

**FOR LEASE**

18300 STRACK DR, SPRING, TX

STRACK BUSINESS PARK



PROPERTY DESCRIPTION

The Strack Business Park boasts modern and customizable spaces, this property provides an ideal setting for businesses to thrive. With high visibility and accessibility, it's an excellent location for retail, office, or light industrial use. The property features ample parking, attractive landscaping, and a well-maintained exterior, ensuring a professional and welcoming environment for clients and employees. Inside, the flexible floor plan and premium finishes allows for effortless adaptation to suit diverse business needs.

PROPERTY HIGHLIGHTS

- Large, open parking field
- 100% Climate Controlled
- Monument Signage Available
- Full Size Overhead Door
- High-end Office Space Finishes

OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (NNN)
Number of Units:	8
Available SF:	3,400 SF - 6,800 SF
Building Size:	27,200 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,552	39,302	107,254
Total Population	13,190	112,755	302,350
Average HH Income	\$118,330	\$120,265	\$110,403

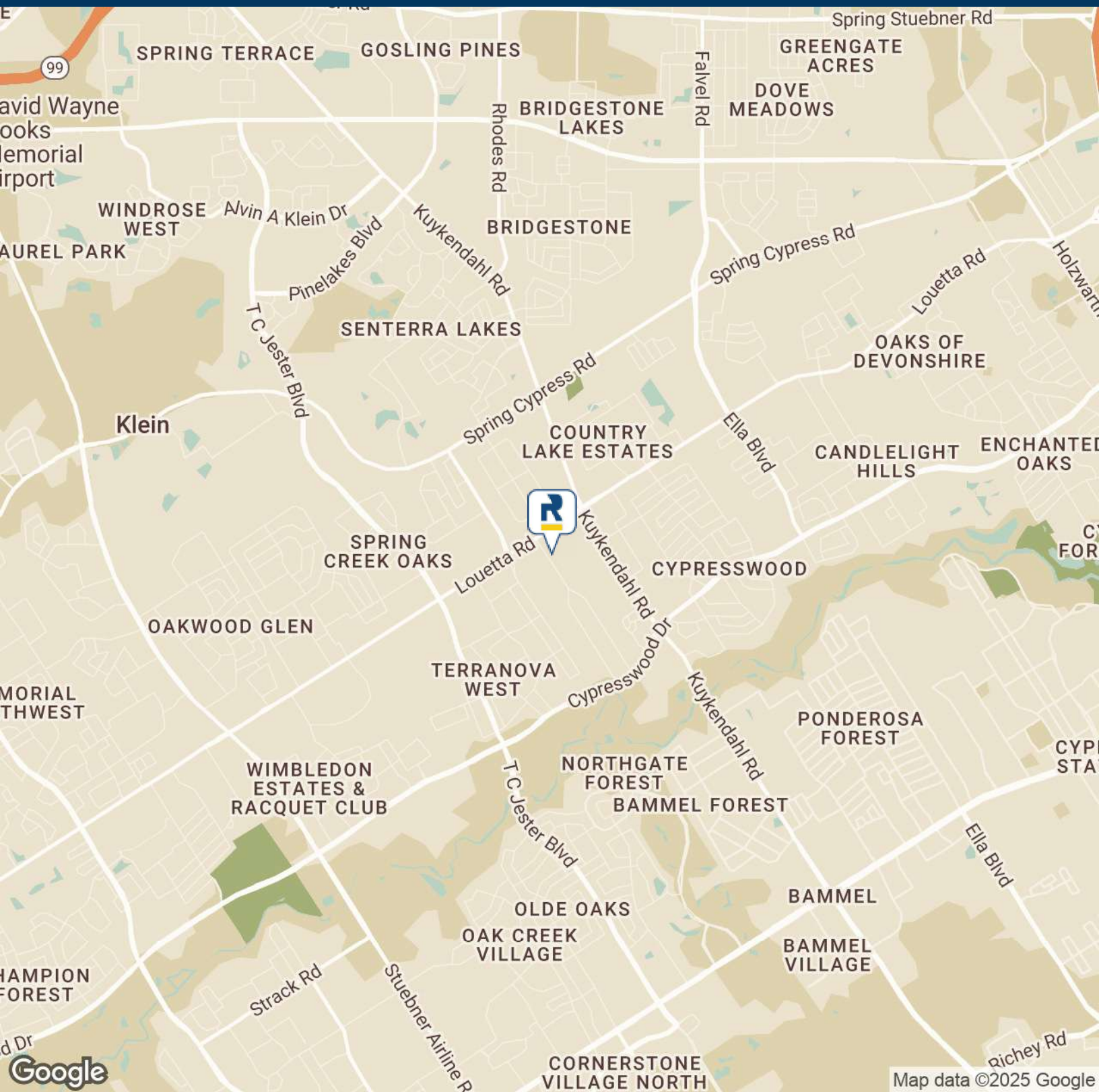
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LOCATION MAP



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PROPERTY PHOTOS



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PLANS



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	3,400 SF	Lease Rate:	\$14.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 200	Envi Haircare	3,400 SF	NNN	-	-
Suite 300	Available	3,400 SF	NNN	Negotiable	Second-generation space. 100% climate controlled. Approx 888 SF office, 2,504 SF Warehouse
Suite 400	Crossfit Silverback	3,400 SF	NNN	-	-
Suite 500	Show Rents	3,400 SF	NNN	-	-
Suite 700	Available	3,400 SF	NNN	\$14.00 SF/yr	Fully Climate Controlled space. Currently configured to connect with the adjacent suite 800.
Suite 800	Available	3,400 SF	NNN	\$14.00 SF/yr	Climate controlled Office/Flex space. High end office finishes - granite counter tops, wood-look ceramic tile. Window offices

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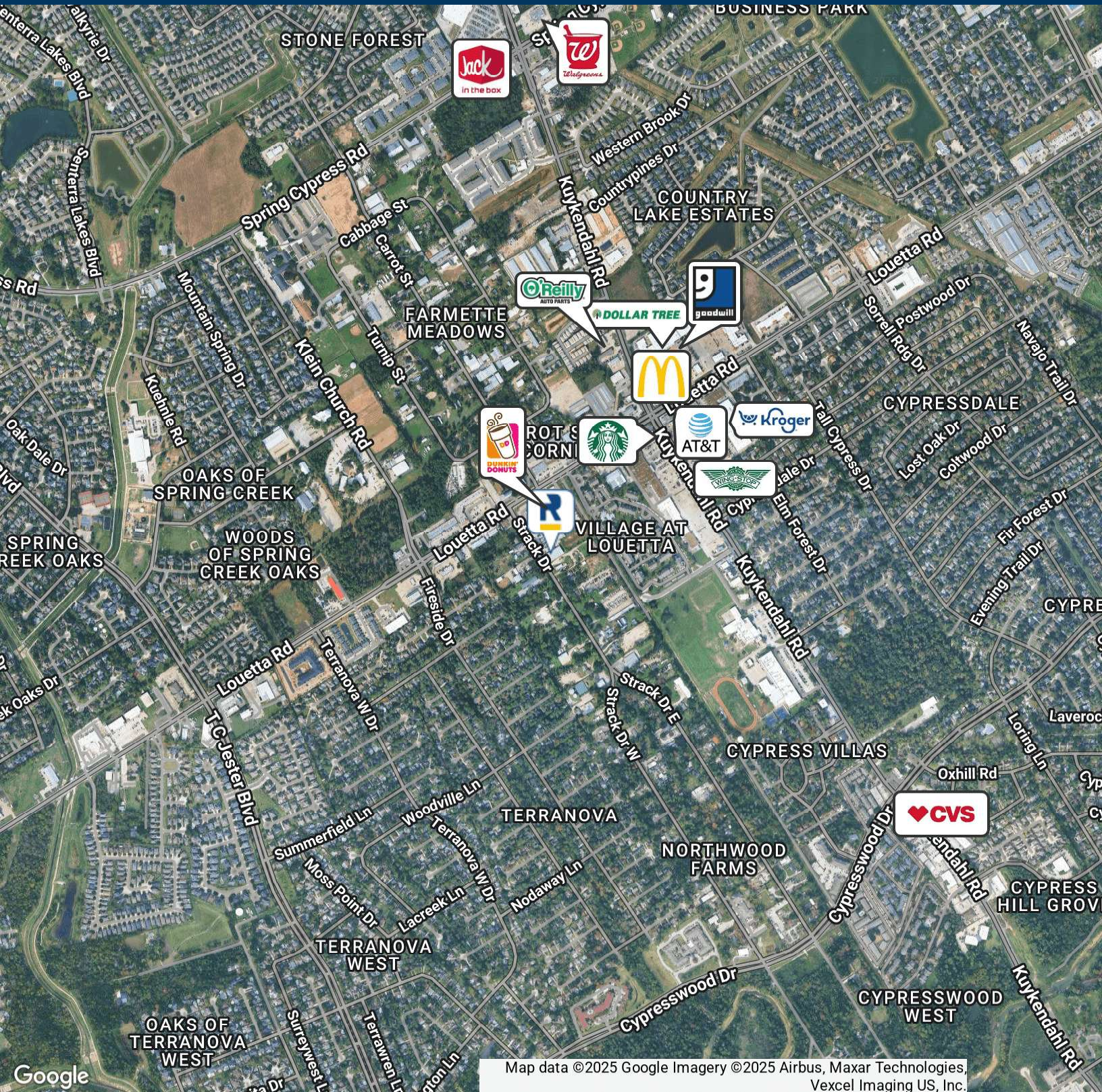
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RETAILER MAP



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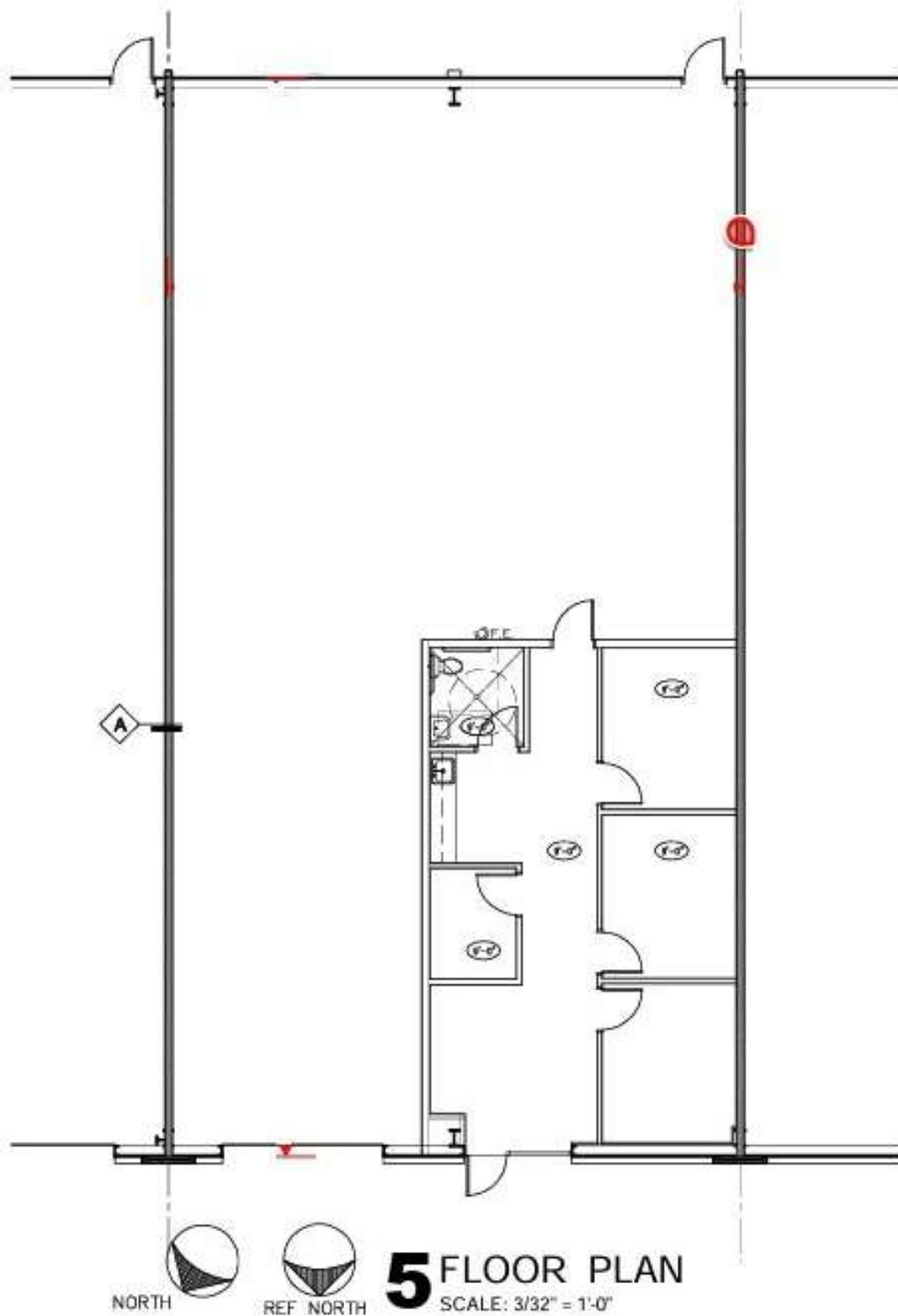
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SUITE 300 LAYOUT



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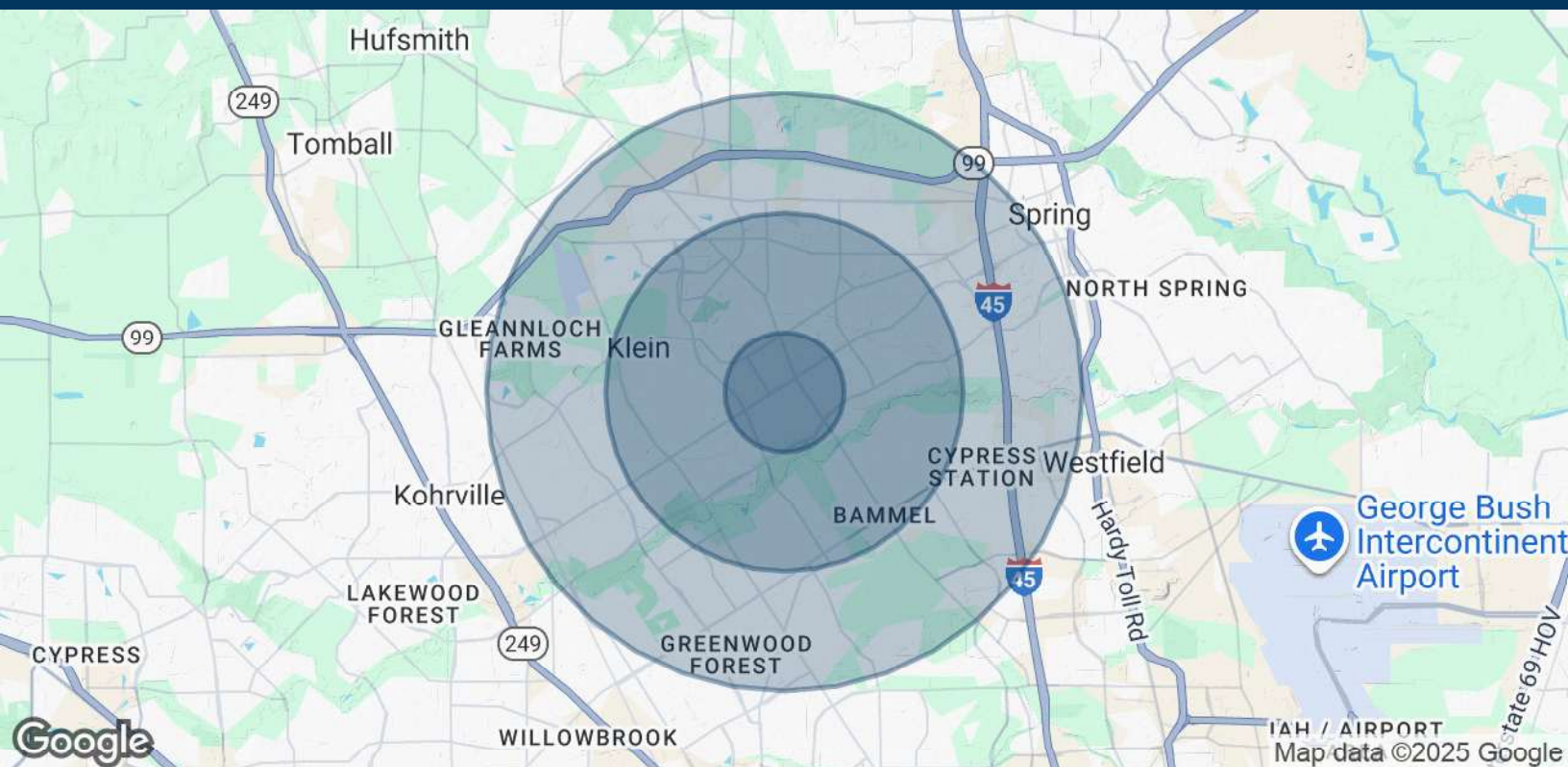
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,190	112,755	302,350
Average Age	39	39	38
Average Age (Male)	38	38	36
Average Age (Female)	40	40	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,552	39,302	107,254
# of Persons per HH	2.9	2.9	2.8
Average HH Income	\$118,330	\$120,265	\$110,403
Average House Value	\$317,933	\$346,027	\$318,082

Demographics data derived from AlphaMap

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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.

2-10-2025



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.

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. **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.

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.

Ryoak Capital Partners	-	-	
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
Jonathan Hicks, CCIM	-	jhicks@ryoak.com	713.598.0954
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date