



FORMER BANK BUILDING & PROFESSIONAL BUILDING FOR LEASE  
RETAIL, MEDICAL, & OFFICE SPACES AVAILABLE



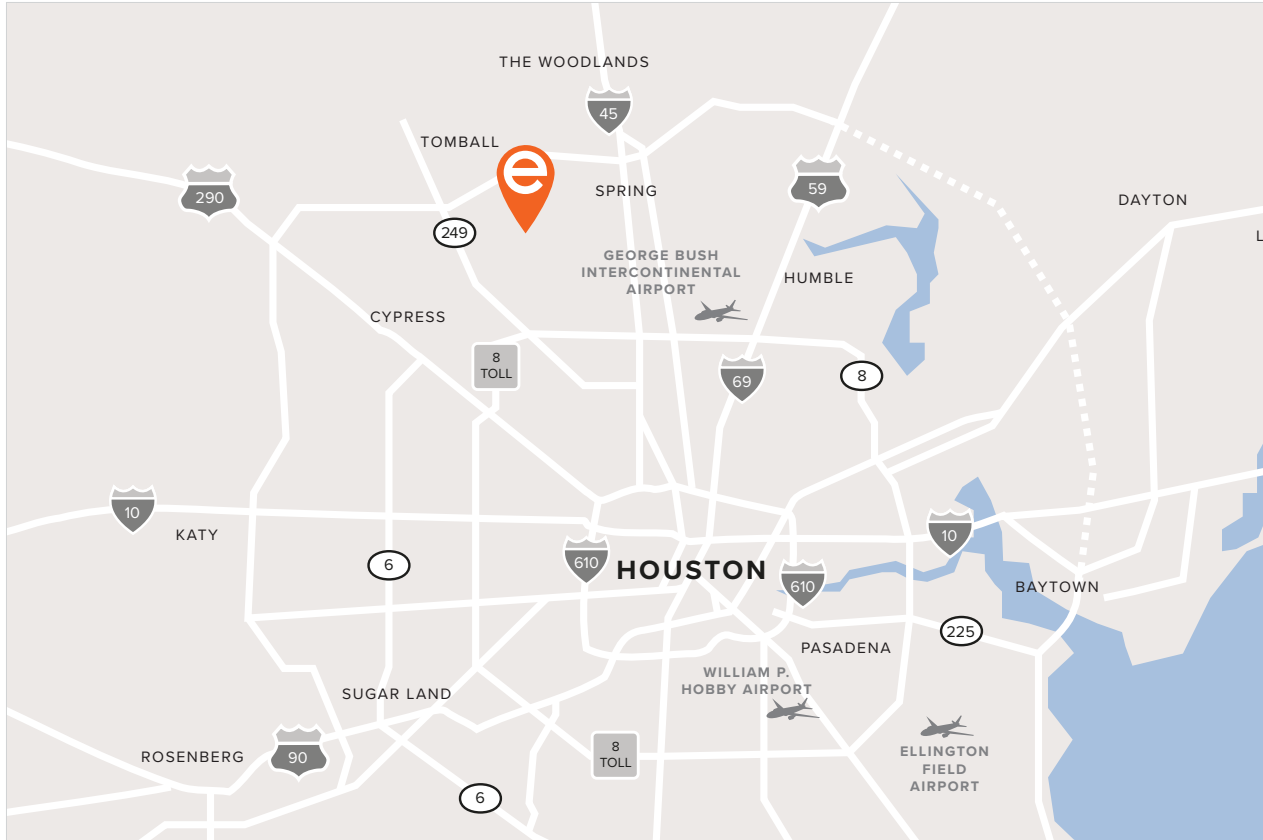
# The Stables Town Center

18505 & 18425 Champion Forest Dr, Spring, TX 77379

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713.900.3000 | edge-re.com



**LOCATION**

**18505 & 18425 Champion Forest Dr.**  
**Spring, Texas 77379**



**SIZE**

**PROFESSIONAL BUILDING**

- ±2,449 Sf** 2nd Floor, Former Dance Studio
- ±2,500 Sf** Ground Floor, Shell Space
- ±3,908 Sf** 2nd Floor, Former Office
- ±3,273 Sf** 2nd Floor, Former Dental Office



**FREESTANDING BUILDING**

**±5,200 Sf** Former Bank with 6 Drive-Thru Lanes

**RATE**

**Please call for pricing**



**TRAFFIC COUNTS (KALIBRATE 2024)**

**34,745 CPD**

Spring Cypress Rd

**12,289 CPD**

Champion Forest Dr



**PROPERTY INFORMATION**

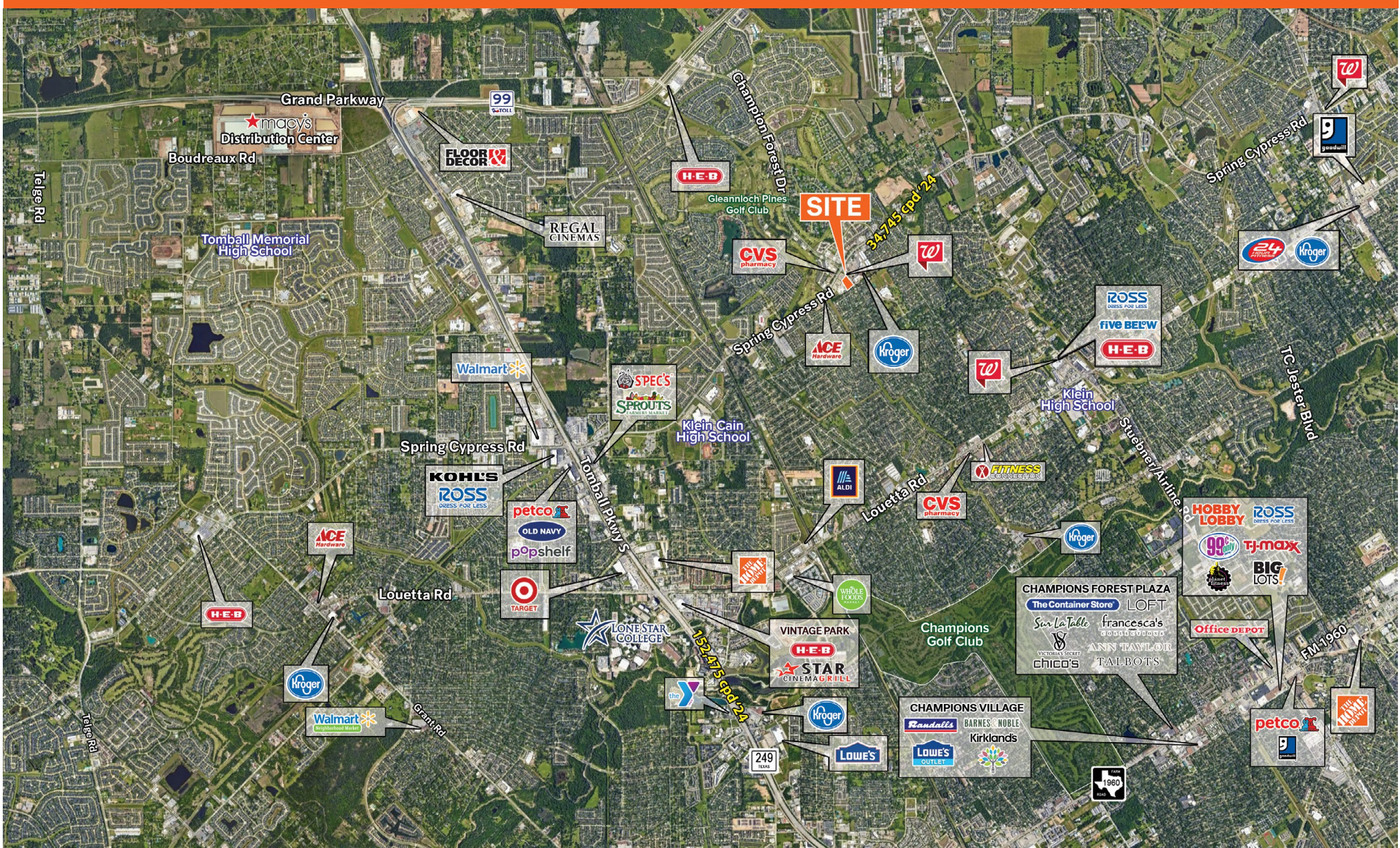
- Primary Retail & Commercial intersection bordering Gleannloch Farms, a Master-Planned Community in Spring, TX containing 4,200 Lots with an Average Sale Price of \$898,694
- Located Across from Kroger with over 1.1M Visits Annually \*Placer.ai
- Ready to Occupy Office Spaces, Dental Office, and Dance Studio in Class-A Professional Building with Elevator Service
- Freestanding Former Bank Building with Drive-Thru Lanes Feasible for Retail, Restaurant, Medical, Office, Service, or Other Uses
- Monument signage available

**2023 DEMOGRAPHIC SNAPSHOT**

	1 Mile	3 Mile	5 Mile
<b>TOTAL POPULATION</b>	10,381	96,928	267,358
<b>DAYTIME POPULATION</b>	7,372	67,728	201,783
<b>AVG HH INCOME</b>	\$120,306	\$107,269	\$101,324

**AREA RETAILERS**

Kroger, Walgreens, CVS, Rico's Mexican Grill, Subway, Pizza Hut, Wendy's, Taco Bell, Dairy Queen, OMG Burger, T. Jin's Sushi, Handle's Homemade Ice Cream, Wingstop, Crumbl, Starbucks, Dutch Bros Coffee, McDonald's, Crust Pizza Co, Chipotle, Chick-fil-A, FedEx, The Joint, Massage Envy, Amazing Lash





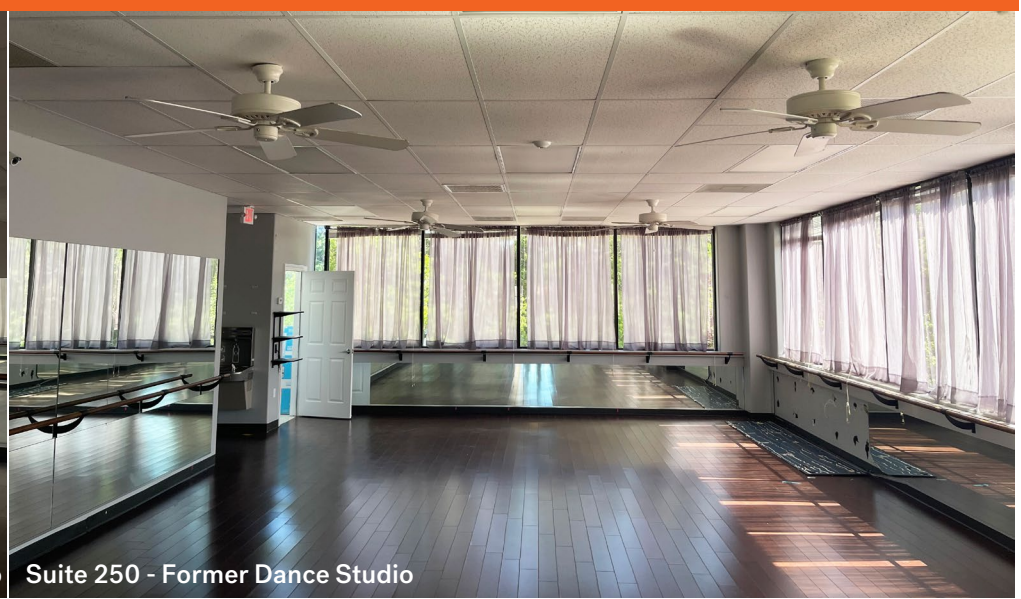
SUITE	TENANT	SF
100	Action Behavior Centers	6,500
120	Texas American Title	2,500
130	Available - Shell Space	2,500
250	Available - 2nd Gen Dance Studio	2,449
230	Available - 2nd Gen Office	3,908
210/220	Available - 2nd Gen Dental	3,279
200	Elite Spine & Health	1,980
18505	Available - Former Bank	5,200
18535	Walgreens	14,490







Suite 250 - Former Dance Studio



Suite 250 - Former Dance Studio



Suite 130 - Shell Space



Suite 210 & 210 - Former Dentist Office



## Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

### INFORMATION ABOUT BROKERAGE SERVICES

#### 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.

**Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.**

EDGE Realty Partners LLC	9000663	info@edge-re.com	713.900.3000
<b>BROKER FIRM NAME</b>	<b>LICENSE NO.</b>	<b>EMAIL</b>	<b>PHONE</b>

**BUYER, SELLER, LANDLORD OR TENANT**

**DATE**

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-936-3809