



8125 N Sam Houston Pky W - Building B, Houston, TX 77064

## 5,717 SF OFFICE FOR SALE

Looking for the perfect location for your Professional services, Technology, Engineering or Construction firm? Look no further, we have what you're looking for—something different. Not your ordinary, boring office property. Featuring 11 private offices, group workspaces, conference rooms and even a 2nd floor covered terrace! This highly visible location features easy access, great visibility and only 10 minutes from the new Apple/Foxconn Al server production facility! Call today to schedule a tour.

### Key information:

∙□Minutes from the 86 AC Foxconn and Apple facilities

## **LOCATION OVERVIEW**

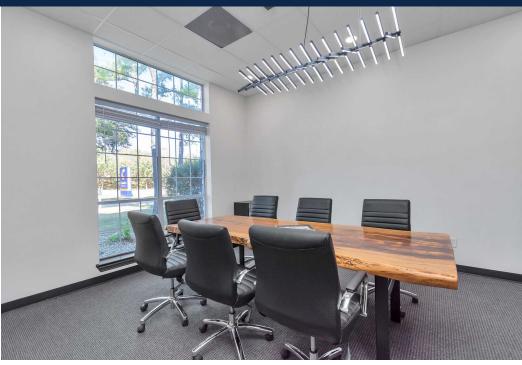
- TX-249 (Tomball Parkway): Approximately 4 minutes
- US-290 Approximately 7 minutes
- I-10: Approximately 20 minutes



# 4,898 SF OFFICE FOR SALE

# PROPERTY PHOTOS















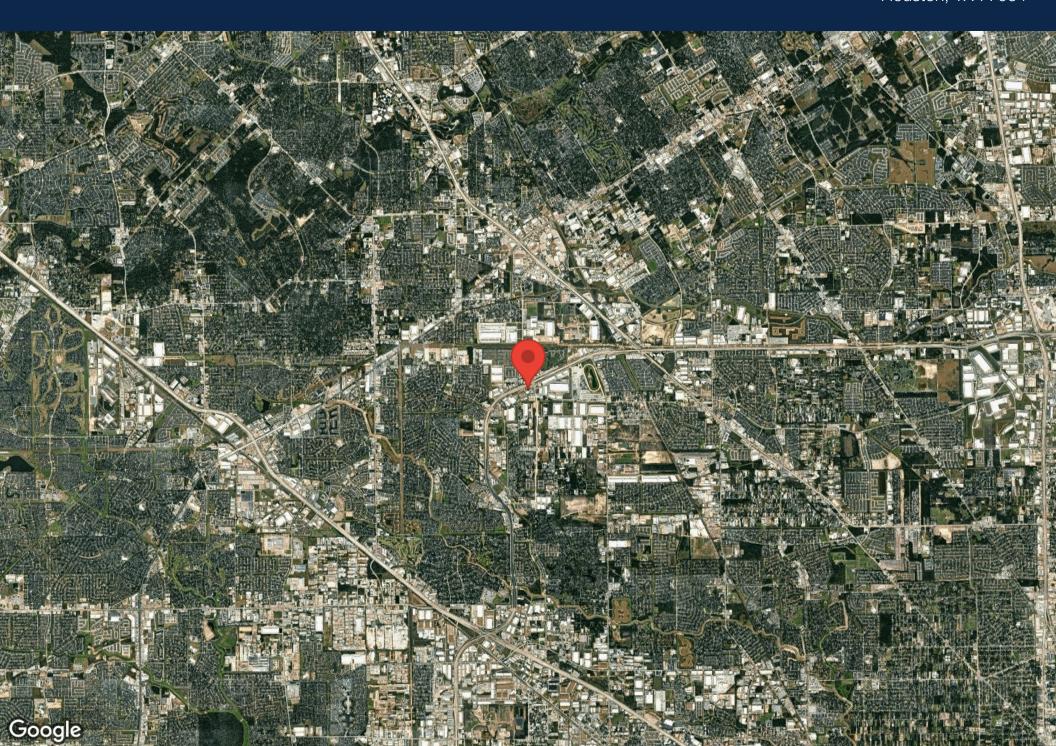


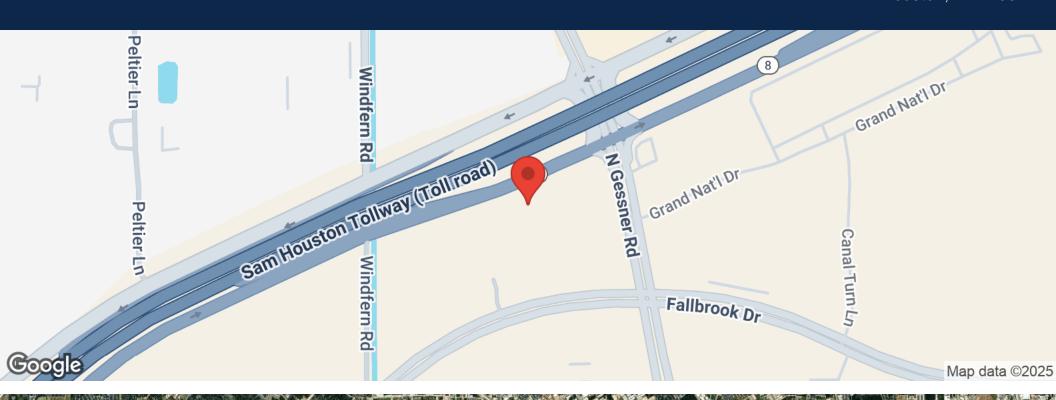




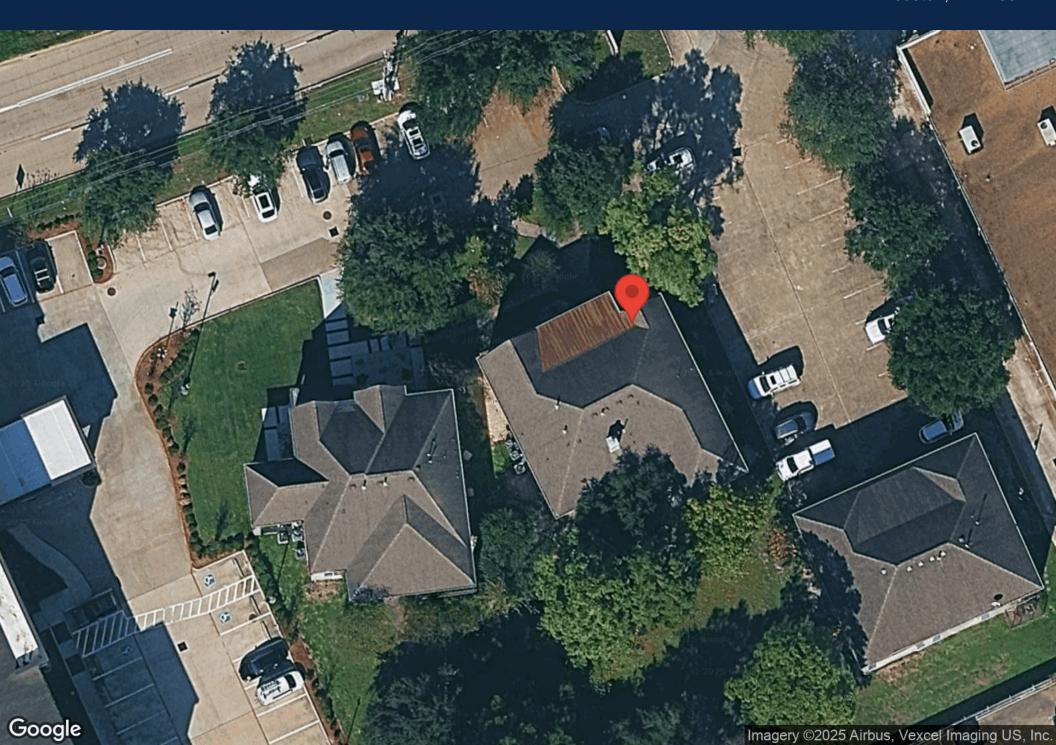


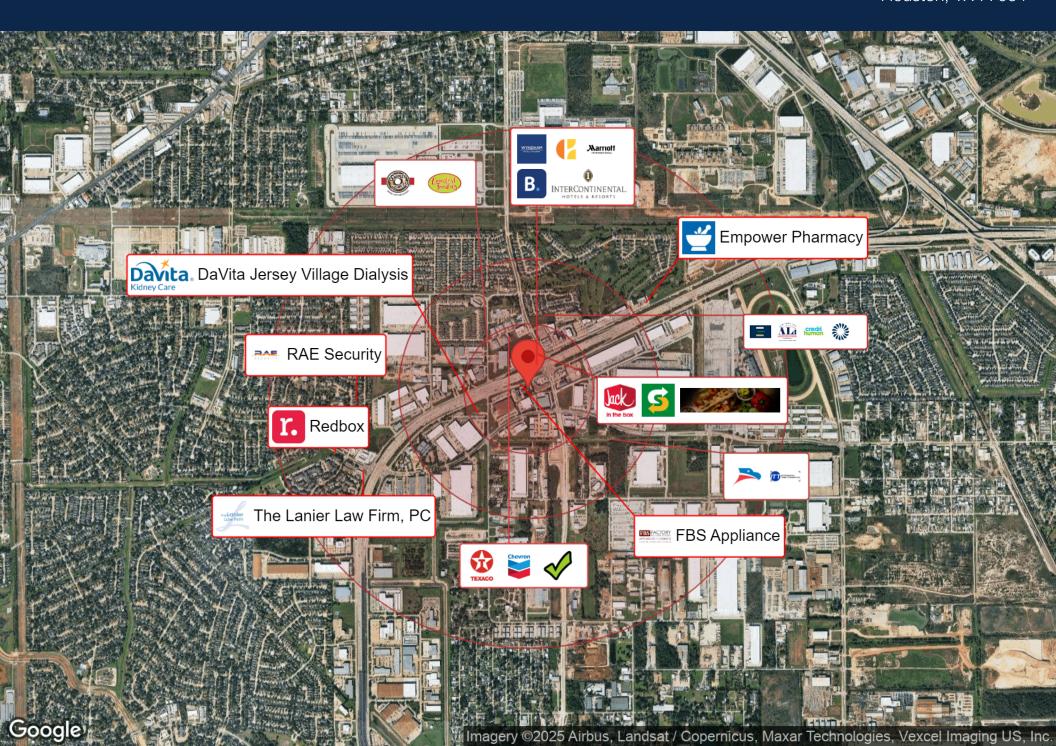






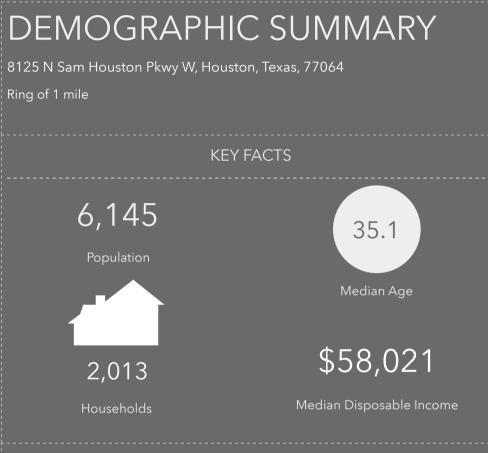


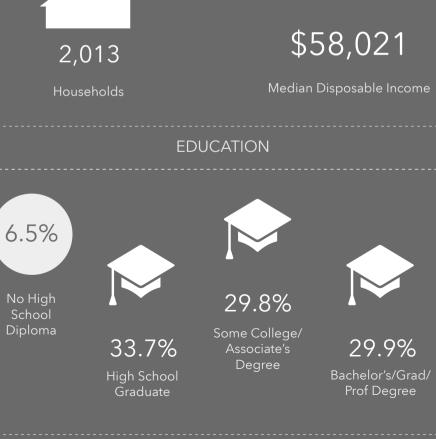




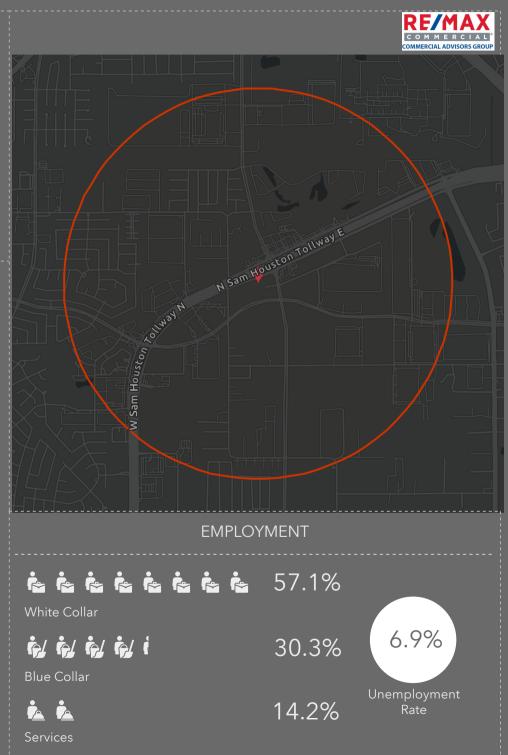
Longitude: -95.54536

8125 N Sam Houston Pkwy W, Houston, Texas, 77064 (1 mile) 8125 N Sam Houston Pkwy W, Houston, Texas, 77064 Ring of 1 mile









# Retail Demand by Industry (Tabular)

8125 N Sam Houston Pkwy W, Houston, Texas, 77064 (1 mile) 8125 N Sam Houston Pkwy W, Houston, Texas, 77064 Ring of 1 mile RE/MAX Commercial Advisors Group by Esri Latitude: 29.92837

Longitude: -95.54536

# **Retail Demand by Industry**

8125 N Sam Houston Pkwy W, Houston, Texas, 77064 8125 N Sam Houston Pkwy W, Houston, Texas, 77064 Ring of 1 mile



NAICS Code	Industry Summary	Spending Potential Index	Average Spent	Total
44-45, 722	Retail Trade, Food Services & Drinking Places	80	\$24,066.12	\$48,445,106
44-45	Retail Trade	80	\$20,487.41	\$41,241,158
722	Food Services & Drinking Places	81	\$3,578.71	\$7,203,948
NAICS Code	Industry Subsector & Group	Index	Average Spending	Total
441	Motor Vehicle & Parts Dealers	78	\$2,426.42	\$4,884,383
4411	Automobile Dealers	78	\$2,017.03	\$4,060,291
4412	Other Motor Vehicle Dealers	75	\$184.85	\$372,112
4413	Auto Parts, Accessories & Tire Stores	84	\$224.53	\$451,980
442	Furniture and Home Furnishings Stores	80	\$876.39	\$1,764,181
4421	Furniture Stores	81	\$579.50	\$1,166,541
4422	Home Furnishings Stores	78	\$296.89	\$597,640
443, 4431	Electronics and Appliance Stores	84	\$270.91	\$545,348
444	Bldg Material & Garden Equipment & Supplies Dealers	79	\$1,207.41	\$2,430,526
4441	Building Material and Supplies Dealers	79	\$1,100.71	\$2,215,726
4442	Lawn and Garden Equipment and Supplies Stores	76	\$106.71	\$214,800
445	Food and Beverage Stores	78	\$4,425.77	\$8,909,071
4451	Grocery Stores	78	\$4,146.52	\$8,346,953
4452	Specialty Food Stores	79	\$139.60	\$281,007
4453	Beer, Wine, and Liquor Stores	73	\$139.65	\$281,111
446, 4461	Health and Personal Care Stores	77	\$605.70	\$1,219,277
447, 4471	Gasoline Stations	85	\$3,093.16	\$6,226,541
448	Clothing and Clothing Accessories Stores	85	\$1,026.76	\$2,066,877
4481	Clothing Stores	85	\$813.60	\$1,637,785
4482	Shoe Stores	88	\$198.51	\$399,603
4483	Jewelry, Luggage, and Leather Goods Stores	80	\$14.65	\$29,489
451	Sporting Goods, Hobby, Musical Inst., and Book Stores	83	\$392.36	\$789,821
4511	Sporting Goods, Hobby, and Musical Inst Stores	84	\$318.16	\$640,459
4512	Book Stores and News Dealers	81	\$74.20	\$149,362
452	General Merchandise Stores	80	\$3,540.44	\$7,126,897
4522	Department Stores	83	\$320.07	\$644,301
4523	Merch. Stores, incl. Warehouse Clubs, Supercenters	80	\$3,220.37	\$6,482,597

# Retail Demand by Industry (Tabular)

8125 N Sam Houston Pkwy W, Houston, Texas, 77064 (1 mile) 8125 N Sam Houston Pkwy W, Houston, Texas, 77064 Ring of 1 mile

RE/MAX Commercial Advisors Group by Esri Latitude: 29.92837

Longitude: -95.54536

# **Retail Demand by Industry**

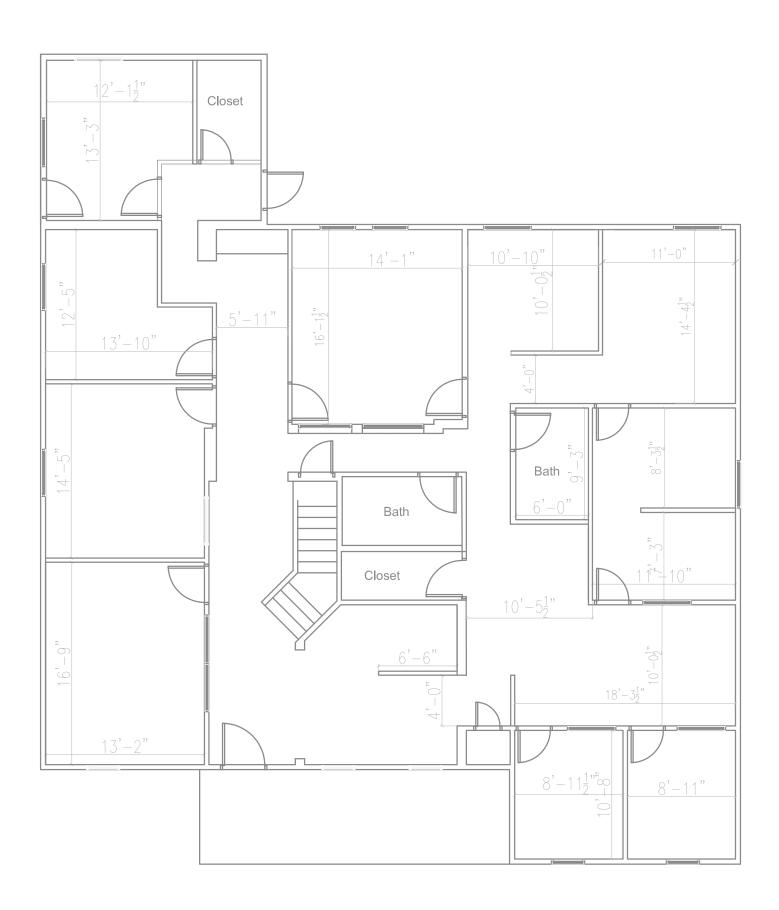
8125 N Sam Houston Pkwy W, Houston, Texas, 77064 8125 N Sam Houston Pkwy W, Houston, Texas, 77064 Ring of 1 mile

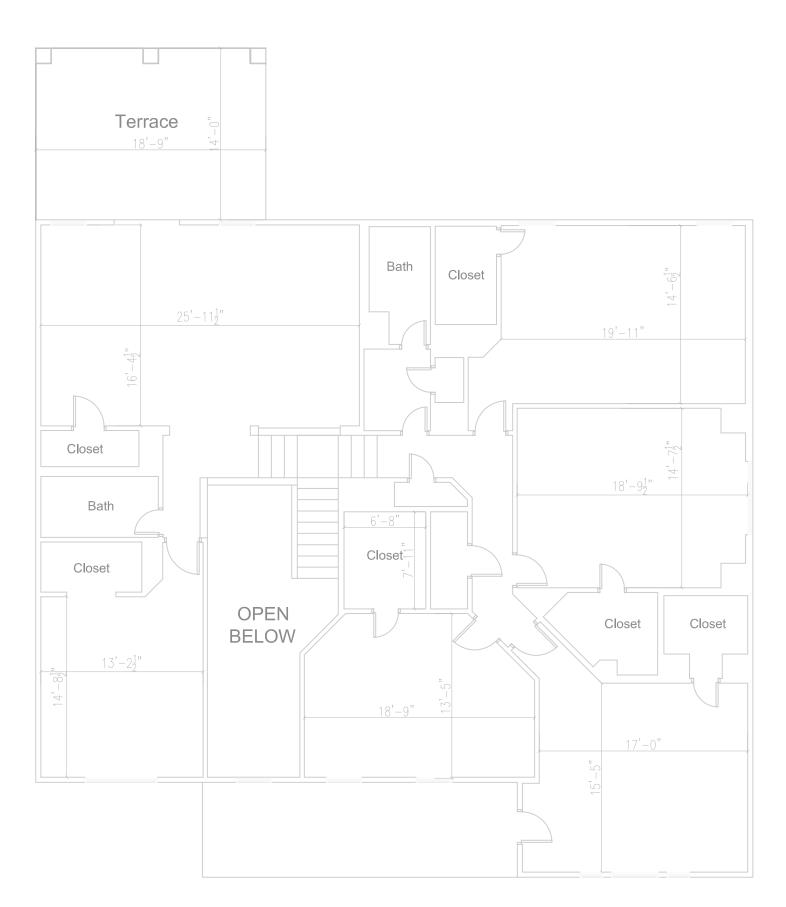


NAICS Code	Industry Summary	Spending Potential Index	Average Spent	Total
453	Miscellaneous Store Retailers	79	\$471.97	\$950,081
4531	Florists	76	\$23.26	\$46,819
4532	Office Supplies, Stationery, and Gift Stores	79	\$76.33	\$153,648
4533	Used Merchandise Stores	84	\$67.62	\$136,119
4539	Other Miscellaneous Store Retailers	77	\$304.77	\$613,494
454	Nonstore Retailers	77	\$2,150.10	\$4,328,155
4541	Electronic Shopping and Mail-Order Houses	79	\$1,910.97	\$3,846,789
4542	Vending Machine Operators	81	\$32.17	\$64,760
4543	Direct Selling Establishments	59	\$206.96	\$416,606
722	Food Services & Drinking Places	81	\$3,578.71	\$7,203,948
7223	Special Food Services	80	\$12.65	\$25,468
7224	Drinking Places (Alcoholic Beverages)	76	\$80.67	\$162,396
7225	Restaurants and Other Eating Places	81	\$3,485.39	\$7,016,085


Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100.







SECOND FLOOR PLAN Existing Sq. Ft: 2920



JOB NO: 1726-19

### 4,898 SF OFFICE FOR SALE

DISCLAIMER

8125 North Sam Houston Parkway West Houston, TX 77064

All materials and information received or derived from its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active own due diligence to determine these and other matters of significance to such party. will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

#### EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies.

23309 Kuykendahl Road Tomball, TX 77375

COMMERCIAL ADVISORS GRO

Each Office Independently Owned and Operated

PRESENTED BY:

PATRICK BUCKHOFF, CCIM, CCIM

Principal & Broker Associate
O: (832) 560-2100
C: (281) 686-9445
PatrickJBuckhoff@remax.net
587831, Texas





## **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;
  - o 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.

RE/MAX Integrity-Commercial Advisors Licensed Broker /Broker Firm Name or Primary Assumed Business Name	s Group, 9004133 License No.	patrick@commercialspacehouston.com Email	(281)370-5100 Phone
Esther Cordova Designated Broker of Firm Esther Cordova Licensed Supervisor of Sales Agent/ Associate	0208532 License No. 0208532 License No.	esther@thecordovateam.com Email esther@thecordovateam.com Email	(281)370-5100 Phone (281)370-5100 Phone
Patrick J Buckhoff, CCIM Sales Agent/Associate's Name	587831 License No.	patrick@commercialspacehouston.com Email  Initials Date	(832)560-2100 Phone

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TXR-2501

Phone: 2816869445 Fax: 2815985577

IABS 1-0 Date