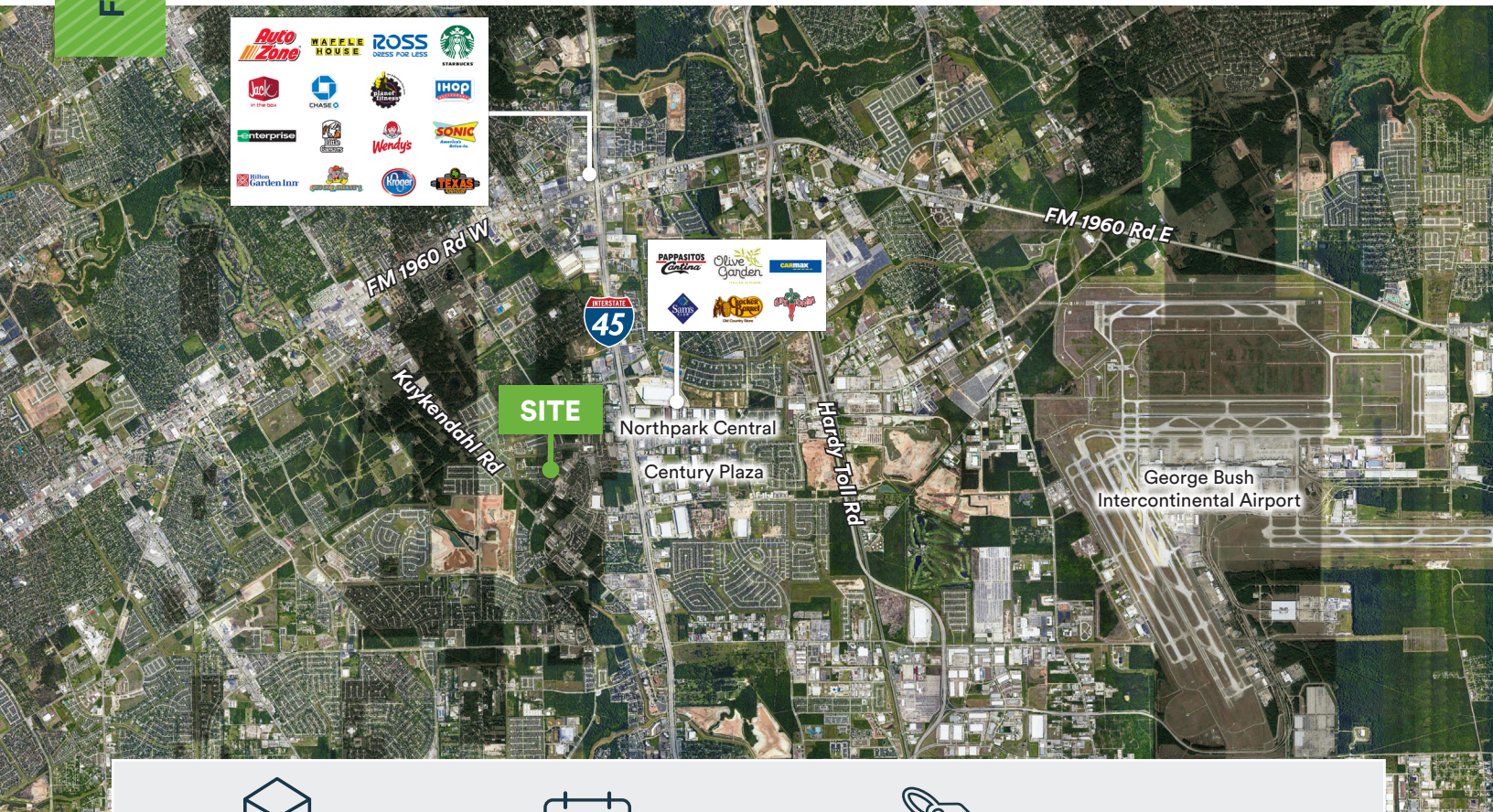


FOR LEASE

# NORTH HOUSTON OFFICE/FLEX

717A DUNSON GLEN DRIVE  
HOUSTON, TEXAS 77090



**GLA**  
1,765 SF



**YEAR BUILT**  
2016



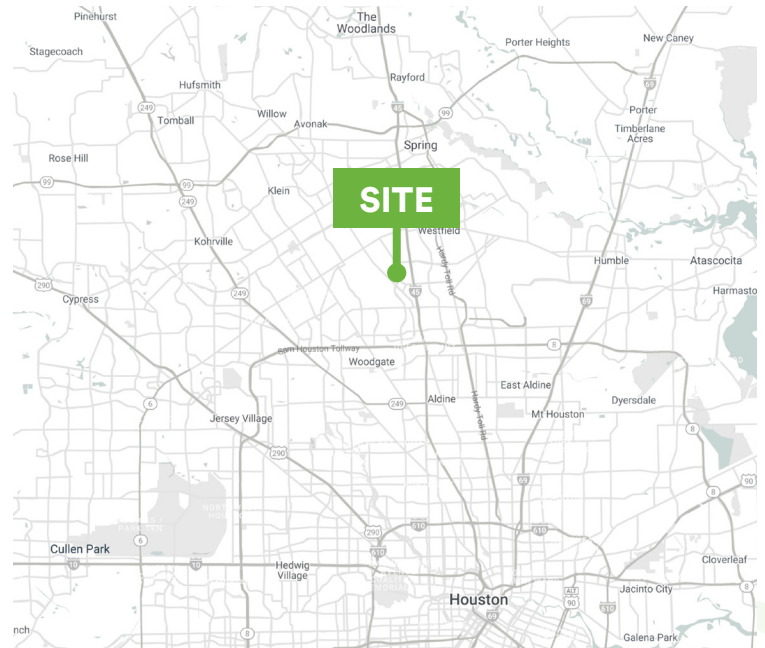
**RENTAL RATE**  
CALL FOR PRICING

## BUILDING FEATURES

- 1,765 SF (1,025 SF office, 740 SF garage) of single-tenant flex space available for lease on 0.243 AC
- Building contains a reception area, 3 offices, conference room and kitchen as well as an air conditioned garage space
- Property conveniently located with outstanding access to Ella Blvd, one mile from the Airtex @ I-45 intersection, and less than 1 mile to the Ella @ Kuykendahl intersection
- New Rod Iron fence and gated private lot with ample parking on-site
- Ingress and egress directly from Dunson Glen Drive

## AVAILABILITY

- 1,765 SF



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## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 Total Population	18,221	137,494	337,918
2030 Total Population	19,642	146,467	337,918
2025-2030 Annual Growth Rate	7.80%	6.53%	6.38%
2025 Households	6,823	46,367	107,400
2030 Households	7,389	49,570	114,572
2025 Median Home Value	\$266,464	\$226,479	\$243,892
2025 Average Household Income	\$65,364	\$73,252	\$79,437
2025 Total Consumer Spending	\$147,411,000	\$1,182,475,000	\$2,889,830,000



137,049  
Population



4,480  
Employees

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**SITE**

Dunson Glen Dr

VPD

Elia Blvd: 15:29 VPD

W Airtex Blvd

INTERSTATE  
45

Mobil

Quail Chase  
Apartments

Kimerly Pointe  
Apartments

Northern  
Oaks

Commerce Park  
Apartments

Park Trails  
Apartments

Villa Springs  
Apartments

bel  
FURNITURE

FAROUK  
CHI BIOSILK

ADI  
a resideo company

SPRINGHILL SUITES  
Marriott

CardinalHealth

GF

CHIPOTLE  
MEXICAN GRILL

CVS  
pharmacy

TACO  
BELL

Olive  
Garden  
ITALIAN KITCHEN

BUFFALO WILD WINGS  
GRILL & BAR

Cadillac

Century F

NISSAN

PAPPASITO'S  
Cantina

EPD  
ELECTRONIC POWER DESIGN

SALTGRASS  
STEAK HOUSE

SUBWAY

DOLLAR TREE

TOASTER  
VOLK  
cafe

UPE TONIA

WINGS & MORE  
KEPNER CITY

N

ABC  
Supply Co. Inc.

VALERO

WOODSPRING  
SUITES  
AN EXTENDED STAY HOTEL

SLEEP  
INN

H  
Holiday Inn  
Express

W  
WHATABurger

Jack  
in the box

EXON

stripes

POPPER  
BREAD  
Old Country Store

BW  
Best Western  
PLUS

POPOYES

Chicken  
Express

CJ  
LOGISTICS

FOR LEASE

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HOUSTON, TEXAS 77090



## 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.

_____ Name of Sponsoring Broker (Licensed Individual or Business Entity)	_____ License No.	_____ Email	_____ Phone
_____ Name of Designated Broker of Licensed Business Entity, if applicable	_____ License No.	_____ Email	_____ Phone
_____ Name of Licensed Supervisor of Sales Agent/Associate, if applicable	_____ License No.	_____ Email	_____ Phone
_____ Name of Sales Agent/Associate	_____ License No.	_____ Email	_____ Phone

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

\_\_\_\_\_  
Date



FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S COMMERCIAL REAL ESTATE SERVICES, PLEASE CONTACT:

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**Blake Miranda**

Junior Associate | Retail Services  
D: 832.589.8018 O: 979.268.2000  
Blake.Miranda@OldhamGoodwin.com

**Tyler Reiley**

Senior Associate | Retail Services  
D: 346.226.3510 C: 713.598.6332  
Tyler.Reiley@OldhamGoodwin.com

**Houston**

14811 St. Mary's Lane, Suite 130 | Houston, Texas 77079

BRYAN | SAN ANTONIO | WACO | FORT WORTH |    OLDHAMGOODWIN.COM