

# FOR LEASE

\$20.00 PSF +NNN

**16510 AVENPLACE RD, TOMBALL, TX 77377**

**±2,968 SF OFFICE BUILDING (1 MONTH FREE RENT)**



**TYLER TORRES**

Principal

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**RAUL TORRES**

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# PROPERTY HIGHLIGHTS



## **Location**

16510 Avenplace Rd  
Tomball, TX 77377



## **Rate Reduced**

\$20.00 PSF +NNN

**1 MONTH FREE RENT**



## **Size**

±2,968 SF on ±4,948 SF

## **Contact Us**

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### **RAUL TORRES**

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- **Beautiful ±2,968 SF office building** with a functional layout designed for professional users

- **Features 8 private offices, conference room, breakroom, 2 restrooms, multiple storage rooms, and dedicated filing room**

- **Dual entrances** for flexible access and tenant convenience

- **Situated on a ±4,948 SF lot** with excellent visibility on Avenplace Rd

- **Just 0.1 miles from Spring Cypress Rd and 1.25 miles from SH 249**, providing strong connectivity to Tomball, Cypress, and the greater Northwest Houston area

- **Ideal for medical, professional services, or general office use** in a thriving commercial corridor



# INTERIOR





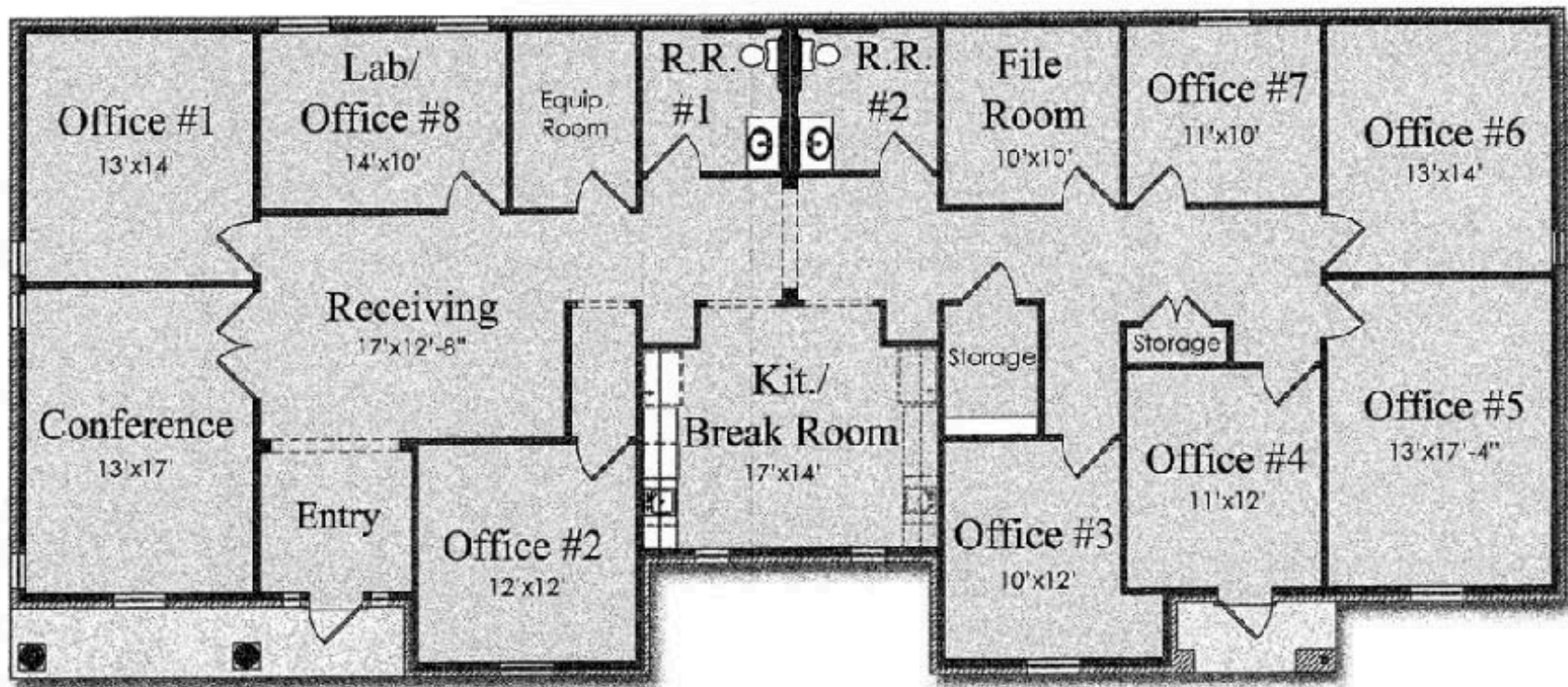
# INTERIOR





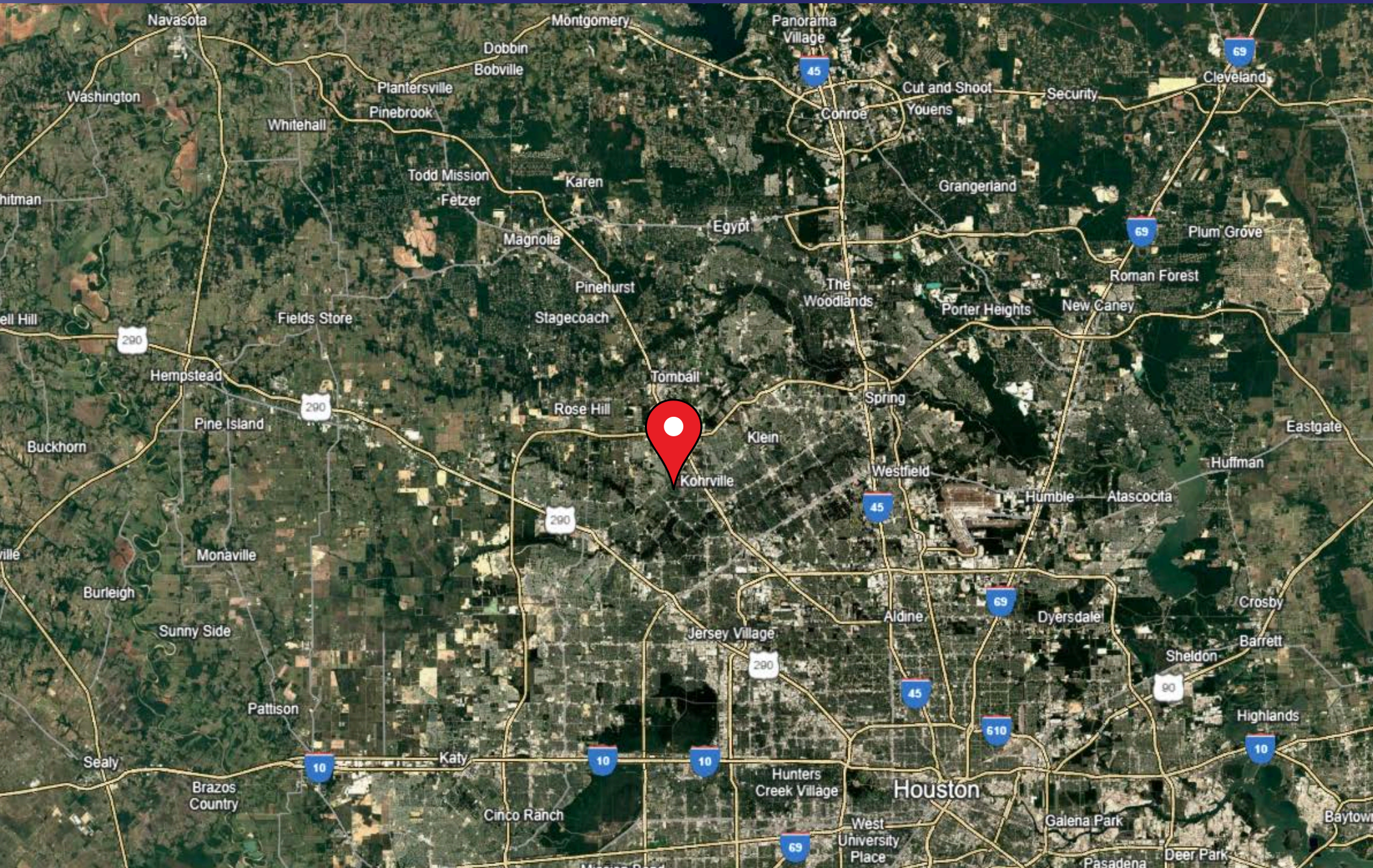
# SITE PLAN

*Acadiana Courte*  
at Avenplace 16510



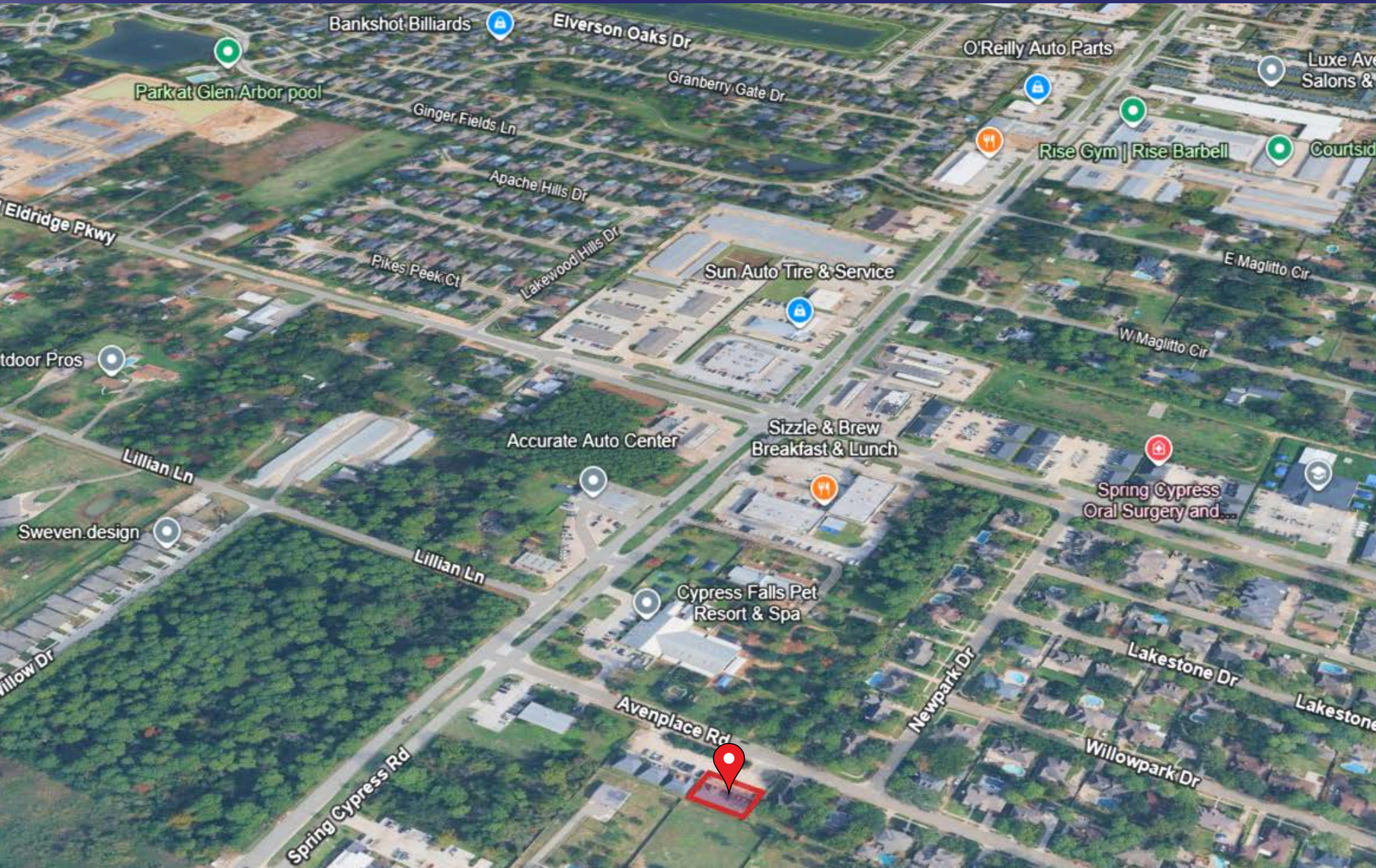


# LOCATION MAP





# MARKET AERIAL





# DEMOGRAPHICS



## DEMOGRAPHIC SUMMARY

16510 Avenplace Rd, Tomball, Texas, 77377 2

Ring of 3 miles

### KEY FACTS

94,221

Population



32,466

Households

37.6

Median Age

\$101,840

Median Disposable Income

### EDUCATION

4.7%

No High School Diploma



49.9%

Bachelor's/Grad  
/ Prof Degree



19.7%

High School Graduate



25.7%

Some College/  
Associate's Degree



94,221

2023 Total Population (Esri)

### INCOME



\$122,710

Median Household Income



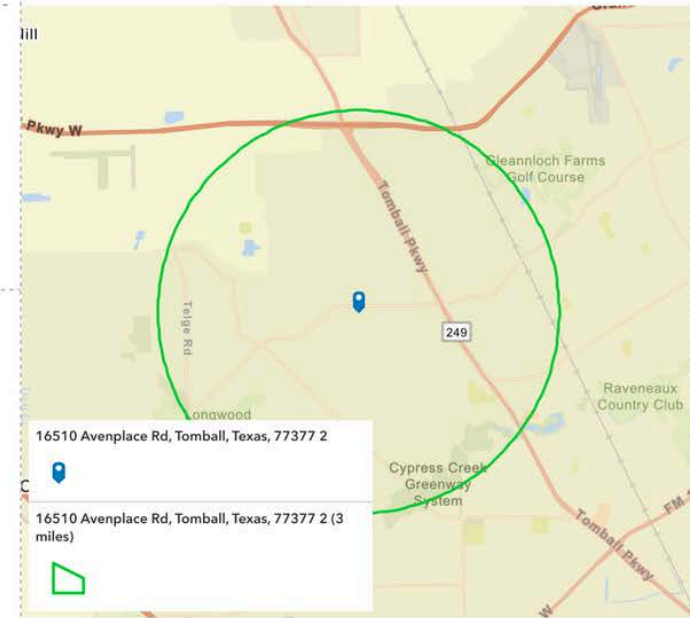
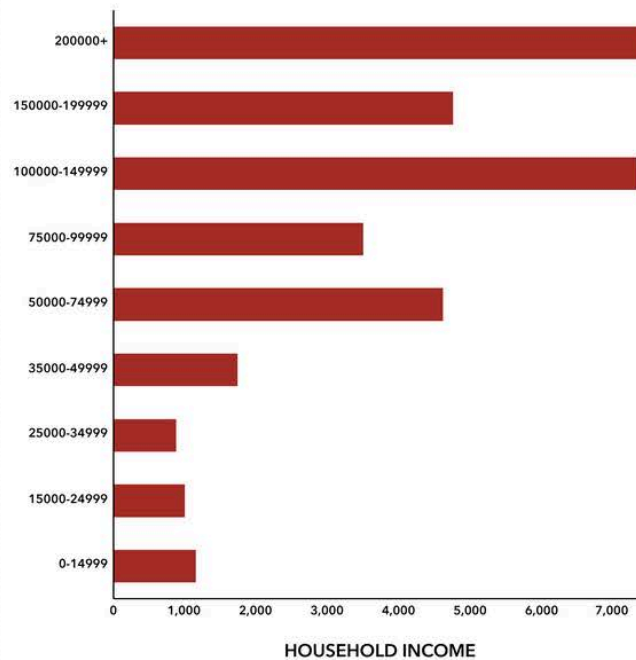
\$52,481

Per Capita Income



\$538,416

Median Net Worth



### EMPLOYMENT



White Collar

76.1%



Blue Collar

13.6%



Services

12.0%

3.6%

Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2025 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.

<u>Texas CRES, LLC</u>	<u>9004590</u>	<u>joel@texascres.com</u>	<u>(713) 473-7200</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Joel C. English</u>	<u>465800</u>	<u>joel@texascres.com</u>	<u>(713) 473-7200</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Joel C. English</u>		<u>joel@texascres.com</u>	<u>(713) 473-7200</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Tyler Torres</u>	<u>667430</u>	<u>tyler@texascres.com</u>	<u>(281) 898-0895</u>
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](http://www.trec.texas.gov)

TAR 2501

IABS 1-0

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