SF up to the full building are all good fits. Call today — let us run your numbers. Your landlord hopes you don't.

## LOCATION OVERVIEW

Positioned at the center of Houston's strongest suburban office submarket — with immediate access to I-45, the Grand Parkway, and Rayford Road.

- Submarket vacancy sits at 11.7% — nearly half the Houston metro average
- Over 60% of the local workforce holds a bachelor's degree or higher
- This corridor continues to attract major employers and sustained demand
- Owning your space today locks in your position before tightening supply drives lease rates higher

# PROPERTY PHOTOS

OWN YOUR SPACE FOR LESS THAN YOU'RE PAYING IN RENT  
25010 OAKHURST DRIVE • SPRING, TX 77386



# PROPERTY PHOTOS

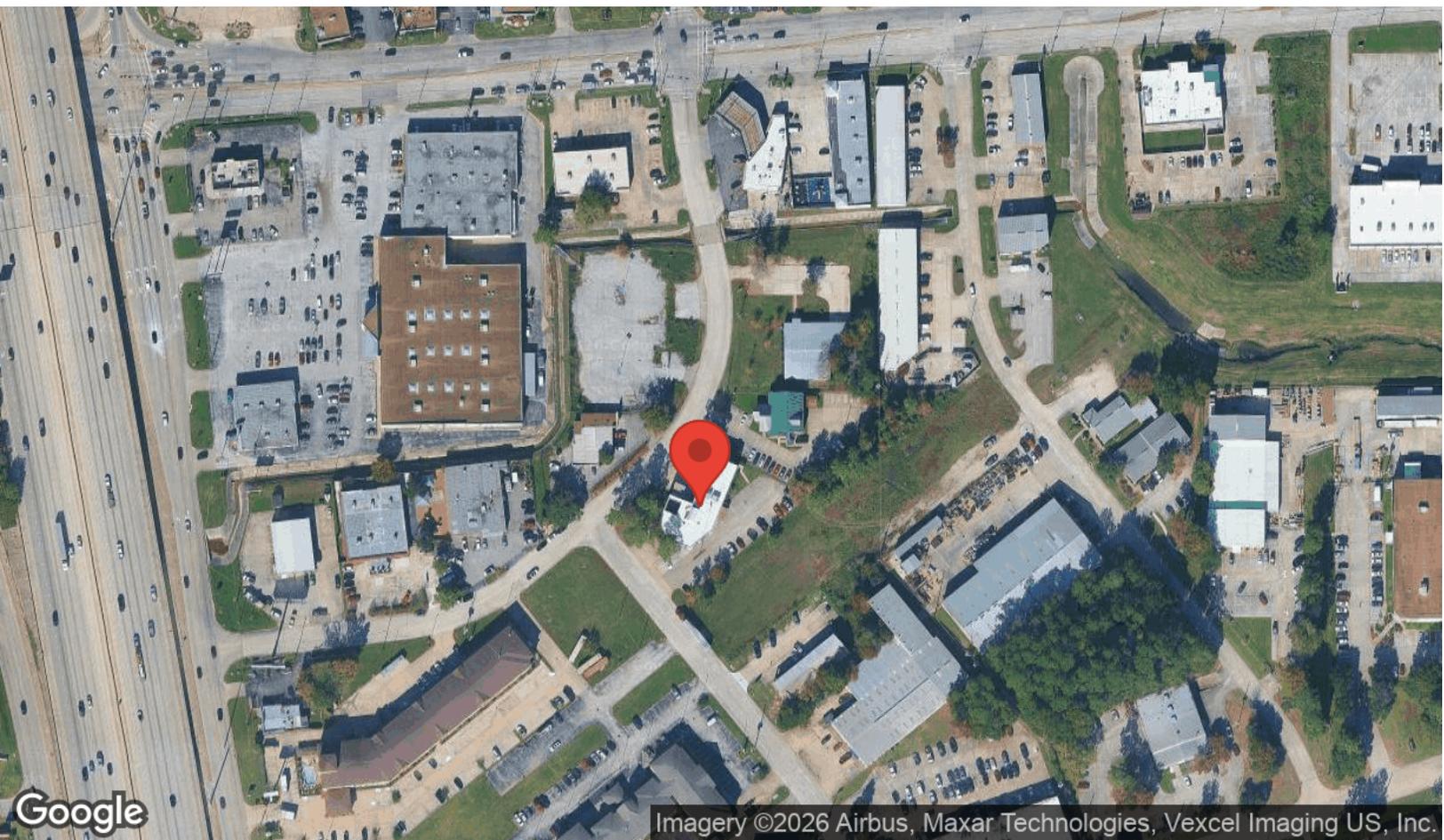
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# LOCATION MAPS

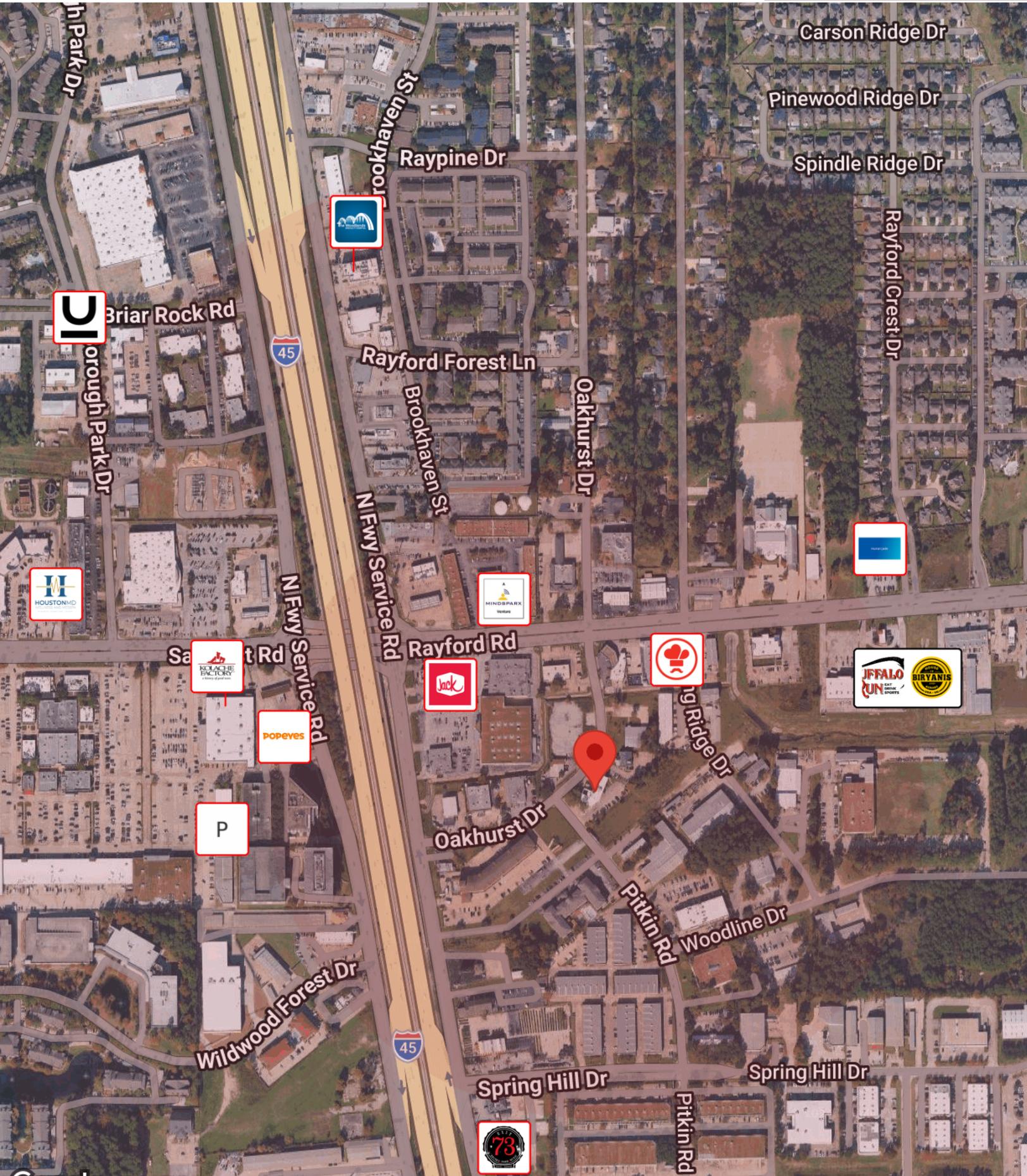
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# BUSINESS MAP

OWN YOUR SPACE FOR LESS THAN YOU'RE PAYING IN RENT  
25010 OAKHURST DRIVE • SPRING, TX 77386



# Demographic Summary

25010 Oakhurst Dr, Spring, Texas, 77386 (1 mile)  
 25010 Oakhurst Dr, Spring, Texas, 77386  
 Ring of 1 mile

RE/MAX Commercial Advisors Group by Esri  
 Latitude: 30.12514  
 Longitude: -95.44003

## DEMOGRAPHIC SUMMARY

25010 Oakhurst Dr, Spring, Texas, 77386  
 Ring of 1 mile

### KEY FACTS

10,979

Population



4,373

Households

32.0

Median Age

\$54,304

Median Disposable Income

### EDUCATION

9.2%

No High School Diploma



24.3%

High School Graduate



26.0%

Some College/  
Associate's Degree



40.5%

Bachelor's/Grad/  
Prof Degree

### INCOME



\$63,301

Median Household Income



\$31,455

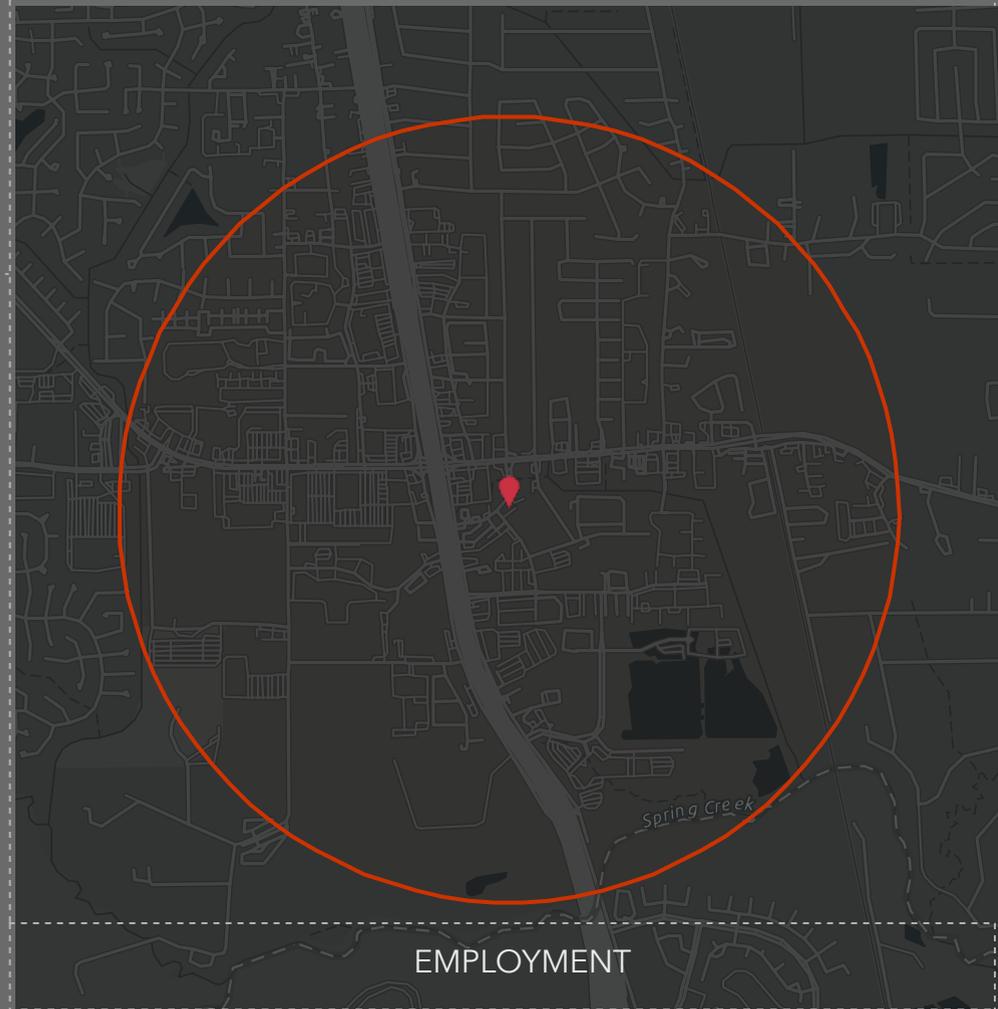
Per Capita Income



\$25,710

Median Net Worth

### HOUSEHOLD INCOME



### EMPLOYMENT

62.2%

White Collar



21.4%

Blue Collar



18.4%

Services

1.3%

Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2026 Esri

# Demographic Summary

25010 Oakhurst Dr, Spring, Texas, 77386 (3 miles)

25010 Oakhurst Dr, Spring, Texas, 77386

Ring of 3 miles

RE/MAX Commercial Advisors Group by Esri

Latitude: 30.12514

Longitude: -95.44003

## DEMOGRAPHIC SUMMARY

25010 Oakhurst Dr, Spring, Texas, 77386

Ring of 3 miles

### KEY FACTS

70,416

Population



27,848

Households

36.6

Median Age

\$76,465

Median Disposable Income

### EDUCATION

3.8%

No High School Diploma



18.3%

High School Graduate



31.3%

Some College/  
Associate's Degree



46.6%

Bachelor's/Grad/  
Prof Degree

### INCOME



\$91,761

Median Household Income



\$47,176

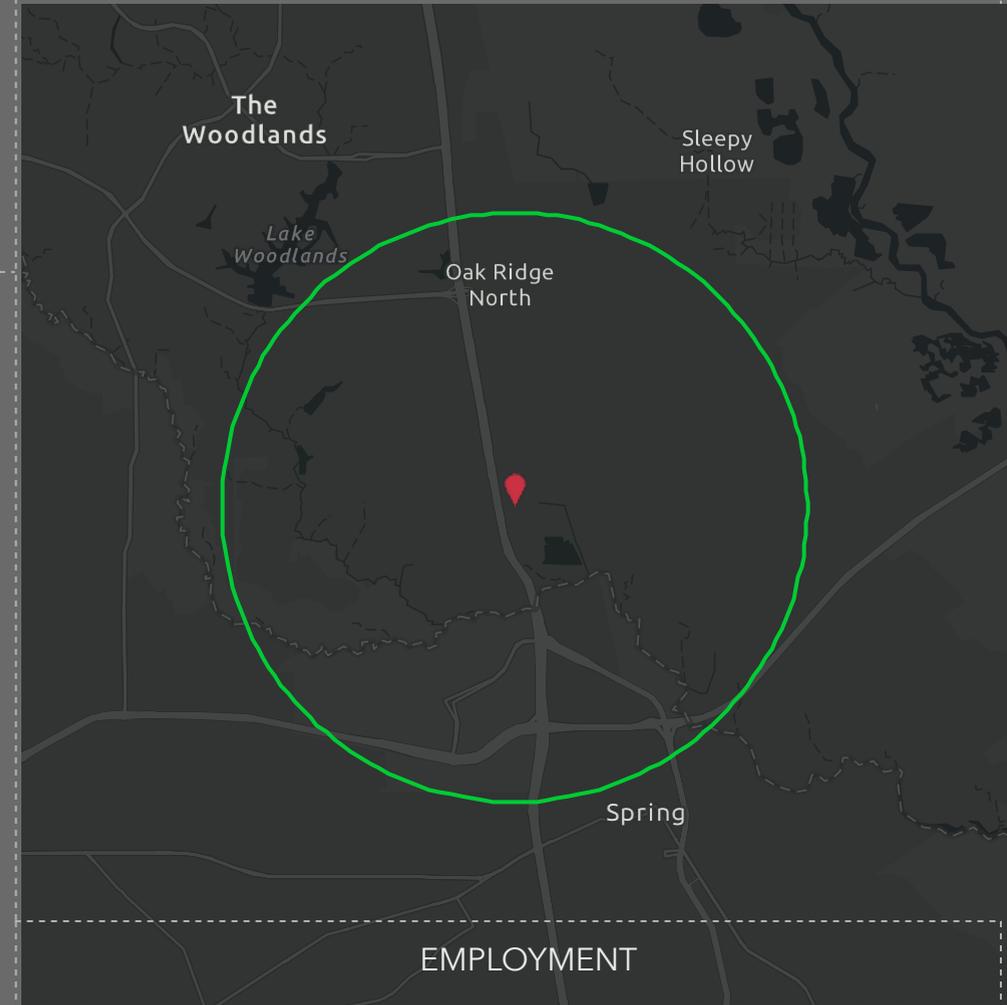
Per Capita Income



\$191,557

Median Net Worth

### HOUSEHOLD INCOME



### EMPLOYMENT



72.3%

White Collar



16.9%

Blue Collar



12.6%

Services

2.6%

Unemployment Rate

# Demographic Summary

25010 Oakhurst Dr, Spring, Texas, 77386 (5 miles)  
 25010 Oakhurst Dr, Spring, Texas, 77386  
 Ring of 5 miles

RE/MAX Commercial Advisors Group by Esri  
 Latitude: 30.12514  
 Longitude: -95.44003

## DEMOGRAPHIC SUMMARY

25010 Oakhurst Dr, Spring, Texas, 77386  
 Ring of 5 miles

### KEY FACTS

195,377

Population



73,162

Households

37.1

Median Age

\$87,457

Median Disposable Income

### EDUCATION

5.0%

No High School Diploma



18.8%

High School Graduate



27.9%

Some College/  
Associate's Degree



48.2%

Bachelor's/Grad/  
Prof Degree

### INCOME



\$104,698

Median Household Income



\$51,309

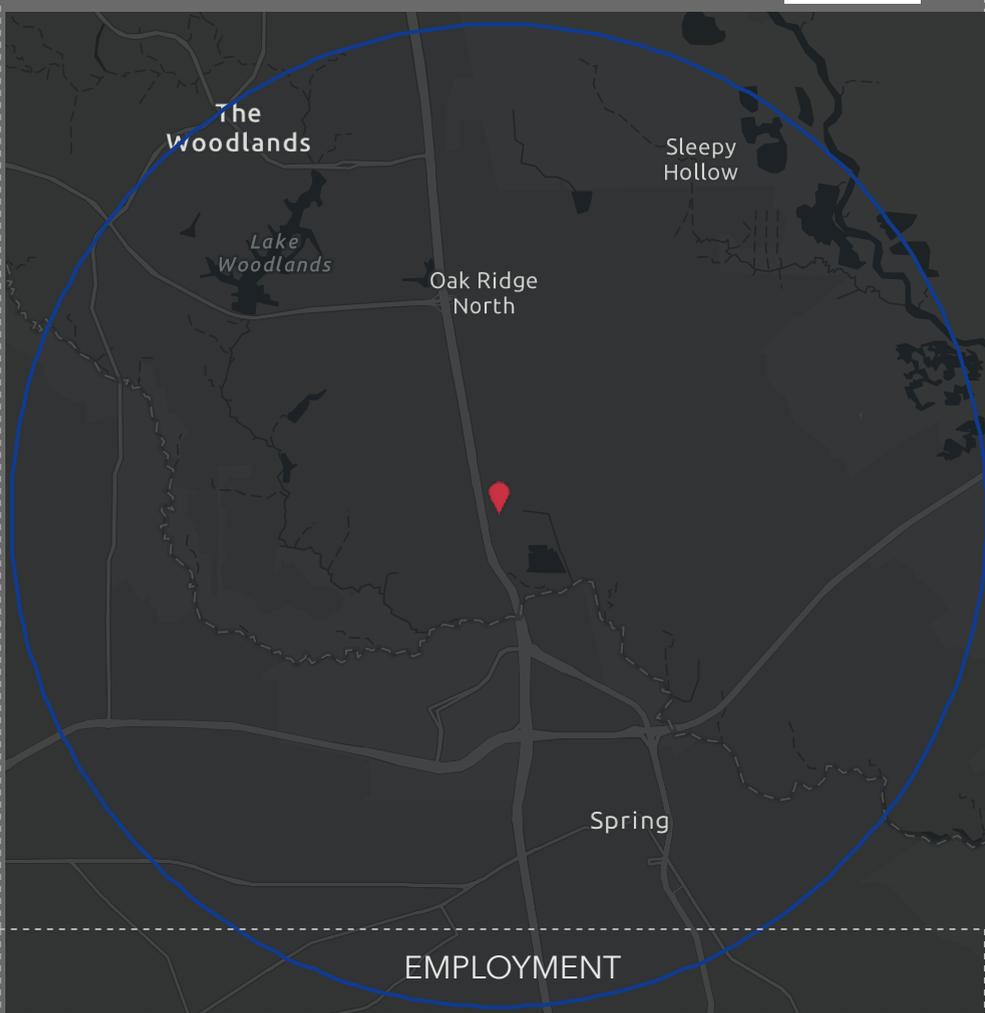
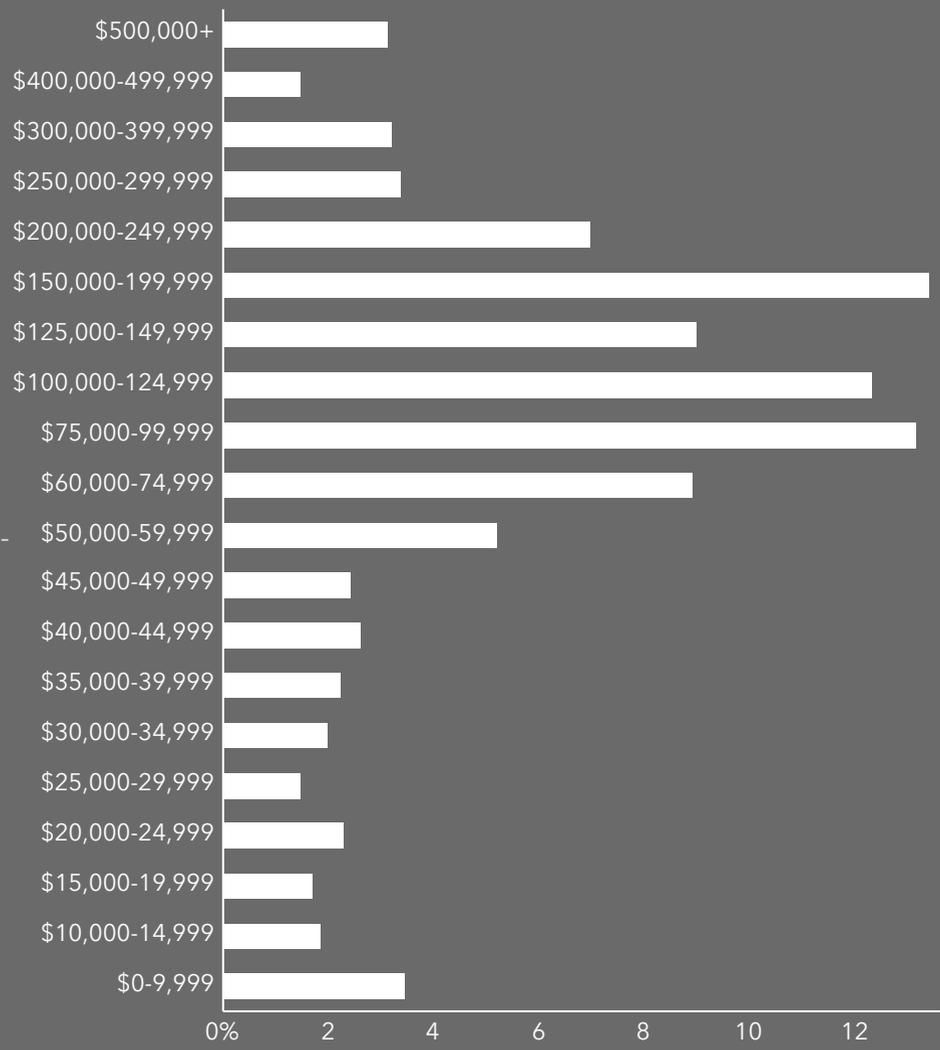
Per Capita Income



\$289,989

Median Net Worth

### HOUSEHOLD INCOME



### EMPLOYMENT

72.8%

White Collar



16.2%

Blue Collar



13.2%

Services

2.9%

Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2026 Esri

# DISCLAIMER

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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. makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. 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.

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## PRESENTED BY:

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## Information About Brokerage Services

*Texas law requires all real estate licensees 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.

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<u>Ruben Villareal</u>	<u>415433</u>	<u>sold@rubenandnancy.com</u>	<u>(713)557-7095</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Ruben Villareal</u>	<u>415433</u>	<u>sold@rubenandnancy.com</u>	<u>(713)557-7095</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Patrick J. Buckhoff, CCIM</u>	<u>587831</u>	<u>patrick@commercialspacehouston.com</u>	<u>(832)560-2100</u>
Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date

**Regulated by the Texas Real Estate Commission**

TXR-2501

RE/MAX Commercial Advisors Group, 19510 B Kuykendahl Rd Spring TX 77379  
Patrick Buckhoff

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

IABS 1-0 Date

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