

# OFFICE SPACE FOR SALE

25201-25219 FM 2978 Road

Tomball, TX 77375



## LOCATION:

Magnolia/Tomball/The Woodlands area, 3 miles north of FM 2920

## SITE FEATURES:

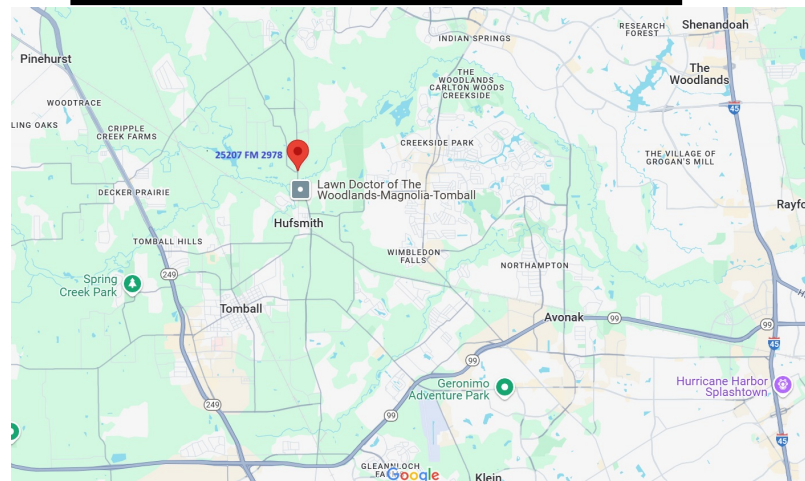
- » New Construction - Ready for move-in Spring 2025
- » Business park setting
- » Seven Freestanding buildings with ample parking
- » Stone and stucco exterior
- » Stone coated steel metal roof
- » Total of 2,100 SF
- » High end finishes
- » 6 private offices
- » Reception area, conference room, 1 break room and 2 bathrooms plus executive office with bathroom
- » Double pane windows
- » Crown molding throughout
- » 10' ceilings
- » Kitchenette with granite countertops
- » Deed restricted, fenced and gated park

» NEW CONSTRUCTION

## SALE PRICE:

- » \$779,000.00
- ALSO FOR LEASE \$23.50 PSF / YR. NNN

**Call to schedule an appointment to tour the building today!**



The information herein and listed on Commercial Gateway, Loopnet, CoStar & Showcase is deemed reliable. However, no warranty or representation is made. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.

For more information, contact

Margaret Ibrahim | 713.818.7765 | [margaret@miptexas.com](mailto:margaret@miptexas.com)

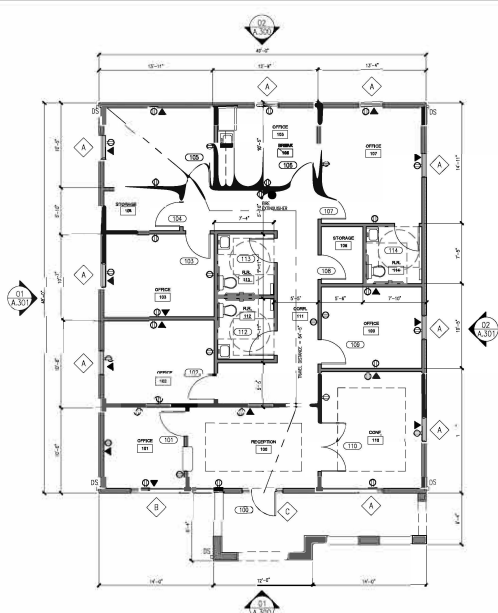
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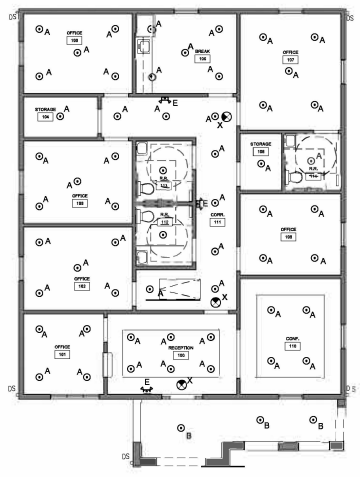
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# FLOOR PLAN



01 FLOOR PLAN  
3/4" = 1'-0"

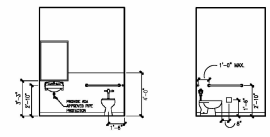
KEY PLAN NOTES  
1. NAME SMOKE DETECTORS TO AUTOMATICALLY SHUT OFF ALL HVAC UNITS OVER 2,000 CFM



02 CEILING PLAN  
3/16" = 1'-0"

**TOILET ACCESSORIES SCHEDULE**

NO.	ACCESSORY UNIT	MFR.	MODEL NO.	NOTES
A	TOILET TRIMME DISPENSER	BRADLEY COMP.	8412	DUAL ROLL
B	1 1/4" DIA. S.S. GRAB BAR	BRADLEY COMP.	852	42" LONG
C	1 1/4" DIA. S.S. GRAB BAR	BRADLEY COMP.	852	36" LONG
D	STAINLESSSTEEL FRAME W/NOSE	BRADLEY COMP.	740-5438	24" W/DEPTH



03 ELEVATION  
1/4" = 1'-0"  
04 ELEVATION  
1/4" = 1'-0"

CONTRACTOR TO VERIFY THAT THERE IS A MIN. 1 Fw OF LIGHT PROVIDED BY EMERGENCY FIXTURES ON THE PART OF EGRESS.

TYPE	MODEL	MOUNTING	DESCRIPTION
A	RE ELECTRICAL	RECESSED	RECESSED LED CAN LIGHT
B	RE ELECTRICAL	RECESSED	EXTERIOR RECESSED LED CAN LIGHT
E	RE ELECTRICAL	UNIVERSAL	THERMOPLASTIC EMERGENCY LIGHT WITH 2 LIGHT HEADS AND EMERGENCY BATTERY
X	RE ELECTRICAL	UNIVERSAL	EXIT SIGN SELF POWERED LED COLOR RED WITH DUAL BATTERY

- OCCUPANCY SENSOR
- ⚡ SWAY SWITCH
- Ⓞ OCCUPANCY SWITCH
- Ⓞ DUPLEX RECEPTACLE
- ▼ DATA
- Ⓞ QUAD RECEPTACLE

VERI AS AEC

OFFICE CONDOS  
25213 1/2 FM 2978 RD.  
BUILDINGS 1-7  
TOMBALL, TX 77375

REVISIONS:  
11/15/23

DATE: 08/30/2017

FLOOR PLAN

A.200



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# INTERIOR RENDERING



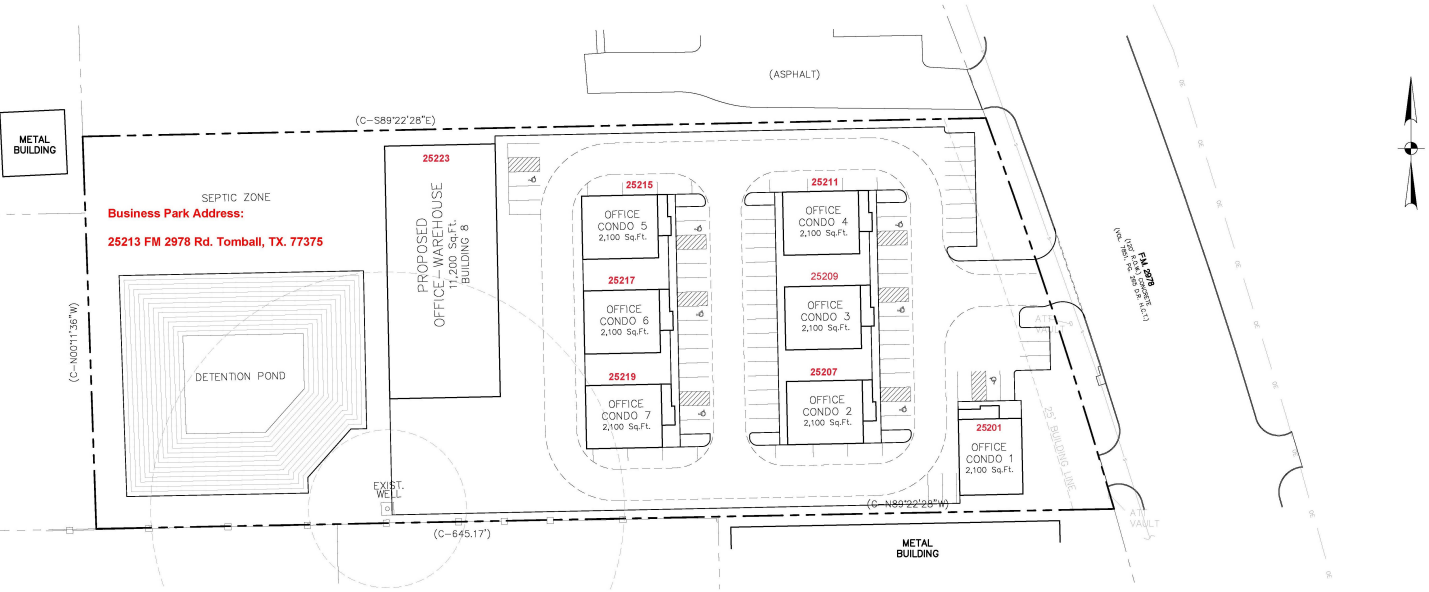
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# SITE PLAN



01 SITE PLAN  
1" = 30' @ 24 x 36  
4/21/2023

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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.

**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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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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License Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Margaret Ibrahim	402733	margaret@miptexas.com	713-818-7765
Designated Broker of Firm	License No.	Email	Phone
License Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Norma Rodriguez	406243	Norma@miptexas.com	281.413.4475
Sales Agent/Associate's Name	License No.	Email	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)