

Office For Sale



RE/MAX The Woodlands & Spring

6620 Woodlands Parkway The Woodlands, TX 77382 | 281-367-7770

FULLY LEASED INVESTMENT

114 Vision Park Blvd, Shenandoah, TX, 77384

Office: General For Sale

Prepared on September 17, 2024

1 of 1 Listings



Listing Details | Office For Sale

Secondary Uses	Specialty
Total Available Space	9,456 SF
Asking Price	\$3,600,000
Listing Price Per SF	-
Cap Rate (Actual)	-
Signage	On Building & Free-Standing
Show Instructions	Call broker

Vacant	No
Available Date	Now
Date Listed	9/12/2024
Last Modified	9/12/2024
Listing ID	41062855
Parking Spaces	35

Description

Fully leased office building in much desirable Shenandoah that's close to The Woodlands and the 2nd downtown outside of Houston area. Great investment with easy landlord responsibilities. Freshly renovated first floor offices are completed. Second Floor has also been renovated. Tastefully decorated spaces with elevator access to 2nd floor. Please call Ivan to arrange a showing as must be by appointment since all tenants are fully operational.

Property Features

Location Details

Address	114 Vision Park Blvd, Shenandoah, T...
Zoning	PDD-1
Submarket	CG - Woodlands West
County	Montgomery

Parcels	R303112
Name	114 Vision Park Blvd
Cross Street	I-45 S

Building Details

Sub Type	General	Elevators	1
Building Status	Existing	Office Space	7,476 SF
Building Size	9,456 SF	Floor Size	4,471 SF
Land Size	0.79 Acres / 34,412 SF	Rentable Space	7,476 SF
Number of Buildings	1	Number of Tenants	2
Property Rent	\$26.72/SF (Average)	Air Conditioned	Yes
Number of Floors	2	Heated	Yes
Year Built/Renovated	2003, 2022	Security System	Yes
Primary Constr. Type	Wood	Electricity	Yes
Occupancy Type	Multi-tenant	Water	Yes
Building Class	B	Sanitary Sewer	Yes, City
Parking Spaces	35	Rail Service	No
Parking Ratio	-		

Property Listings

1 Listing | 9,456 SF | \$3,600,000

Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Sale	No	Medical	-	9,456 SF	\$3,600,000	Now

Additional Photos

















Contact



Ivan Arjona
713-504-8260
ivan@ivanarjona.com

RE/MAX

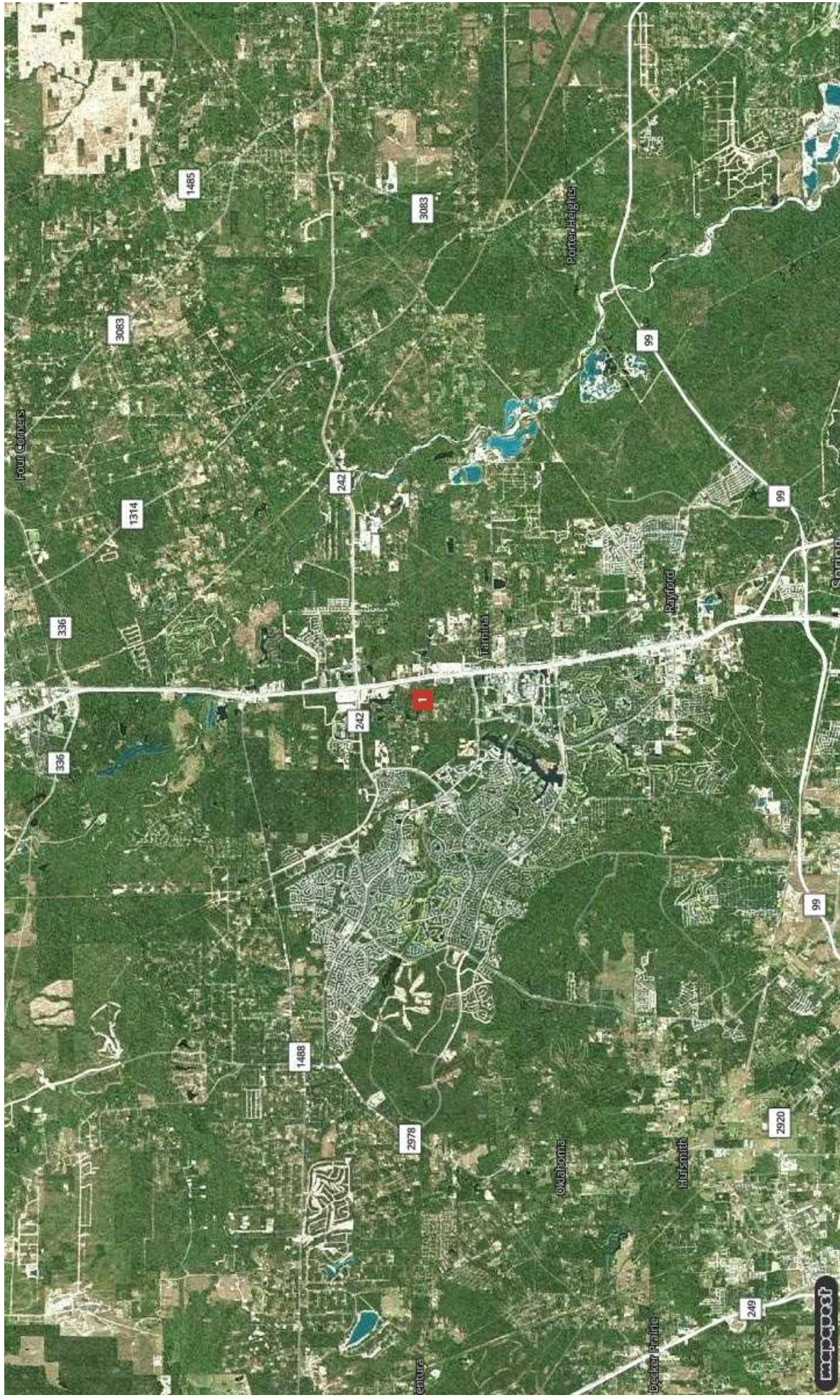
RE/MAX The Woodlands & Spring

Report for 114 Vision Park, She...



RE/MAX The Woodlands & Spring

6620 Woodlands Parkway The Woodlands, TX 77382 | 281-367-7770



Ivan Arjona
ivan@ivanarjona.com
713-504-8260



Powered by
commgate **MOODY'S**

114 Vision Park Blvd



RE/MAX The Woodlands & Spring

6620 Woodlands Parkway The Woodlands, TX 77382 | 281-367-7770



**Parcel
Aerial**

114 Vision Park Blvd

114 Vision Park
Shenandoah, TX 77384



Ivan Arjona
ivan@ivanarjona.com
713-504-8260



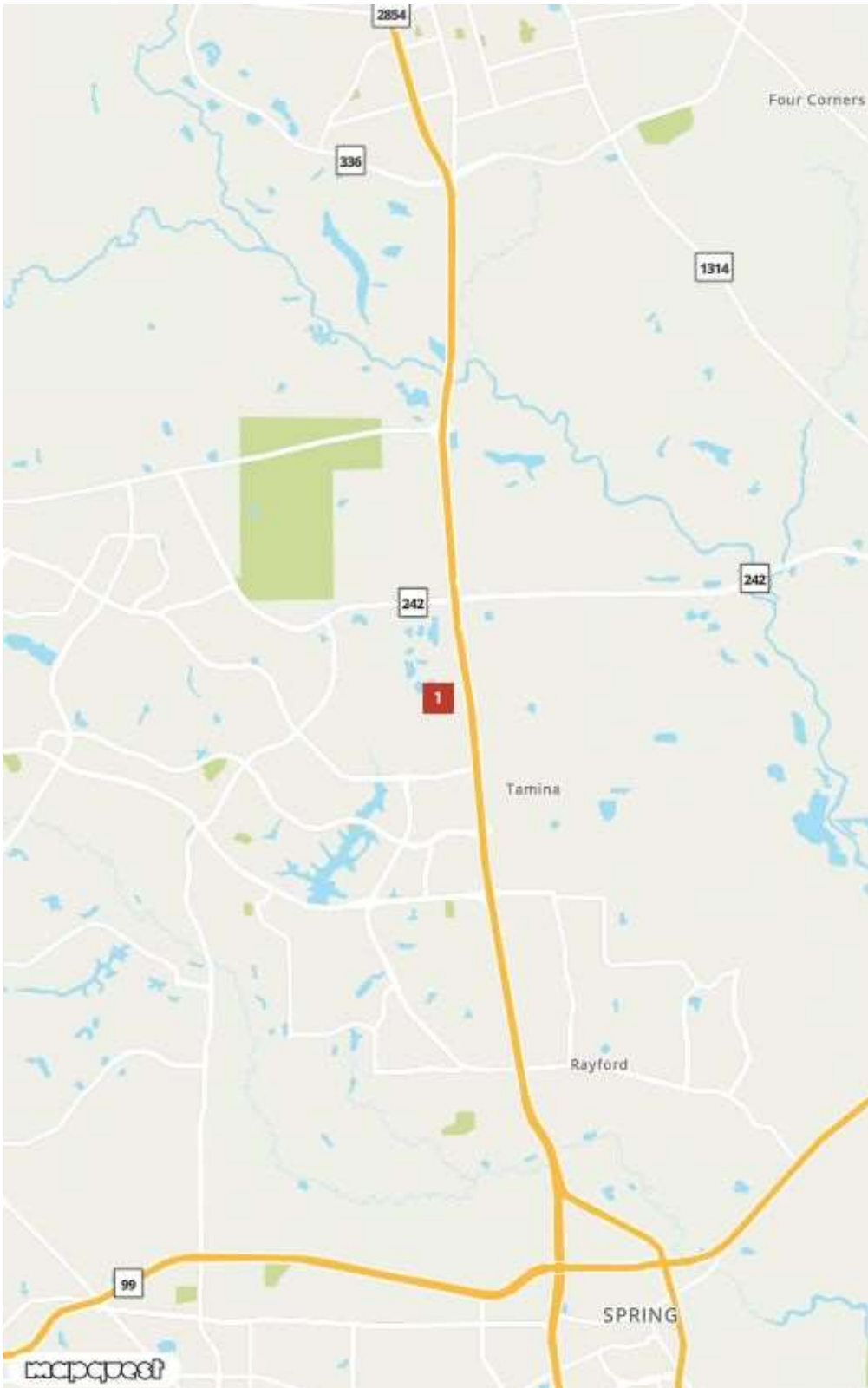
This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other prof. advisor.

Report for 114 Vision Park, She...



RE/MAX The Woodlands & Spring

6620 Woodlands Parkway The Woodlands, TX 77382 | 281-367-7770



1



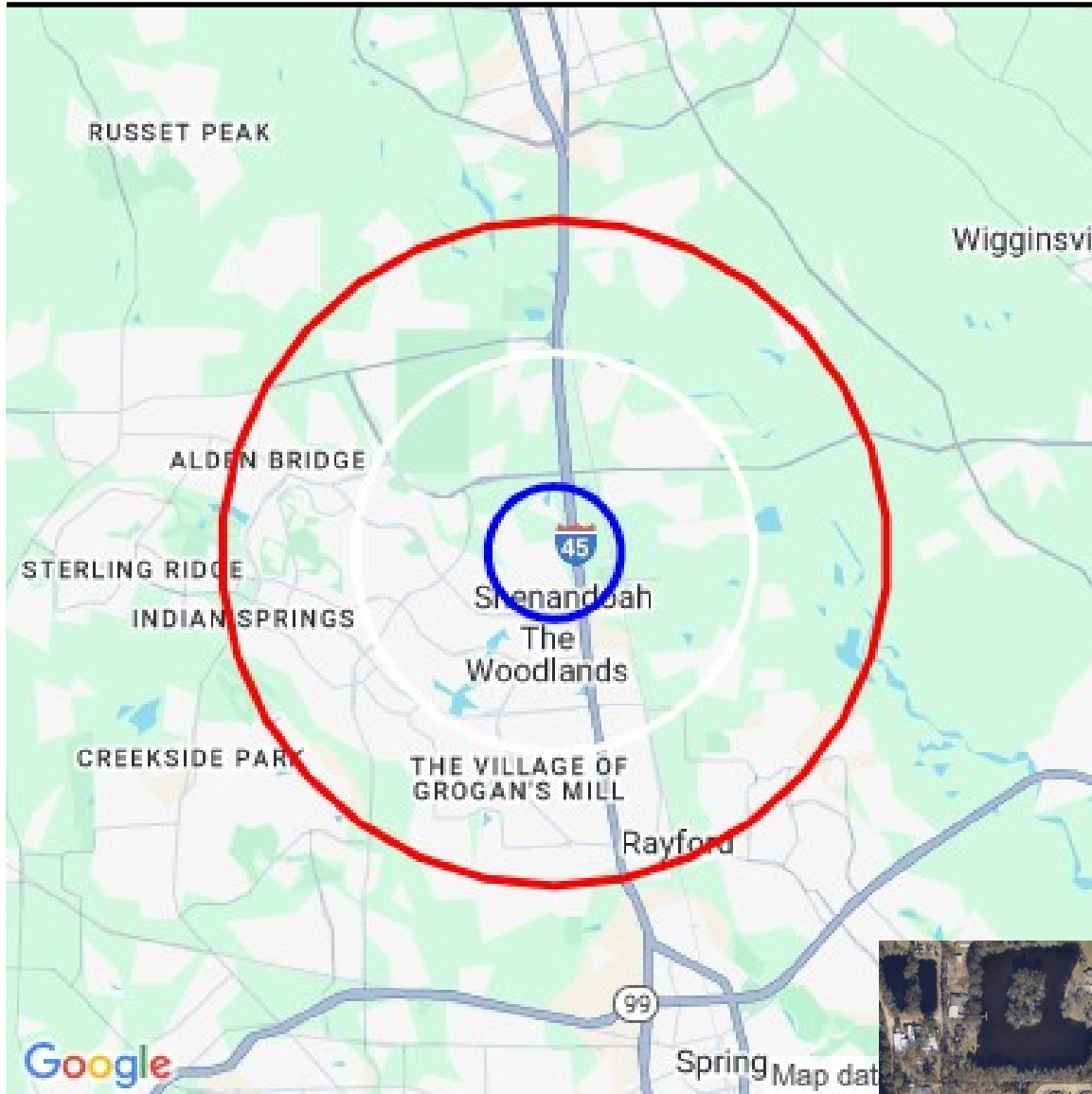
114 Vision Park
Shenandoah, TX 77384



Ivan Arjona
ivan@ivanarjona.com
713-504-8260



Demographic Report



114 Vision Park Blvd

Population

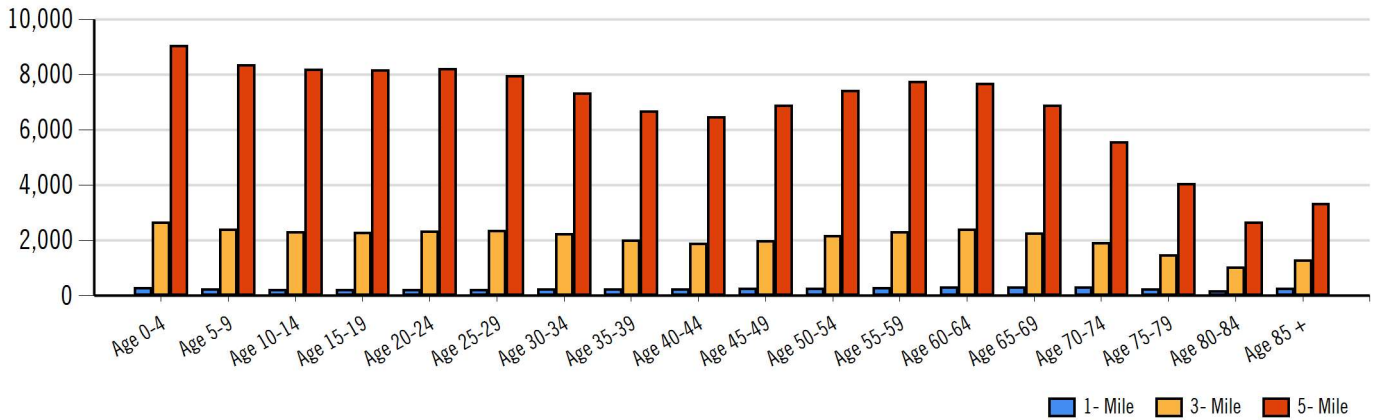
Distance	Male	Female	Total
1- Mile	2,482	2,525	5,007
3- Mile	18,485	19,236	37,721
5- Mile	60,192	62,799	122,991



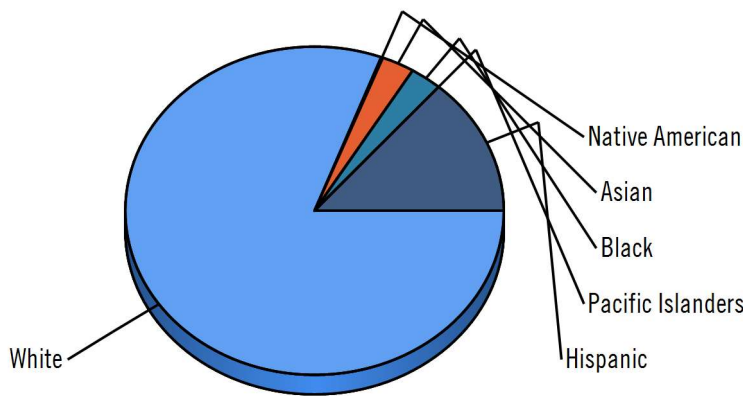
Ivan Arjona
 ivan@ivanarjona.com
 713-504-8260



Population by Distance and Age (2020)

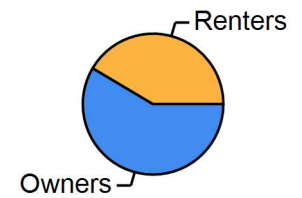


Ethnicity within 5 miles

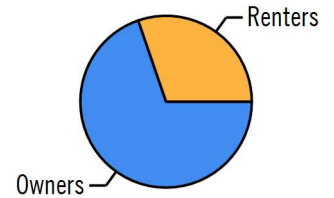


■ White
 ■ Native American
 ■ Asian
 ■ Black
 ■ Pacific Islanders
 ■ Hispanic

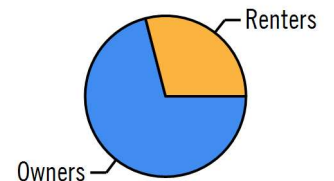
Home Ownership 1 Mile



Home Ownership 3 Mile



Home Ownership 5 Mile



Employment by Distance

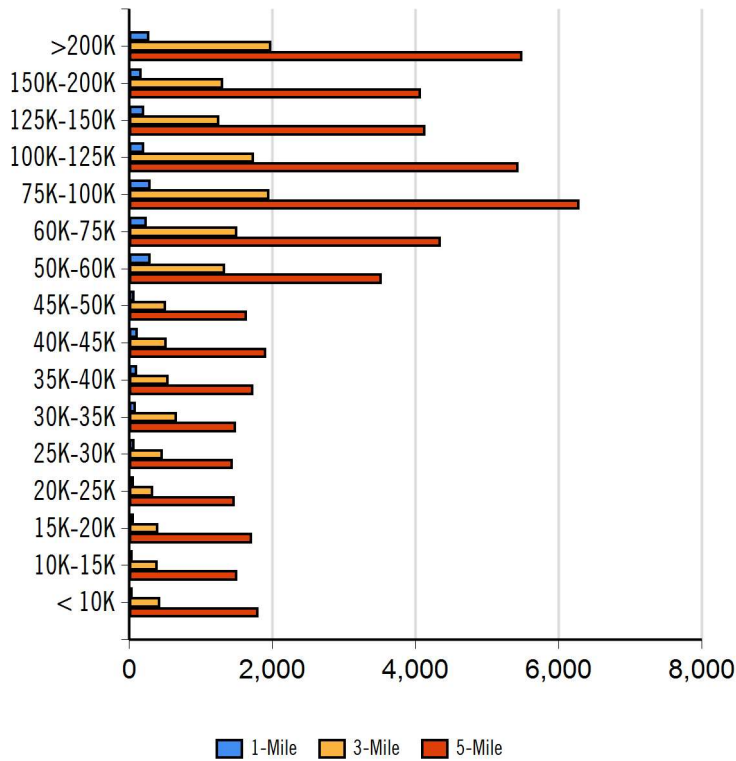
Distance	Employed	Unemployed	Unemployment Rate
1-Mile	2,469	34	0.62 %
3-Mile	18,748	514	1.51 %
5-Mile	61,715	1,562	2.11 %



Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	0	111	120	251	68	373	143	30	433	498	224	19	60
3-Mile	14	1,132	912	1,716	962	2,481	1,075	255	2,498	4,459	1,321	250	960
5-Mile	53	3,212	3,118	5,791	3,043	7,566	3,972	912	8,091	14,423	4,832	1,056	3,426

Household Income



Radius	Median Household Income
1-Mile	\$66,527.67
3-Mile	\$98,897.18
5-Mile	\$93,253.20

Radius	Average Household Income
1-Mile	\$87,291.00
3-Mile	\$110,964.77
5-Mile	\$101,659.25

Radius	Aggregate Household Income
1-Mile	\$247,198,710.63
3-Mile	\$1,612,474,360.48
5-Mile	\$4,738,228,655.61

Education

	1-Mile	3-mile	5-mile
Pop > 25	3,707	25,610	80,919
High School Grad	941	4,956	13,182
Some College	1,155	6,506	20,794
Associates	197	1,326	5,012
Bachelors	692	6,102	21,838
Masters	176	1,831	6,778
Prof. Degree	38	590	1,978
Doctorate	19	312	890

Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	34 %	44 %	54 %
Teen's	31 %	49 %	82 %
Expensive Homes	0 %	37 %	55 %
Mobile Homes	52 %	41 %	36 %
New Homes	62 %	87 %	121 %
New Households	22 %	42 %	80 %
Military Households	0 %	4 %	7 %
Households with 4+ Cars	62 %	62 %	79 %
Public Transportation Users	16 %	25 %	40 %
Young Wealthy Households	103 %	112 %	117 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	132,478,808		891,080,930		2,740,785,703	
Average annual household	52,293		61,673		59,182	
Food	6,752	12.91 %	7,853	12.73 %	7,564	12.78 %
Food at home	4,317		4,832		4,698	
Cereals and bakery products	613		688		668	
Cereals and cereal products	218		243		236	
Bakery products	395		444		431	
Meats poultry fish and eggs	862		957		931	
Beef	201		225		219	
Pork	153		163		161	
Poultry	162		181		176	
Fish and seafood	141		162		156	
Eggs	69		74		73	
Dairy products	438		505		488	
Fruits and vegetables	880		986		956	
Fresh fruits	129		145		141	
Processed vegetables	166		180		176	
Sugar and other sweets	158		175		171	
Fats and oils	136		152		147	
Miscellaneous foods	809		903		880	
Nonalcoholic beverages	363		394		387	
Food away from home	2,434		3,020		2,866	
Alcoholic beverages	389		482		458	
Housing	18,541	35.46 %	21,160	34.31 %	20,465	34.58 %
Shelter	11,218		12,904		12,465	
Owned dwellings	6,860		8,215		7,848	
Mortgage interest and charges	3,464		4,229		4,039	
Property taxes	2,323		2,817		2,677	
Maintenance repairs	1,073		1,168		1,130	
Rented dwellings	3,373		3,327		3,355	
Other lodging	984		1,362		1,261	
Utilities fuels	4,257		4,557		4,467	
Natural gas	405		449		436	
Electricity	1,682		1,761		1,736	
Fuel oil	169		190		182	
Telephone services	1,324		1,416		1,389	
Water and other public services	676		740		721	
Household operations	1,302	2.49 %	1,573	2.55 %	1,504	2.54 %
Personal services	387		492		468	
Other household expenses	915		1,080		1,035	
Housekeeping supplies	628		742		712	
Laundry and cleaning supplies	166		186		181	
Other household products	370		440		421	
Postage and stationery	92		114		108	
Household furnishings	1,135		1,383		1,316	
Household textiles	84		105		100	
Furniture	262		365		338	
Floor coverings	30		41		38	
Major appliances	141		129		129	
Small appliances	99		119		113	
Miscellaneous	517		621		597	
Apparel and services	1,414	2.70 %	1,726	2.80 %	1,653	2.79 %
Men and boys	280		363		343	
Men 16 and over	233		302		284	
Boys 2 to 15	47		61		58	
Women and girls	506		609		582	



Ivan Arjona
ivan@ivanarjona.com
713-504-8260



Women 16 and over	432	537	509
Girls 2 to 15	74	71	72
Children under 2	93	103	101

Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	132,478,808		891,080,930		2,740,785,703	
Average annual household	52,293		61,673		59,182	
Transportation	7,116	13.61 %	8,154	13.22 %	7,864	13.29 %
Vehicle purchases	1,704		2,065		1,962	
Cars and trucks new	872		1,095		1,031	
Cars and trucks used	790		925		887	
Gasoline and motor oil	2,191		2,354		2,310	
Other vehicle expenses	2,680		3,002		2,909	
Vehicle finance charges	183		202		197	
Maintenance and repairs	935		1,090		1,048	
Vehicle insurance	1,219		1,290		1,263	
Vehicle rental leases	343		418		399	
Public transportation	540		732		681	
Health care	3,977	7.61 %	4,374	7.09 %	4,237	7.16 %
Health insurance	2,599		2,814		2,734	
Medical services	845		965		928	
Drugs	400		440		428	
Medical supplies	132		153		147	
Entertainment	3,091	5.91 %	3,582	5.81 %	3,454	5.84 %
Fees and admissions	628		845		790	
Television radios	1,059		1,118		1,101	
Pets toys	1,134		1,326		1,275	
Personal care products	677		813		777	
Reading	60		73		69	
Education	1,476		2,147		1,980	
Tobacco products	391		382		385	
Miscellaneous	847	1.62 %	1,015	1.65 %	971	1.64 %
Cash contributions	1,390		1,519		1,470	
Personal insurance	6,169		8,389		7,828	
Life and other personal insurance	185		213		205	
Pensions and Social Security	5,984		8,175		7,623	

Distance	Year	Estimated Households			Housing Occupied By		Housing Occupancy		
		Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	6,133	5,044	25.80 %	2,278	3,478	3,200	2,933	1,314
3-Mile	2020	27,921	22,130	25.44 %	7,008	19,876	20,813	7,108	4,143
5-Mile	2020	63,562	49,645	27.33 %	15,348	45,270	45,156	18,406	8,381
1-Mile	2023	6,230	5,044	30.04 %	2,296	3,552	3,246	2,984	1,647
3-Mile	2023	29,266	22,130	32.18 %	7,261	20,926	21,909	7,357	4,748
5-Mile	2023	67,249	49,645	35.34 %	16,156	47,981	47,858	19,391	9,283



Location Facts & Demographics

Demographics are determined by a 10 minute drive from 114 Vision Park, Shenandoah, TX 77384



CITY, STATE

Shenandoah, TX

POPULATION

29,576

AVG. HH SIZE

2.59

MEDIAN HH INCOME

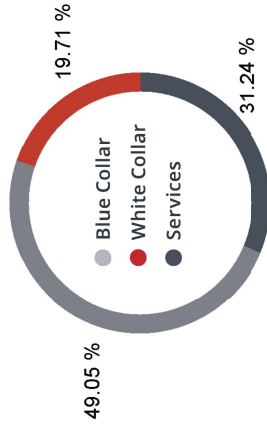
\$85,035

HOME OWNERSHIP

Renters: **4,993**

Owners: **7,124**

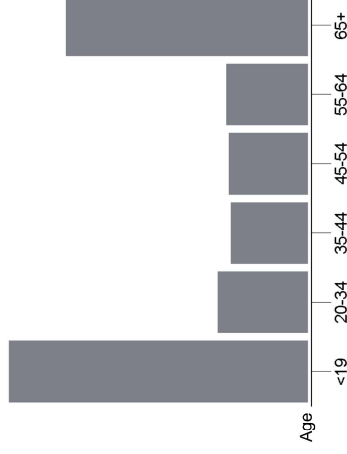
EMPLOYMENT



50.73 %
Employed

1.43 %
Unemployed

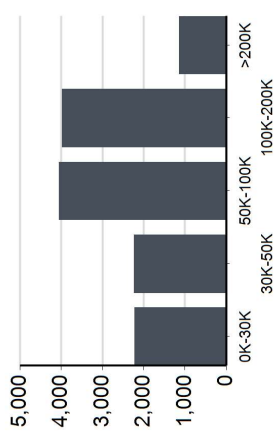
GENDER & AGE



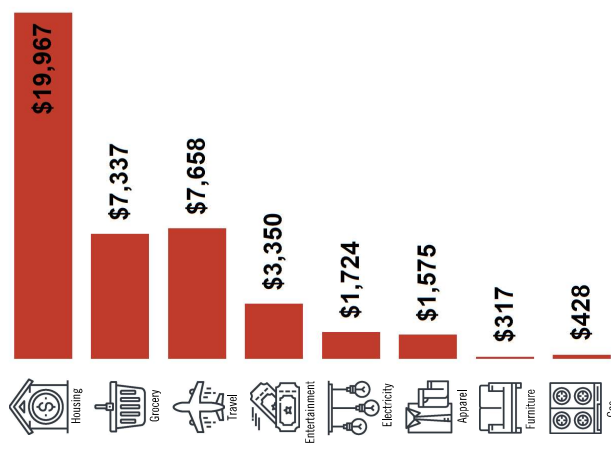
RACE & ETHNICITY

White:	81.81 %
Asian:	3.73 %
Native American:	0.06 %
Pacific Islanders:	0.00 %
African-American:	2.52 %
Hispanic:	9.81 %
Two or More Races:	2.08 %

INCOME BY HOUSEHOLD



HH SPENDING



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters claimed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



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.

_____ 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