

# 4849 CRANSWICK ROAD | FOR LEASE

HOUSTON, TX 77041



## Property Description

Welcome to the ideal commercial space for your business at 4849 Cranswick Road, Houston, TX, 77055. This modern property offers a versatile and functional layout, perfect for creating a collaborative and productive work environment. With ample natural light, well-appointed amenities, and customizable spaces, this property provides the perfect canvas to bring your business vision to life. The well-maintained facilities and professional management ensure a seamless leasing experience. Plus, convenient parking options and easy access make this property a prime choice for businesses seeking a strategic location in Houston. Discover the perfect space to elevate your business and drive success at 4849 Cranswick Road.

## Property Highlights

- Modern and versatile layout
- Ample natural light
- Well-appointed amenities
- Customizable spaces

### FOR MORE INFORMATION:



**RANDAL SANDERS**  
 PRINCIPAL  
 936.539.8942  
 RANDAL@TX-CRG.COM

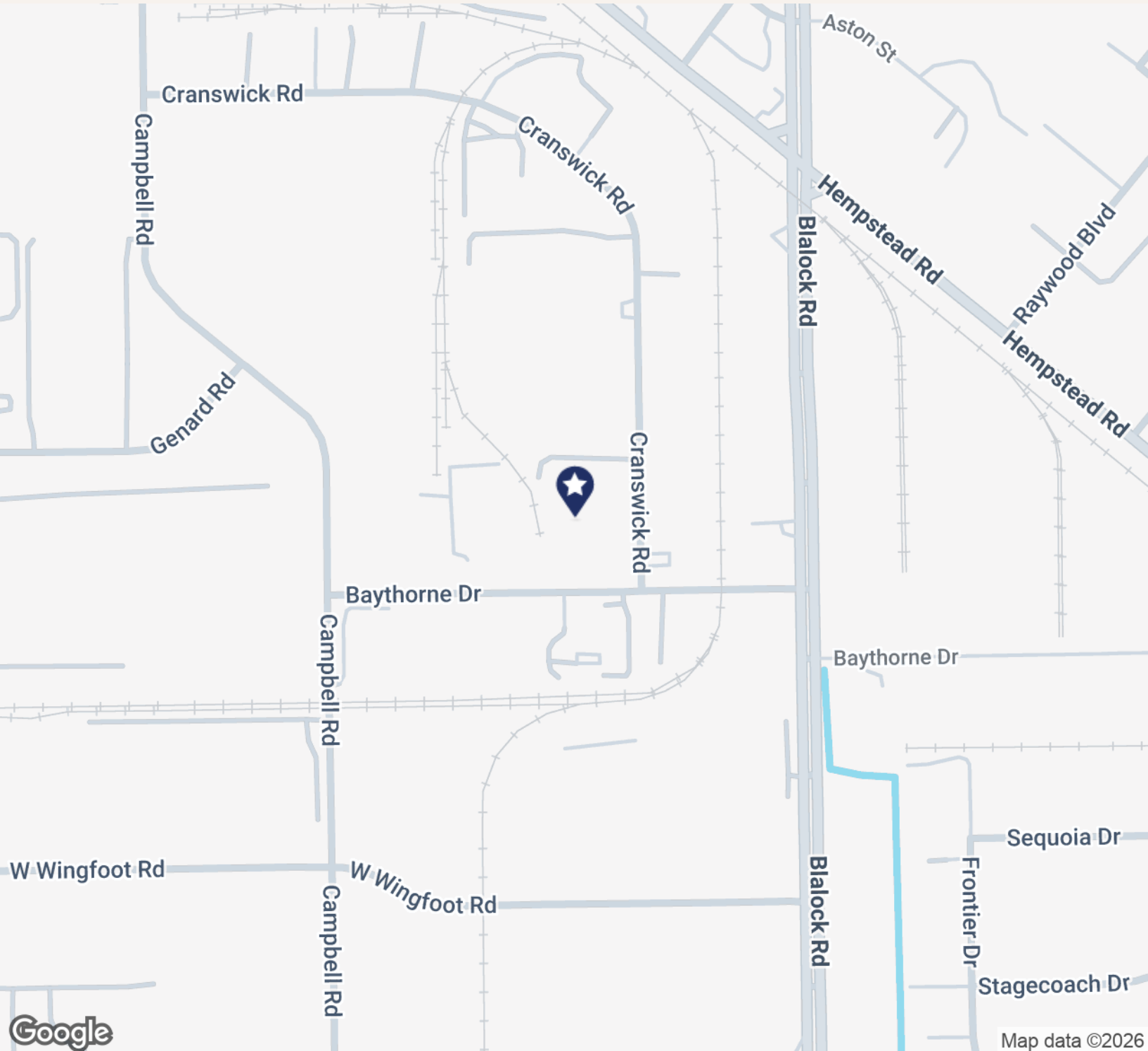
## Offering Summary

Lease Rate:	\$24.00 SF/yr (NNN)
Number of Units:	1
Available SF:	5,000 SF
Building Size:	5,000 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	9	122	2,603
Total Population	31	337	7,277
Average HH Income	\$80,320	\$66,896	\$67,629

## 4849 CRANSWICK ROAD | FOR LEASE

HOUSTON, TX 77041



FOR MORE INFORMATION:



**RANDAL SANDERS**

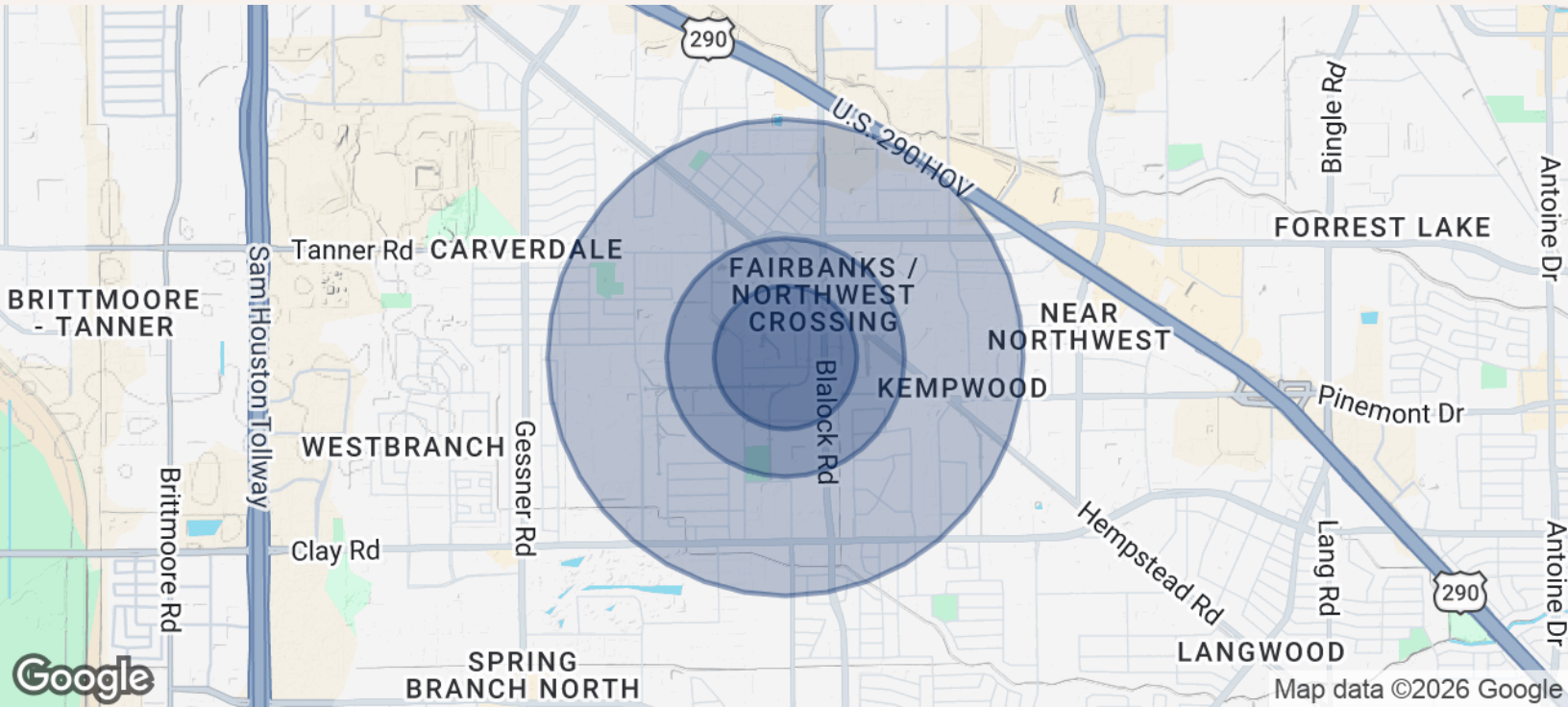
PRINCIPAL

936.539.8942

RANDAL@TX-CRG.COM

# 4849 CRANSWICK ROAD | FOR LEASE

HOUSTON, TX 77041



Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	31	337	7,277
Average Age	38	36	35
Average Age (Male)	37	35	35
Average Age (Female)	39	36	36
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	9	122	2,603
# of Persons per HH	3.4	2.8	2.8
Average HH Income	\$80,320	\$66,896	\$67,629
Average House Value	\$368,864	\$303,454	\$264,044

Demographics data derived from AlphaMap

FOR MORE INFORMATION:



**RANDAL SANDERS**

PRINCIPAL

936.539.8942

RANDAL@TX-CRG.COM



## 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.

#### Texas Commercial Realty Group, LLC

Licensed Broker /Broker Firm Name or  
Primary Assumed Business Name

#### Bryan Roberts

Designated Broker of Firm

Licensed Supervisor of Sales Agent/  
Associate

Sales Agent/Associate's Name

9014666

License No.

670049

License No.

License No.

License No.

info@tx-crg.com

Email

bryan@tx-crg.com

Email

Email

Email

(855)489-2734

Phone

(979)219-0819

Phone

Phone

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)  
IABS 1-0 Date