

FOR LEASE

17704 French Road

Houston, TX 77084



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Abel Property Group

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Property Overview

This 2,500 SF office/warehouse is located in a uniquely quiet area of a well developed community off of Keith Harrow and Queenston. Surrounded by a small tree filled pasture with Longhorn cattle, tenants enjoy a quiet and relaxing environment to do business. The space has 300 SF of office and 2,200 SF of warehouse, great for service companies like plumbers, electricians, landscapers, garage door companies, small distributors or simply to be used as a man cave to park your prized autos. The property is fully fenced and gated. Recently updated air conditioning unit and flooring in the office.

Property Details

Available SF	2,500 SF	Building Size	7,500 SF
Lot Size	1.21 Acres	Year Built	1999

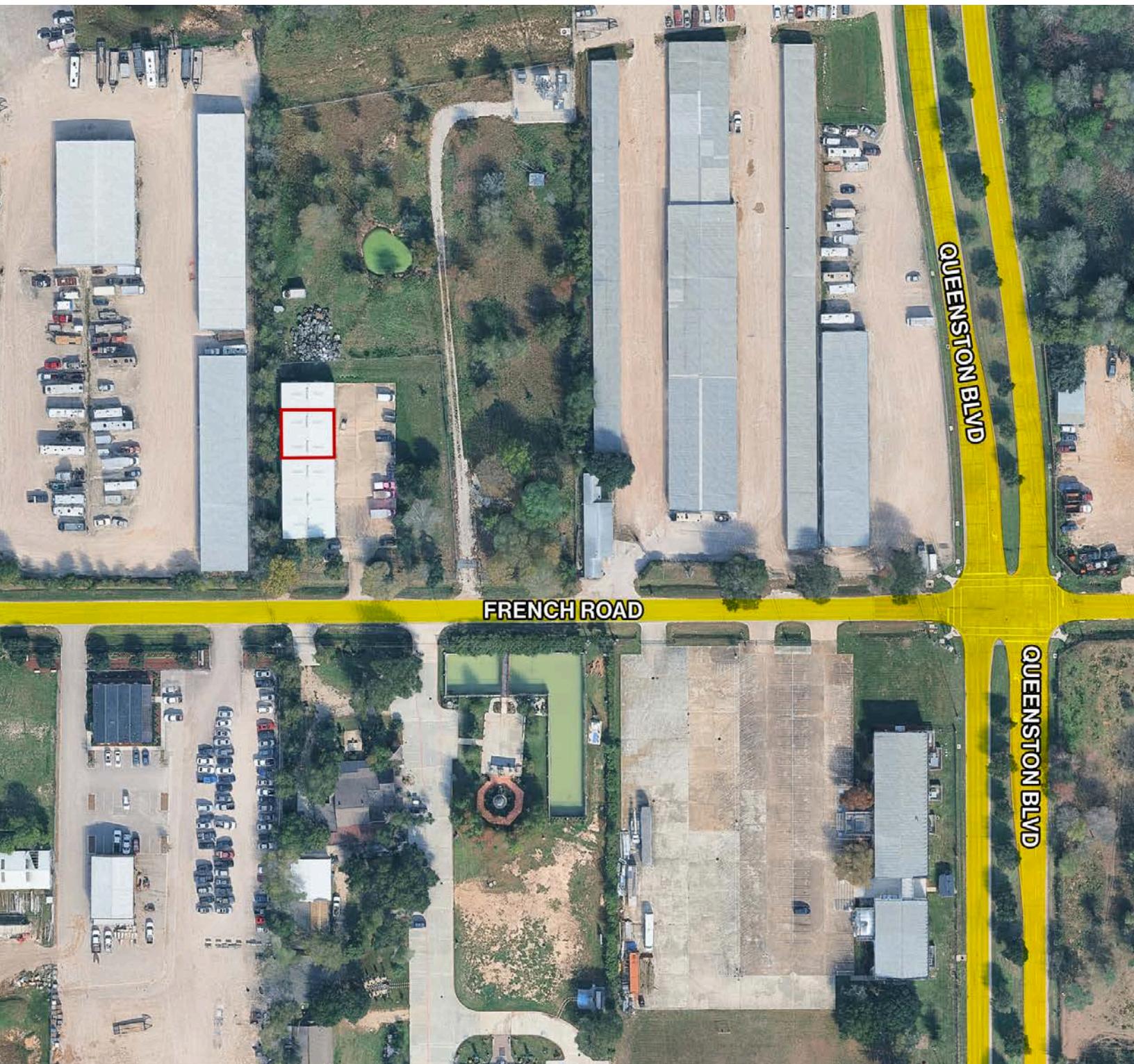
Property Highlights

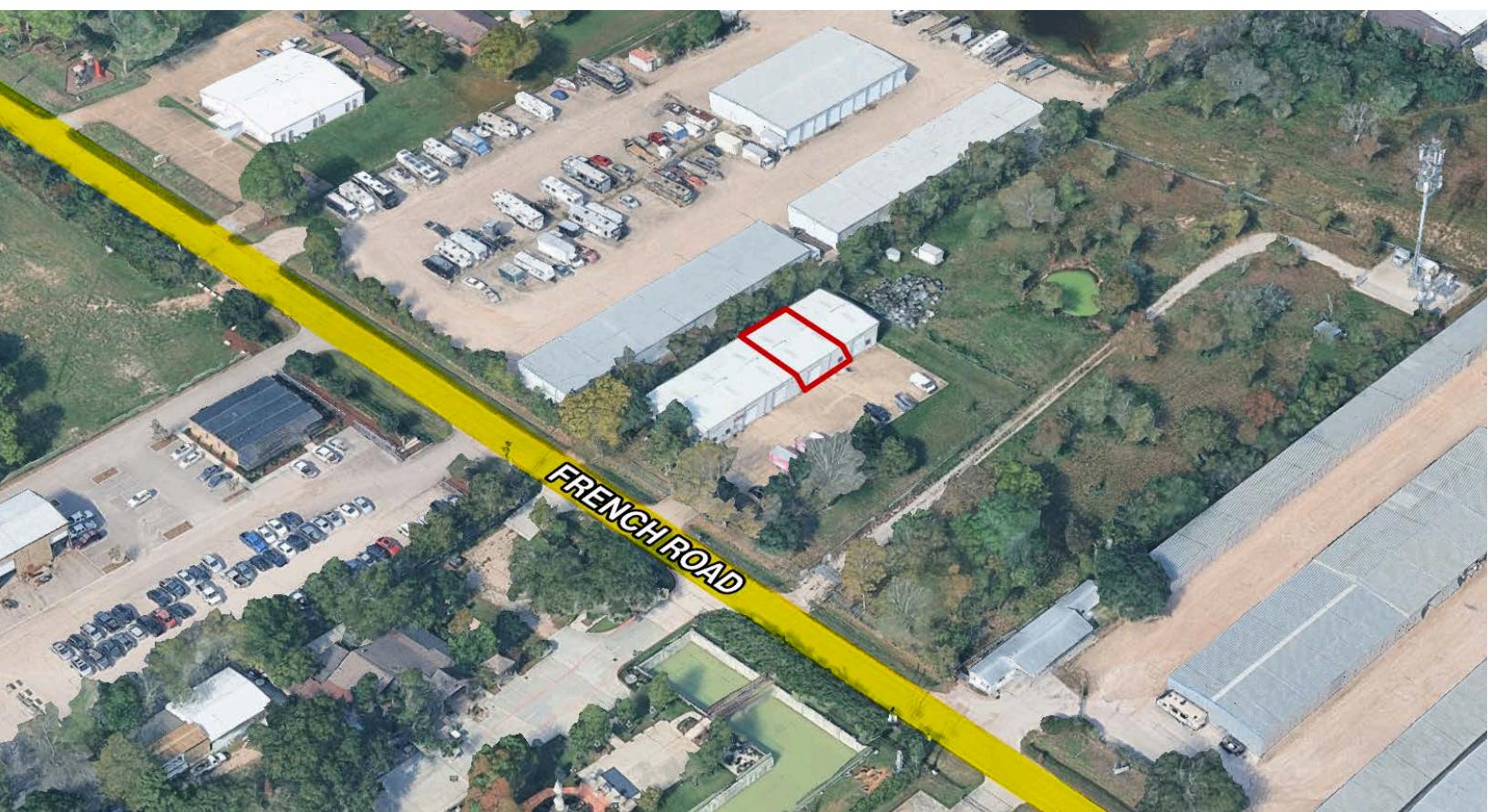
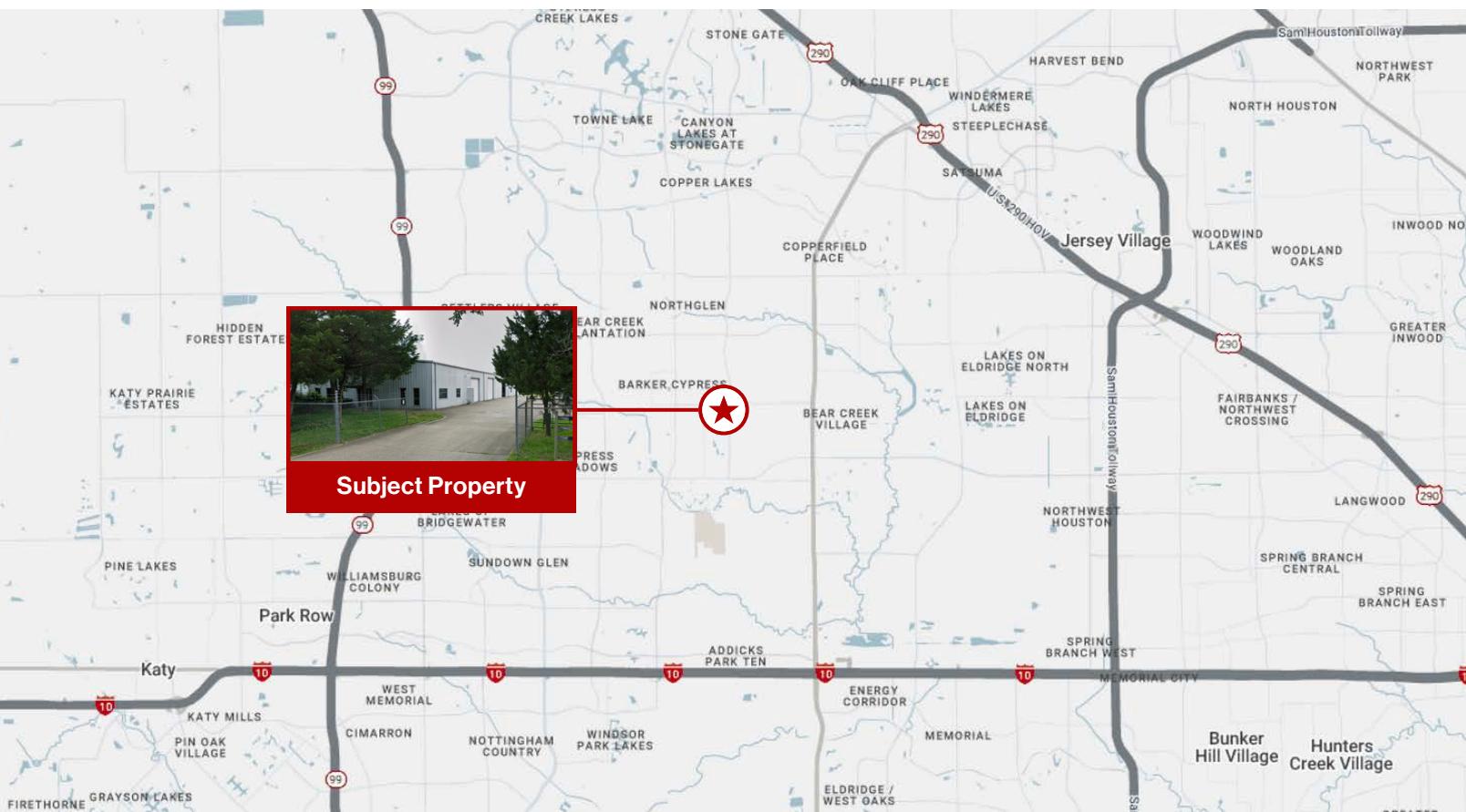
- Modified Gross lease excludes electricity, internet and phone
- Property is fenced and gated
- Concrete apron and parking
- 5 dedicated parking spaces
- Split system HVAC installed in office and restroom
- Restroom in the SF of the office



Location Overview

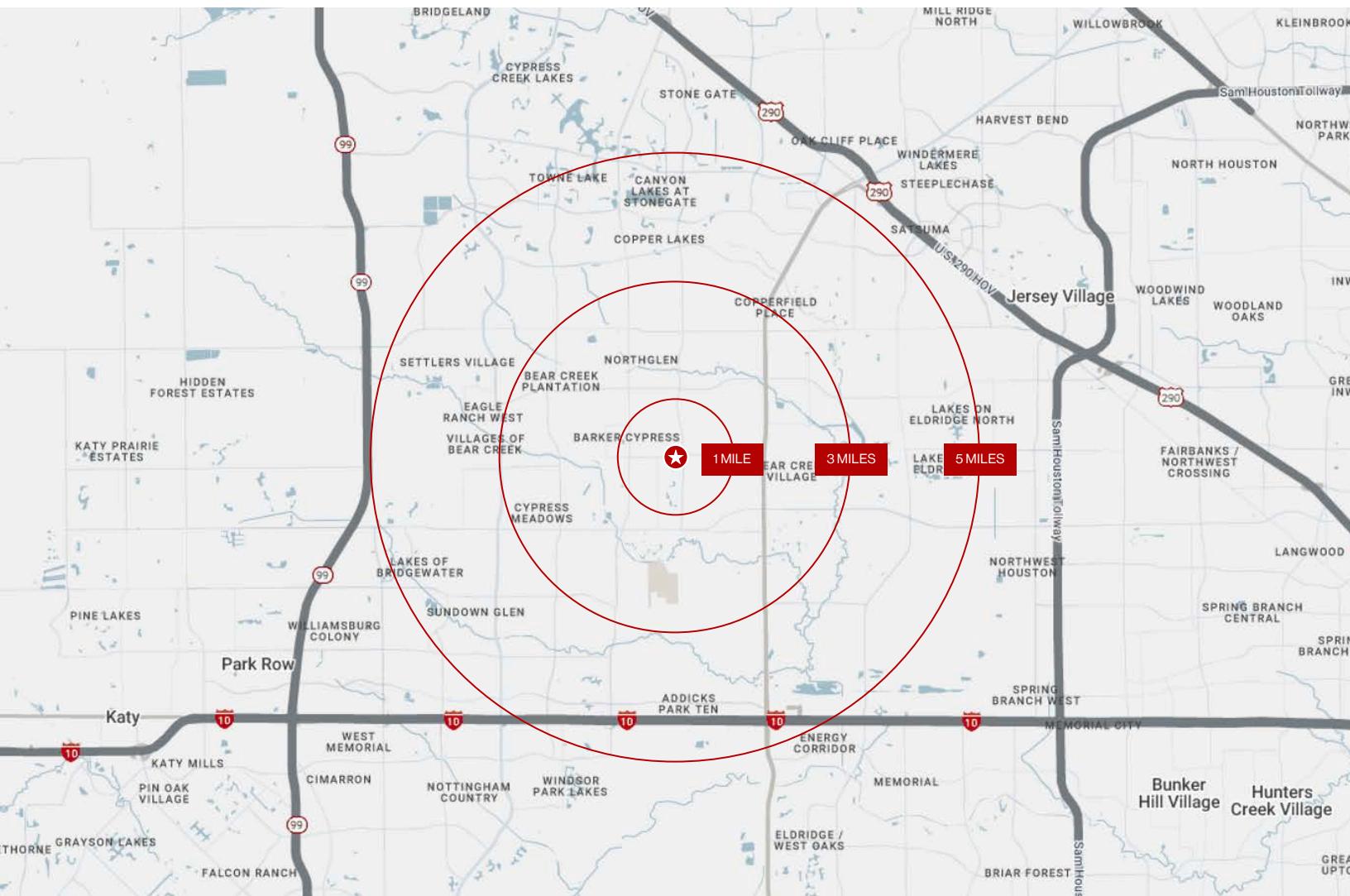
Situated off Keith Harrow Boulevard and Queenston Boulevard, the property is in a well-established industrial corridor in northwest Houston. This location provides convenient access to major thoroughfares, facilitating efficient transportation and logistics operations.





Demographic Report

Metric	1 Mile	3 Miles	5 Miles
2024 Total Population	16,847	137,671	316,792
2029 Population	17,038	139,503	322,044
Pop Growth 2024-2029	+1.13%	+1.33%	+1.66%
Average Age	38	35	35
2024 Total Households	5,269	42,984	101,126
HH Growth 2024-2029	+1.06%	+1.33%	+1.62%
Median Household Inc	\$76,920	\$75,606	\$80,728
Average Household Size	3.1	3.1	3.1
2024 Avg HH Vehicles	2	2	2
Median Home Value	\$183,490	\$195,087	\$217,661
Median Year Built	1988	1996	2000





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.

2-10-2025



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.

Keller Williams Signature Realty	9004054	kirw17@kw.com	(281) 599-7600
Licensed Broker/Broker Firm Name or Primary Assumed Business Name <i>Andrea St Jean</i>	License No. <i>508095</i>	Email <i>andistjean@kw.com</i>	Phone <i>(281) 599-7600</i>
Designated Broker of Firm <i>Niky Barker</i>	License No. <i>706537</i>	Email <i>niky@kw.com</i>	Phone <i>(281) 599-7600</i>
Licensed Supervisor of Sales Agent/Associate <i>Christopher Abel</i>	License No. <i>0670646</i>	Email <i>chris.abel@kwcommercial.com</i>	Phone <i>(281) 599-7600</i>
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