

FOR SALE OR LEASE

FOUR (4) +/- 675 SF OFFICE CONDOS

📍 12814 WILLOW CENTRE DR., HOUSTON, TX 77066

SALE PRICE

\$400,000

LEASE RATE

\$1.50 PSF



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PROPERTY HIGHLIGHTS



Location

12814 Willow Centre Dr.
Bldg II, Units A, B, C, D
Houston, TX 77066



Asking Price

For Sale - \$400,000
For Lease - \$1.50 PSF



Size

+/- 3,750 SF
(+/- 2,700 SF downstairs)

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- Beautiful +/- 3,750 SF office condo for sale in Houston, TX. +/- 2,700 SF downstairs office space that includes two reception areas, seven private offices, two restrooms, a kitchenette, and a large break room. Additional +/- 1,050 SF storage/apartment area upstairs. Possible to divide; see floor plan on page 6.

- Excellent location, just minutes away from Willowbrook Mall and many national restaurants such as Pappasitos, Pappadeaux, Chipotle, Chick-fil-A, and In-N-Out.

- Conveniently located just a quarter mile from FM 1960 and about 1 mile from SH 249. The property is just +/- 3 miles from the Sam Houston Tollway.

- Pylon signage available with Lease.





FLOOR MAP

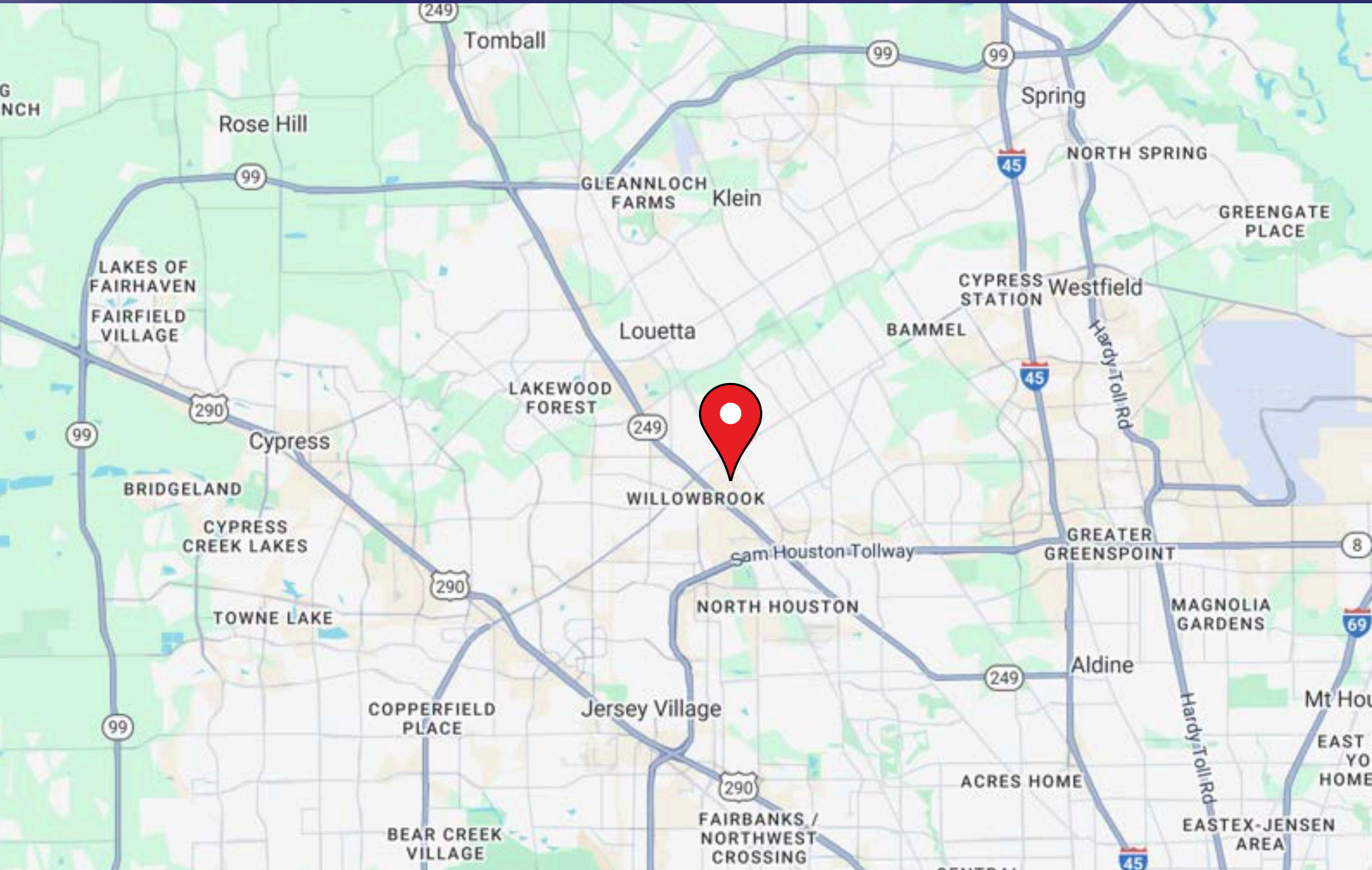


FLOOR 1

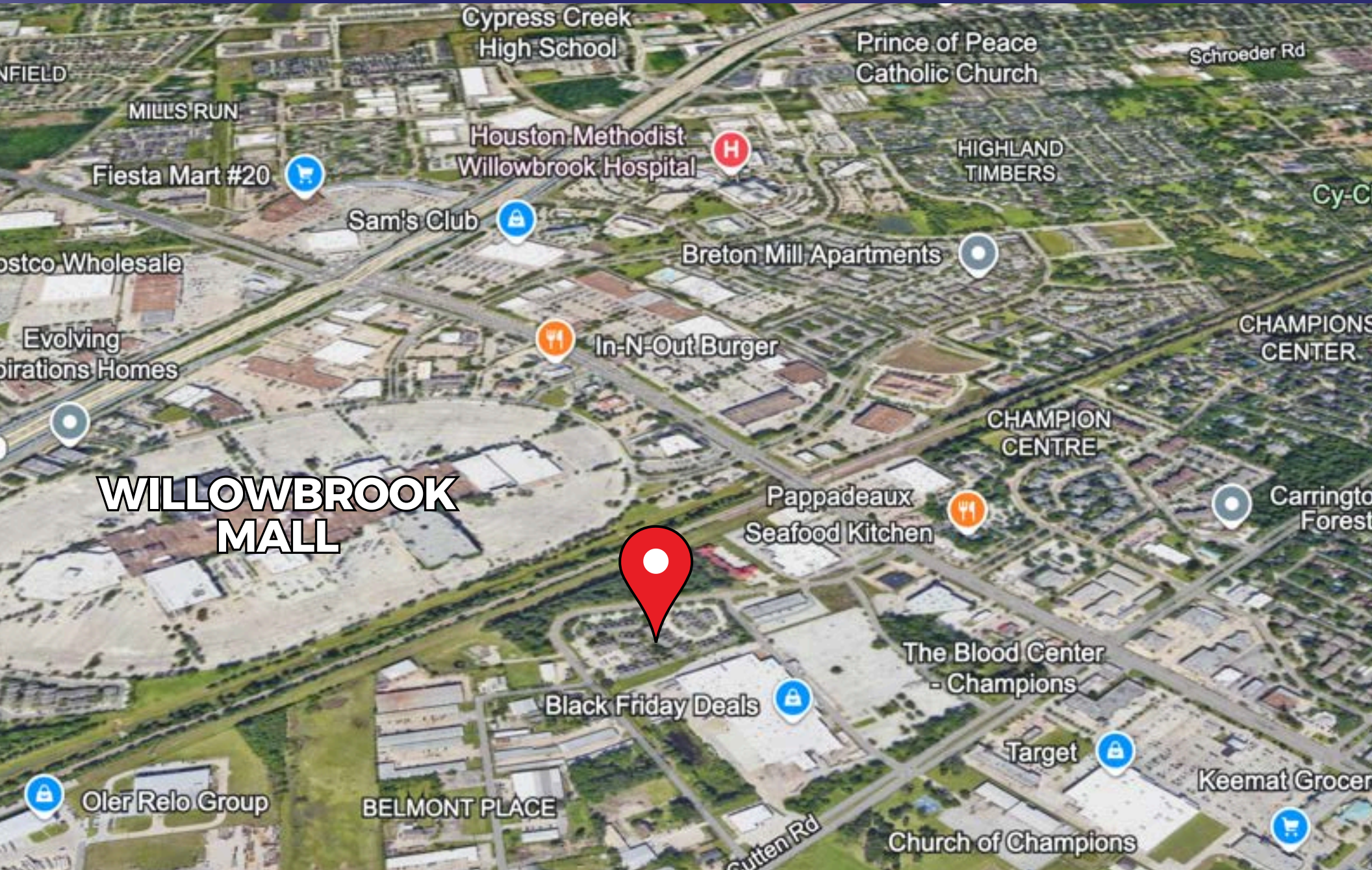


FLOOR 2

LOCATION MAP



MARKET AERIAL



DEMOGRAPHICS



DEMOGRAPHIC SUMMARY

12804 Willow Centre Dr, Ste A, Houston, Texas, 77066

Ring of 3 miles

KEY FACTS

107,368

Population



40,081

Households

36.6

Median Age

\$59,128

Median Disposable Income

EDUCATION

10.3%

No High School Diploma



23.8%

High School Graduate



37.6%

Bachelor's/Grad / Prof Degree



28.3%

Some College/ Associate's Degree



107,368

2023 Total Population (Esri)

INCOME



\$69,727

Median Household Income



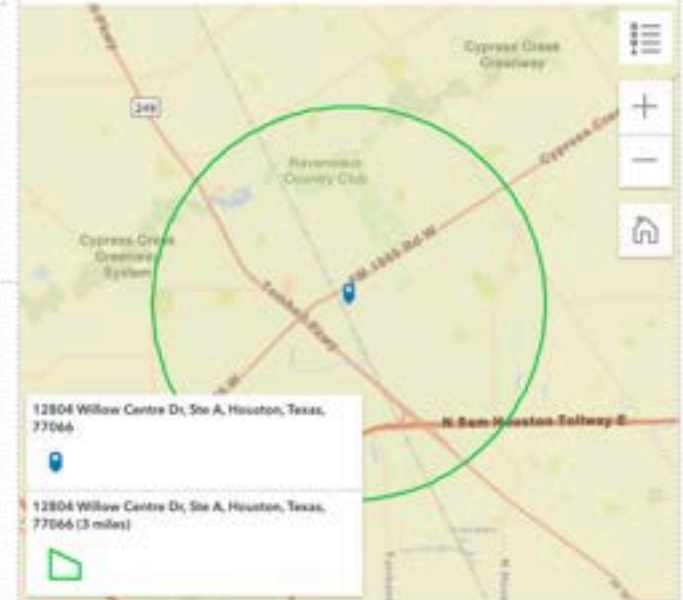
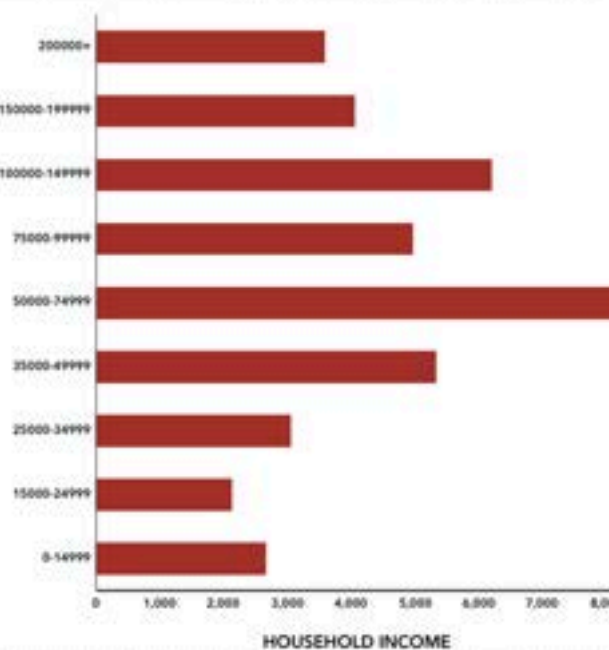
\$37,393

Per Capita Income



\$142,083

Median Net Worth



EMPLOYMENT



White Collar

67.1%



Blue Collar

20.3%



Services

14.8%

4.6%

Unemployment Rate

Source: This infographic contains data provided by Esri (2024, 2029). © 2024 Esri

Full demographic package available upon request.



Information About Brokerage Services

11-2-2015

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:
 - 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.

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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

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