



FOR LEASE

# THE ENCLAVE BUSINESS PARK - BLDG 1

12788 GRANT RD | CYPRESS, TX 77429

9320 LAKESIDE BLVD | STE 250 | THE WOODLANDS, TX 77381 | 281-367-2220 | [JBEARDCOMPANY.COM](http://JBEARDCOMPANY.COM)

# PROPERTY SUMMARY

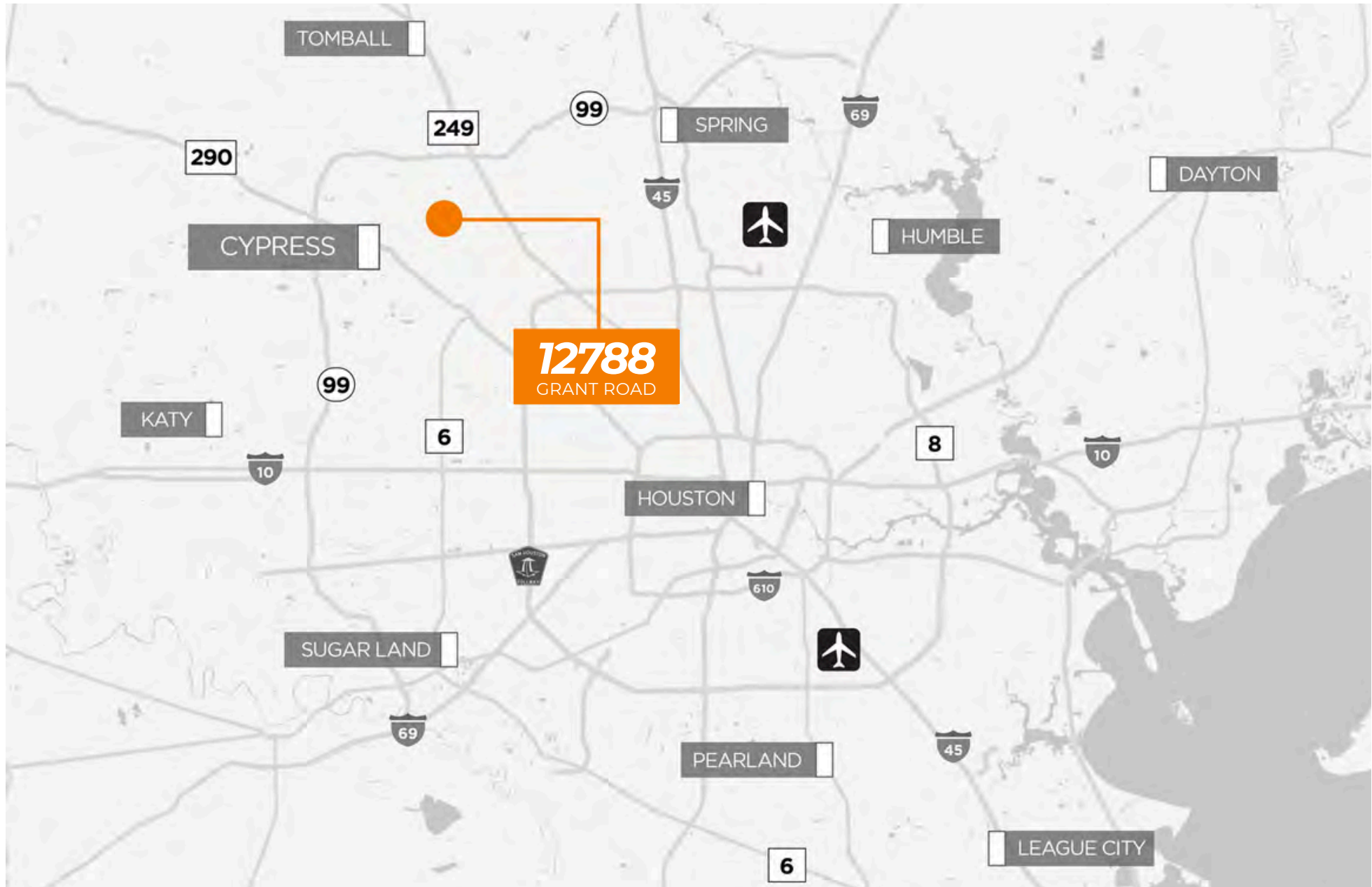


- 4,449 SF Existing building situated on 0.32 acres available for sale/lease.
- Two-story office with second floor executive office with kitchen, restrooms and overlook.
- Modern conceptual design meets functionality, Accessibility in a state-of-the-art settings.
- The base footprint of the design is 11,210 SF.
- Over 26,000 homes in 3-mile radius.
- Parking ratio 5:1000.
- Plaza includes 330+ cross-access parking spaces and a convenient driveway.
- Located across Hamilton Middle School and Elementary School.
- Traffic count 22,000 CPD.
- Lighted Intersection Grant Rd and Malcomson Rd.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,014	89,817	254,450
TOTAL DAYTIME POPULAION	7,842	77,041	228,930
AVG HOUSEHOLD INCOME	\$176,005	\$148,996	\$130,606
*SOURCE: SITE TO DO BUSINESS 2024			

EXISTING BUIDING:	
TOTAL SF	4,449 SF
OFFICE SF	3,474 SF
WAREHOUSE	975 SF
LOT SIZE	0.32 Acres
LEASE RATE	Negotiable
AVAILABLE	Immediately

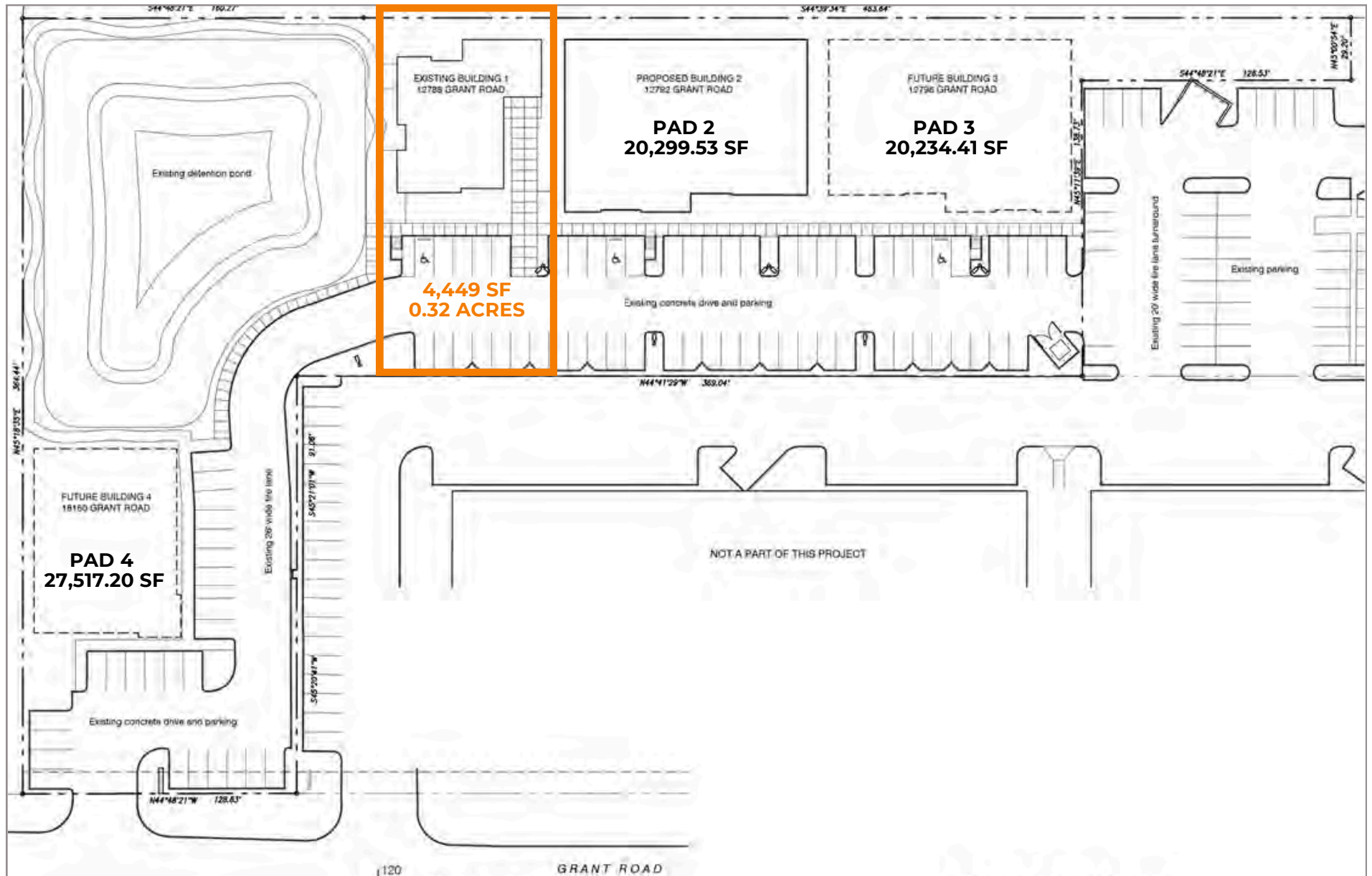
# PROPERTY LOCATION



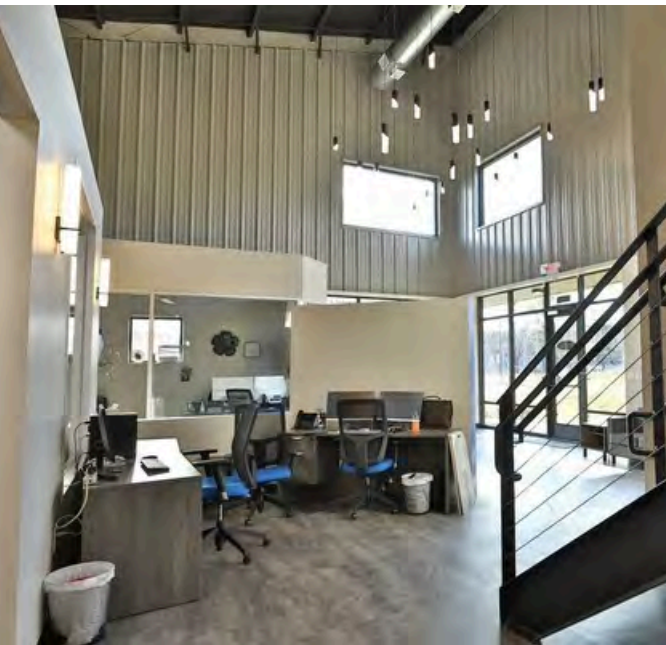
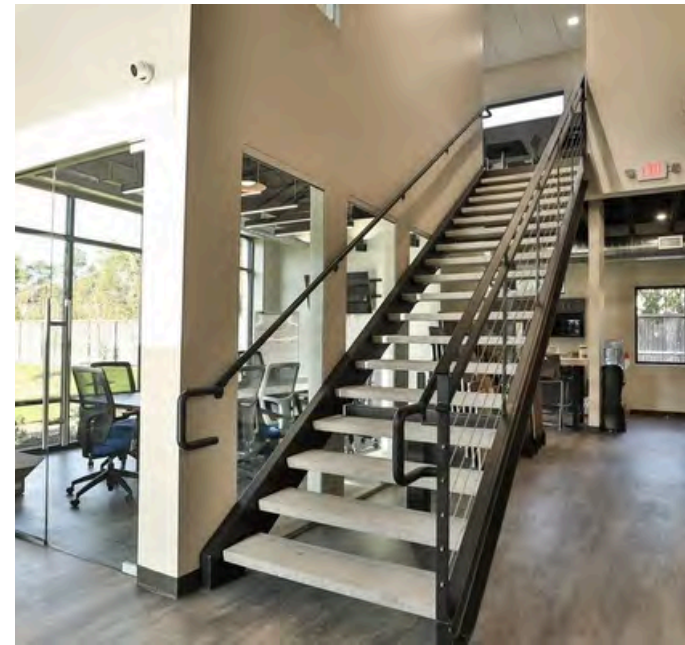
# SURROUNDING RETAIL



# SITE PLAN



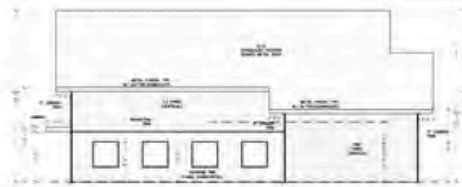
# PHOTOS - BLDG 1



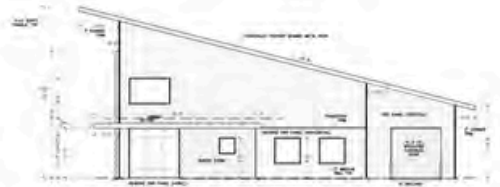
# FLOOR PLAN - BLDG 1



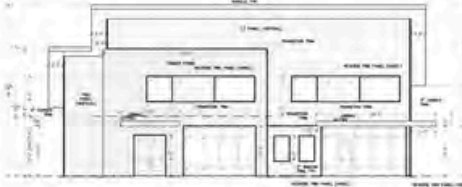
7 SIDE ELEVATION



5 BACK ELEVATION



6 SIDE ELEVATION



4 FRONT ELEVATION



2 FLOOR PLAN- 2ND FLOOR- 695 SF



3 ROOF PLAN



1 FLOOR PLAN- 1ST FLOOR- 3,754 SF

# MARKET OVERVIEW

## NORTHWEST HOUSTON

Northwest Houston reaches from North Loop 610 to the south, past Tomball to the north and is bordered by I-45 to the east and Highway 290 to the west. The region is known for its immense growth, high quality of life, strong demographics, affordable housing options and convenient access throughout the Houston MSA.

The area is one of the fastest growing areas of Harris County, fueled by several factors. Contributors to the area's rapid growth are its location between the Energy Corridor and The Woodlands, ExxonMobil's 385-acre campus, and Lone Star College System's 71-acre campus. Additional elements include state of the-art medical facilities, easy access to a plethora of dining and shopping venues, and the Grand Parkway expansion that provide phenomenal access to some of Houston's most prestigious communities and employment centers.

## TRANSPORTATION & ACCESS

Residents and businesses alike have quick access to an ever-expanding highway transportation system. State Highway 249, which serves as the main transportation corridor through northwest Houston, links Beltway 8 (Sam Houston Tollway) and the Grand Parkway, which has connected the region to Highway 290 to the west and Interstate 45 to the east.

## THE VINTAGE

The Vintage, an upscale mixed-use development encompassing residential, retail and business components, is located along SH-249 four miles northwest from Champions Stonebridge Shopping Center. Mischer Investments and Kickerillo Companies joined forces as V&W Partners in 2004/2005 and purchased 630 acres from Hewlett-Packard Company to develop The Vintage, one of the most exciting master planned mixed-use developments in Houston's history. During the first two and a half years of the projects build-out, 84% of its land area had been committed to use, including 380 acres of upscale projects which are now complete or under development.

To date, the announced projects include Vintage Park, 670,000 square feet of retail/office space, over 1,600 upscale residences, 1,500 multi-family units, 518 rooms across 4 hotels as well as the St. Luke's and Kelsey-Seybold medical campuses.



\*COURTESY: VINTAGE PARK



\*COURTESY: VINTAGE PARK



# MARKET OVERVIEW

## HOUSTON MARKET OVERVIEW

With a population of 6.9 million people in the metro area, Houston is the largest city in Texas, the 4th largest city in the US, and the 5th largest metro area. Houston is consistently a leader in population growth among major metro areas. From 2010 to 2017 the Houston metro added 972,000 people, which is a 16.4% increase.

Houston saw the fastest population growth rate amongst the 10 most popular metro areas. Houston is labeled as the most diverse city in the US with a business friendly environment, which includes a low cost to do business compared to other metro areas. Additionally, Houston has the highest number of STEM professionals, many of which are young in age with higher education degrees.

Houston has a diverse economy, positioning itself as a global leader in energy, international businesses, distribution, and technology. The Houston MSA is home to 26 fortune 500 headquarters, ranked third among metro areas. Many other Fortune 500 companies maintain US administrative headquarters in Houston. In the real estate industry, Houston has the 5th largest office market and the 6th largest Industrial market in the US.

Houston is known as the "Energy Capital of the World". More than 4,800 energy-related companies are located within the Houston MSA, including more than 700 exploration and production firms, more than 80 pipeline transportation establishments and hundreds of manufacturers and wholesalers of energy-sector products. Houston is home to 40 of the nation's 134 publicly traded oil and gas exploration and production firms, including 10 of the top 25; another nine among the top 25 have subsidiaries, major divisions or other significant operations in the Houston area.



# FOR MORE INFORMATION:

## LIZ WESTCOTT

---

281-367-2220 EXT 146  
liz.westcott@svn.com

## JEFF BEARD, CCIM

---

281-367-2220 EXT 102  
jeff.beard@svn.com



281.367.2220

JBEARDCOMPANY.COM

---

9320 LAKESIDE BLVD | STE. 250  
THE WOODLANDS, TX 77381

This information contained herein has been obtained from reliable sources; however, SVN | J. Beard Real Estate - Greater Houston, The J. Beard Company, LLC and The J. Beard Real Estate Company, L.P., makes no guarantees, warranties or representations to the completeness or accuracy of the data. Property submitted is subject to errors, omissions, change of price, prior sale or withdrawal without notice.



## 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. **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.

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
Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date