



13231 Champion Forest Dr

Houston, TX 77069

AVAILABLE SPACES

Suite	SF Available
104	1,879
205	905
308	671
402	631
408	582
410	3,328

PROPERTY HIGHLIGHTS

- Stable Private Ownership
- On-Site Management
- Covered Parking Available
- Card-Key Access
- Security Camera
- Close Proximity to Restaurant, Shopping and More

PROPERTY INFORMATION

Total Building SF:	64,150
Floors:	4
Class:	B
Submarket:	FM 1960/Champions
Rental Rate:	\$18.00/SF

FOR MORE INFORMATION

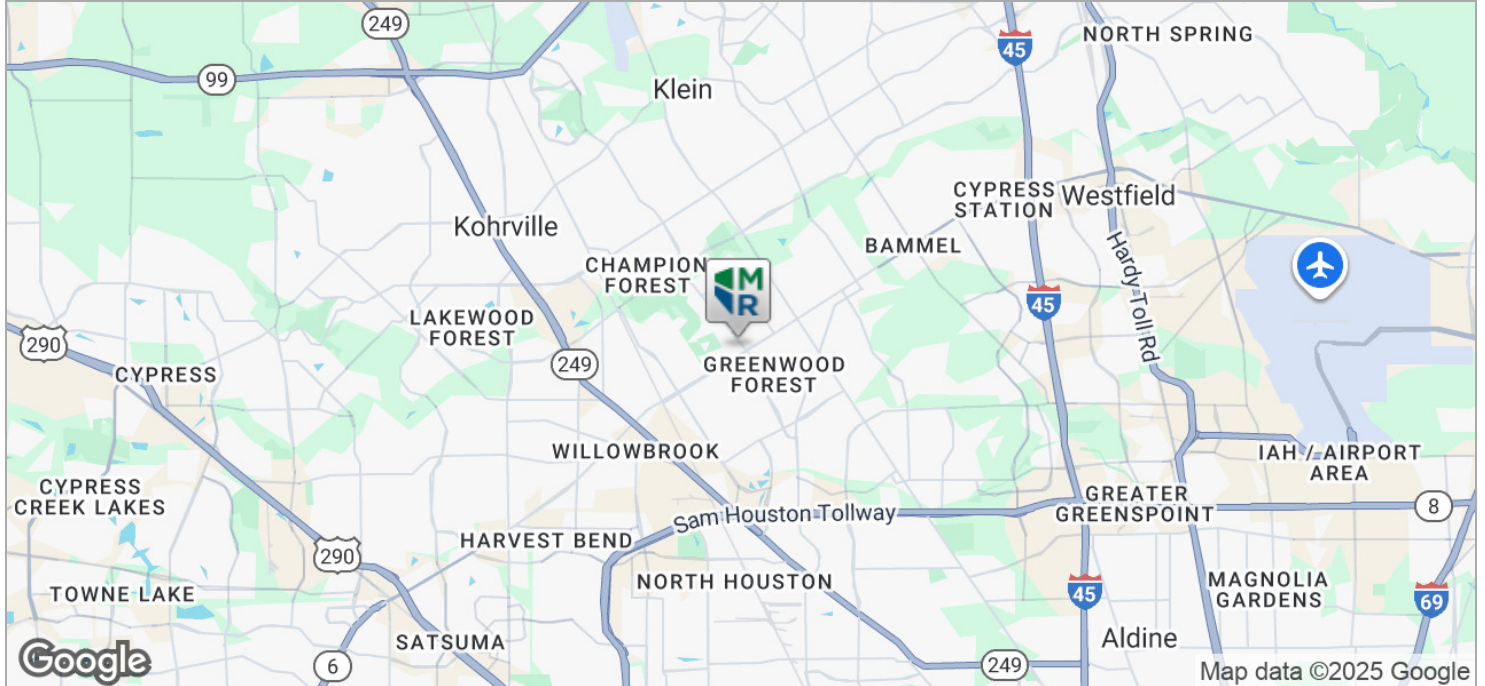
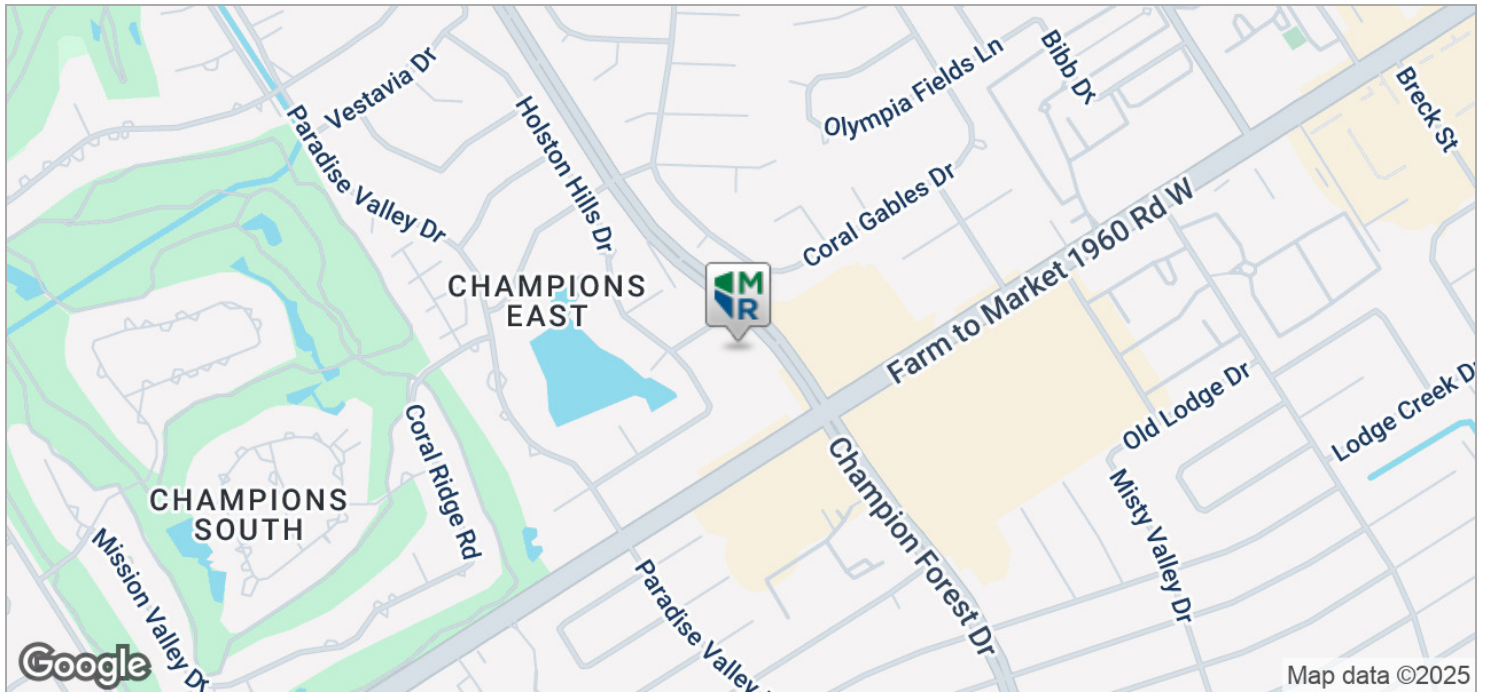
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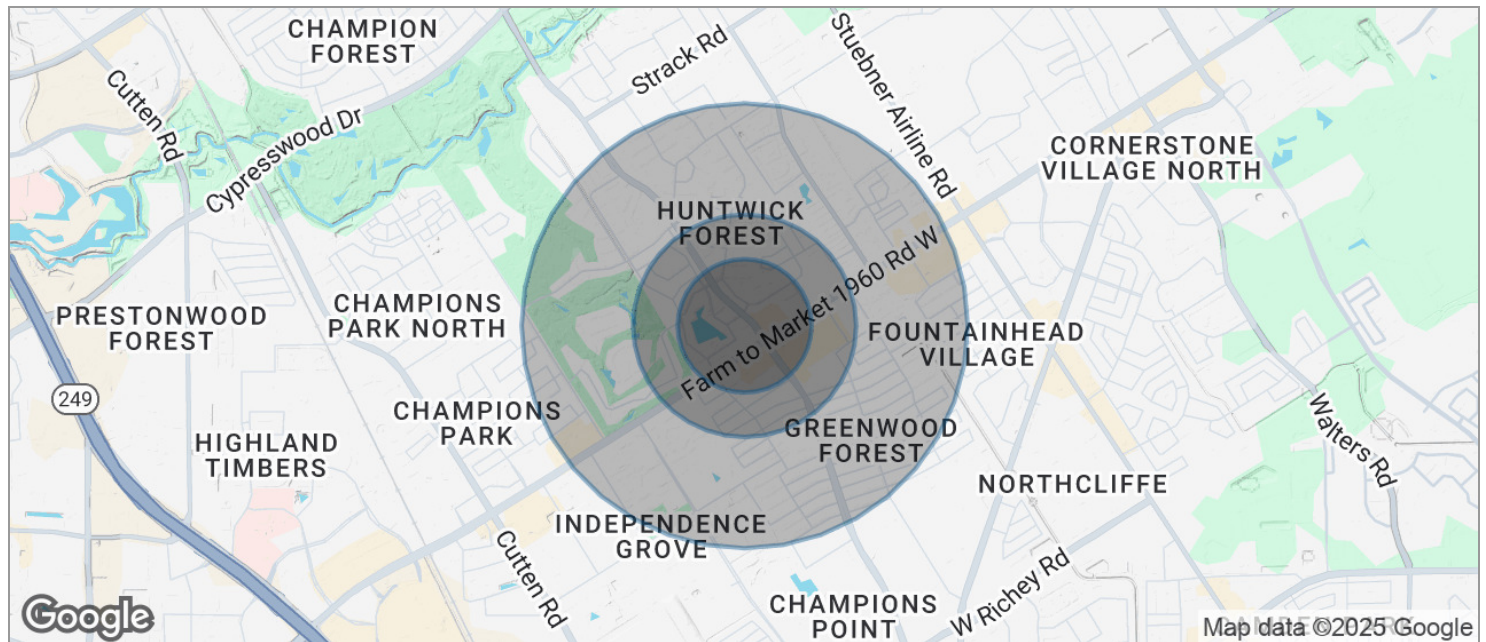
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	0.3 MILES	0.5 MILES	1 MILE
POPULATION			
TOTAL POPULATION	1,130	3,651	14,685
MEDIAN AGE	43	42	41
MEDIAN AGE (MALE)	42	41	40
MEDIAN AGE (FEMALE)	44	43	42
HOUSEHOLDS & INCOME			
TOTAL HOUSEHOLDS	475	1,527	6,034
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$106,440	\$109,454	\$99,517
AVERAGE HOUSE VALUE	\$381,591	\$372,620	\$340,761
RACE			
% WHITE	43.3%	43.3%	38.1%
% BLACK	24.2%	26.1%	27.6%
% ASIAN	2.6%	3.0%	6.1%
% HAWAIIAN	0.1%	0.1%	0.1%
% INDIAN	0.9%	0.8%	1.1%
% OTHER	15.0%	12.5%	12.6%
ETHNICITY			
% HISPANIC	33.2%	30.2%	31.2%

* Demographic data derived from 2020 ACS - US Census

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