

FOR LEASE

Call Broker
for Price

12234 QUEENSTON BLVD. STE 100 HOUSTON, TX 77095
±2,080 SF PRIME FRONT-FACING RETAIL



PAIGE COOPER

Associate

Paige@TexasCRES.com

(713) 805-7353

TYLER TORRES

Principal

Tyler@TexasCRES.com

(281) 898-0895



PROPERTY HIGHLIGHTS



Location

12234 Queenston Blvd.
Ste 100
Houston, TX 77095



Asking Price

Call for Pricing



Size

±2,080 SF

Contact Us

PAIGE COOPER

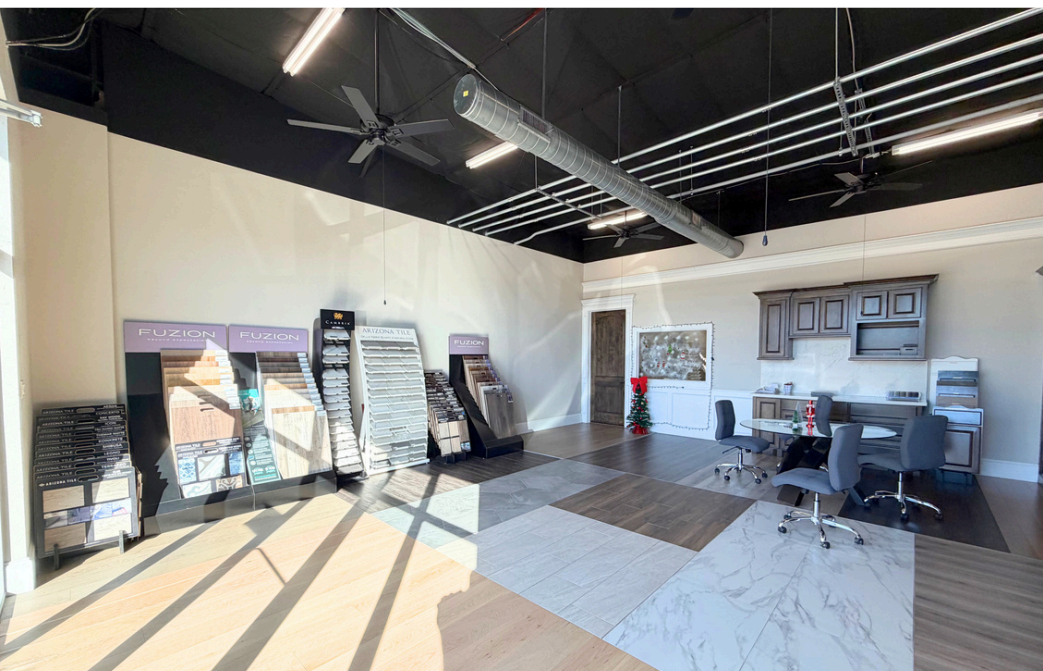
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- **Prime location along Queenston Blvd** with strong visibility and easy access from Barker Cypress Rd
- **Situated in the heart of the Cypress / Northwest Houston trade area**, surrounded by dense, established residential communities
- **Convenient access to US-290 and Grand Parkway (SH-99)**, providing excellent regional connectivity
- **Professional business park environment** with a mix of retail, office, and service-oriented tenants
- **Ample surface parking** for customers and employees
- **Strong daily traffic counts** along Queenston Blvd supporting neighborhood retail and service demand
- **Well-maintained property** with attractive curb appeal and monument signage opportunities
- **Well-suited for** neighborhood retail, service-oriented businesses, medical or wellness practices, and professional offices seeking visibility in a growing submarket
- **Surrounded by major master-planned communities** including Stone Gate, Canyon Lakes, Cypress Creek Lakes, Blackhorse Ranch, Bridgeland, and Towne Lake

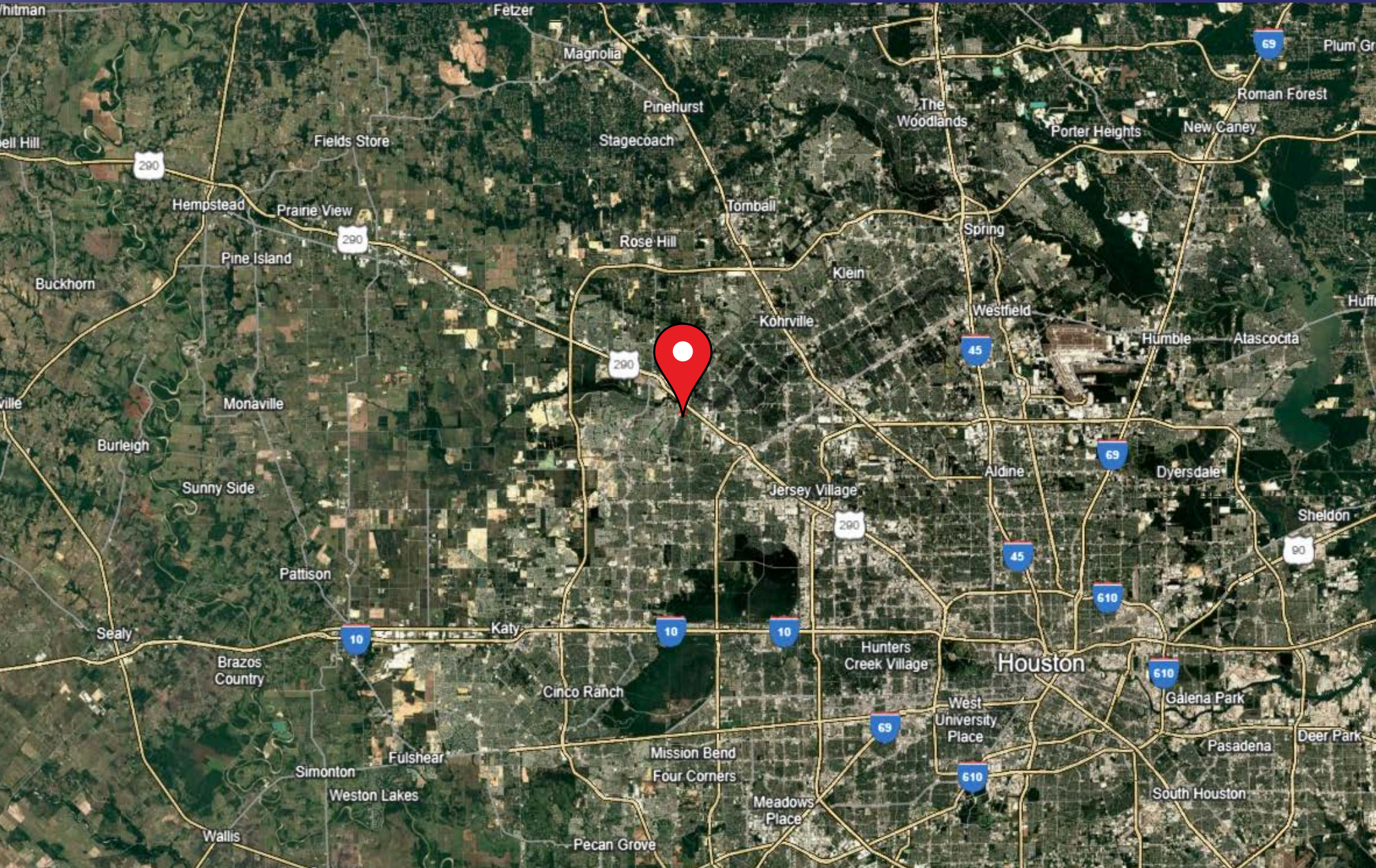
PROPERTY PICTURES



PROPERTY PICTURES



LOCATION MAP



MARKET AERIAL



DEMOGRAPHICS



DEMOGRAPHIC SUMMARY

12234 Queenston Blvd, Houston, Texas, 77095

Ring of 5 miles

KEY FACTS

275,934

Population



93,175

Households

36.8

Median Age

\$99,194

Median Disposable Income

EDUCATION

5.7%

No High School Diploma



49.6%

Bachelor's/Grad / Prof Degree



18.2%

High School Graduate



26.4%

Some College/ Associate's Degree



275,934

2023 Total Population (Esri)

INCOME



\$117,363

Median Household Income



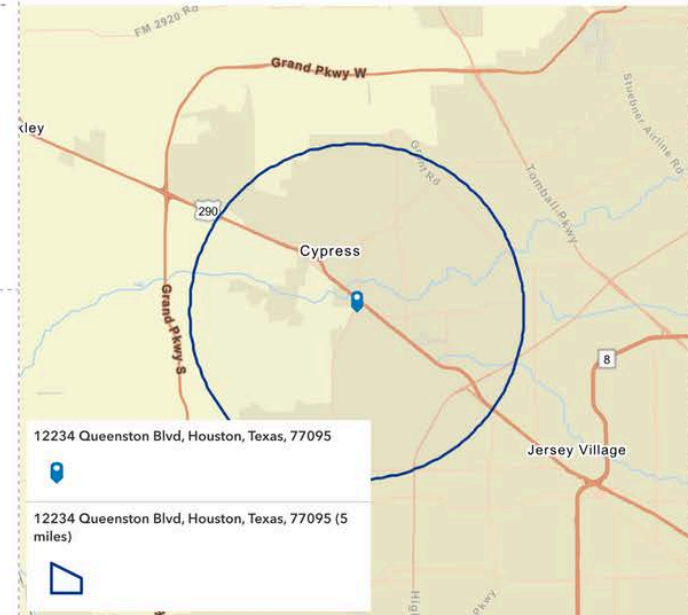
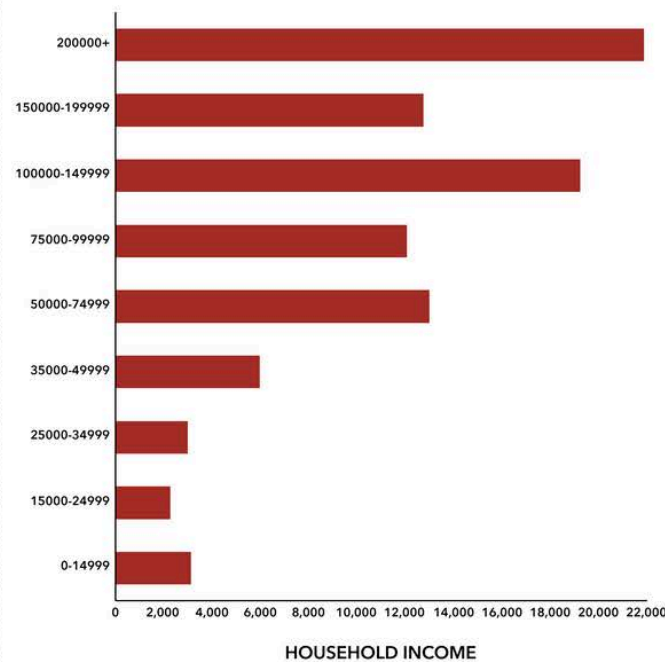
\$51,225

Per Capita Income



\$479,493

Median Net Worth



EMPLOYMENT



White Collar

75.0%



Blue Collar

16.0%



Services

10.7%

3.7%

Unemployment Rate

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

Full demographic package available upon request.



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.

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Primary Assumed Business Name			
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Designated Broker of Firm	License No.	Email	Phone
<u>Joel C. English</u>	<u>465800</u>	<u>joel@texasgres.com</u>	<u>(713)473-7200</u>
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
<u>Paige Cooper</u>	<u>835184</u>	<u>paige@texasgres.com</u>	<u>(713)805-7353</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

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IABS 1-1
TXR 2501
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