

Immaculate 3030 SF Office For Sale

26206 OAK RIDGE DR, SPRING, TX 77380

Looking for an amazing office with 4 private offices plus conference room, large training/bullpen just minutes from I 45, Grand parkway in The Woodlands? Look no further. Located in the desired Oak Ridge area and just minutes from major thoroughfares, shopping & dining this 3,030 SF office has been fully renovated and sits on over ½ AC with room to expand! You deserve an upgrade so call today to schedule your tour.

LOCATION OVERVIEW

- 5 Min to I 45
- 7 Min to Grand Parkway
- 5 Min to Beltway 8
- 15 min. to 242



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RE/MAX
COMMERCIAL®
COMMERCIAL ADVISORS GROUP
RE/MAX Integrity

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Tomball, TX 77375
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Each Office Independently Owned and Operated.

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23309 Kuykendahl Road
Tomball, TX 77375

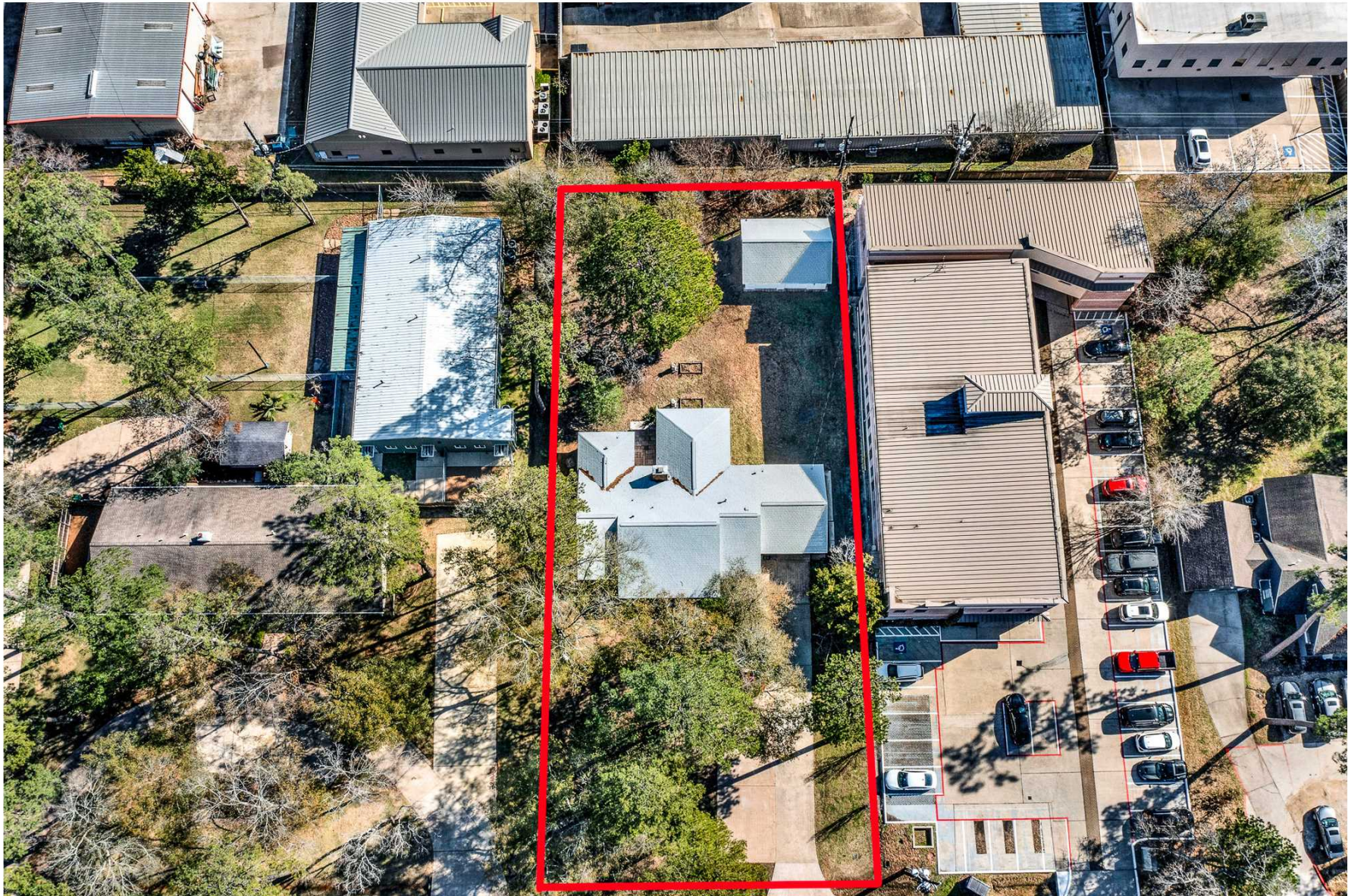
PROPERTY PHOTOS



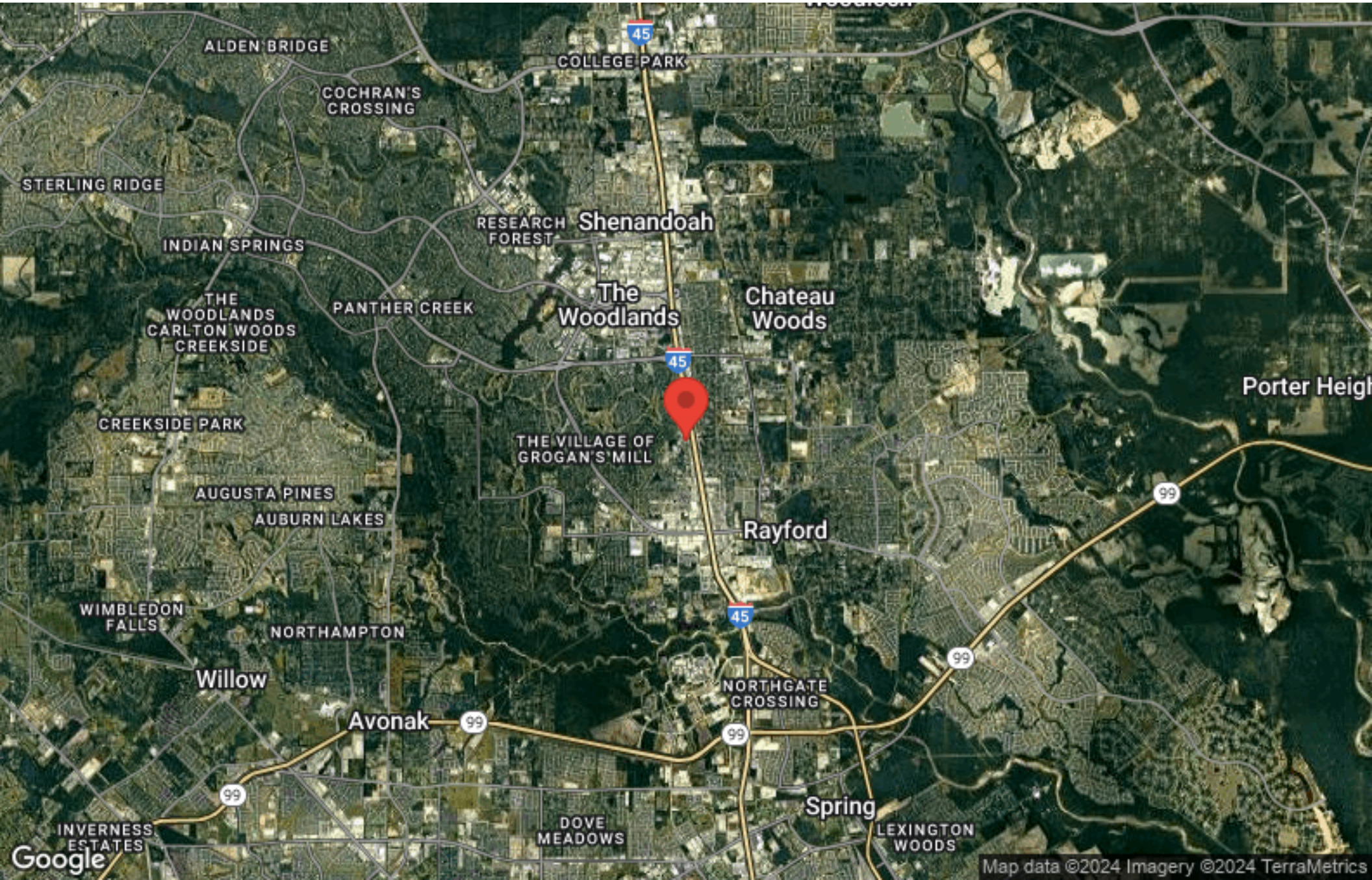
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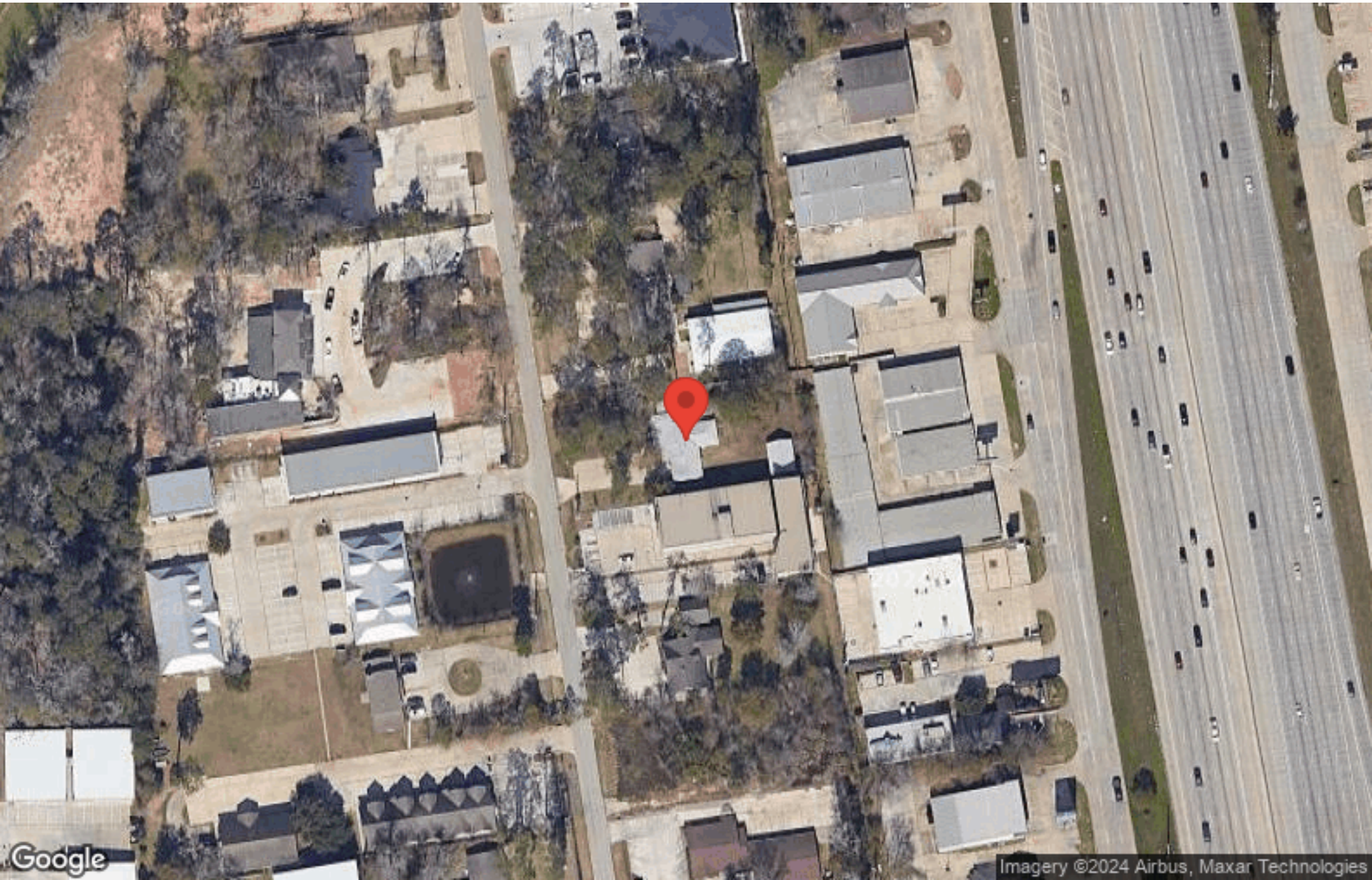
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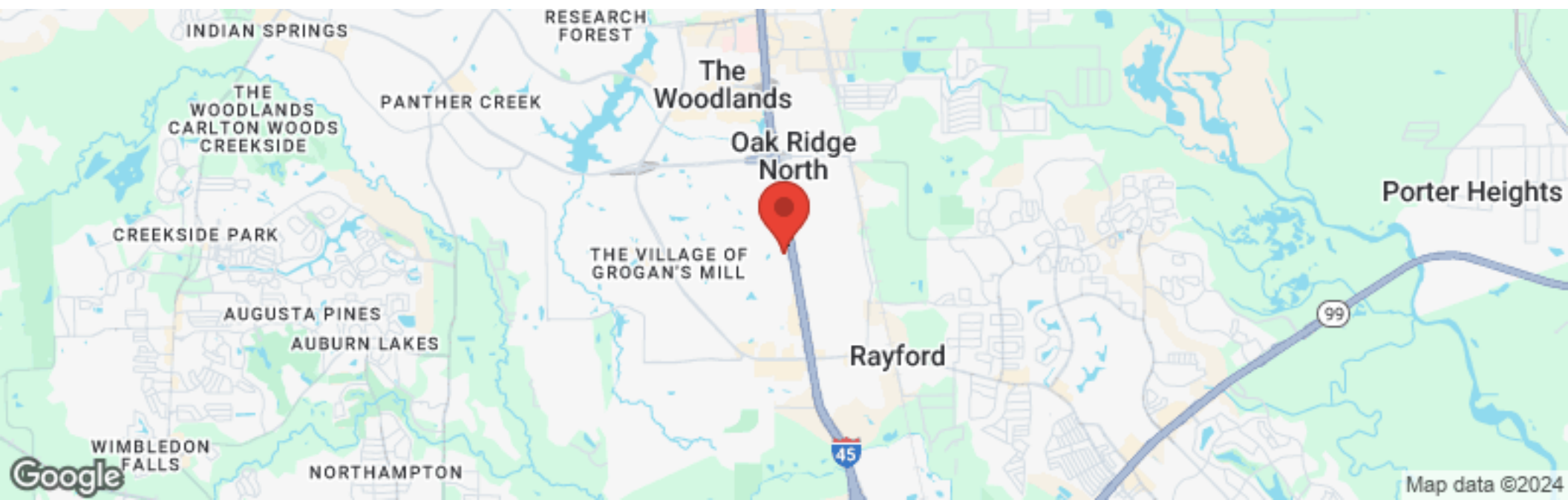
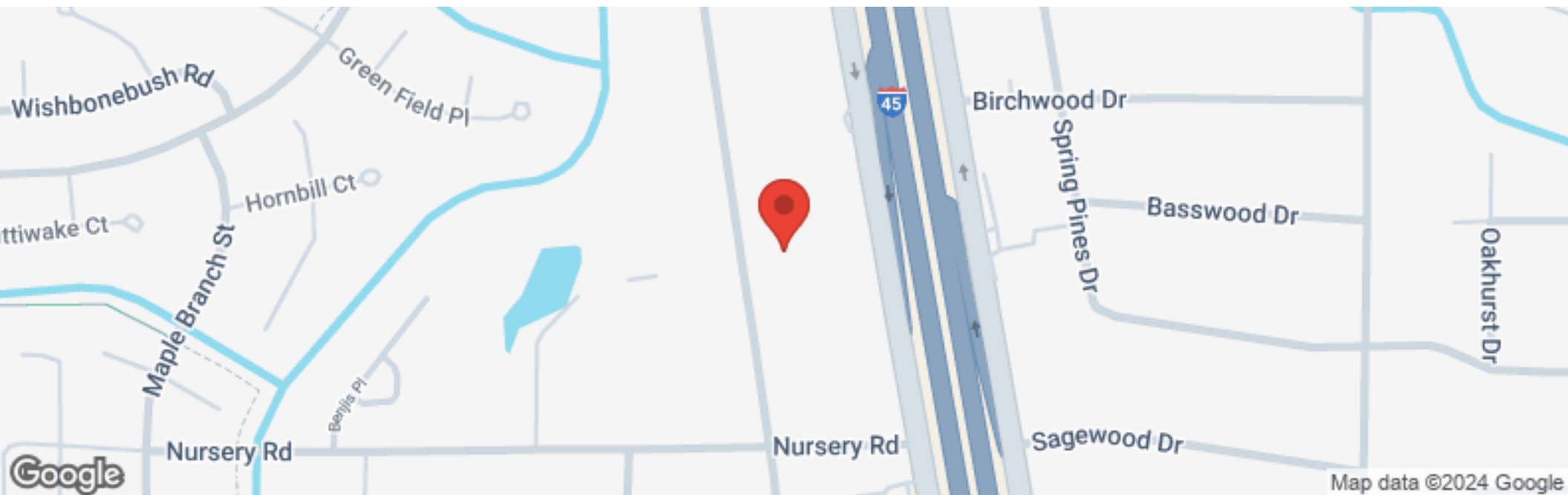
REGIONAL MAP

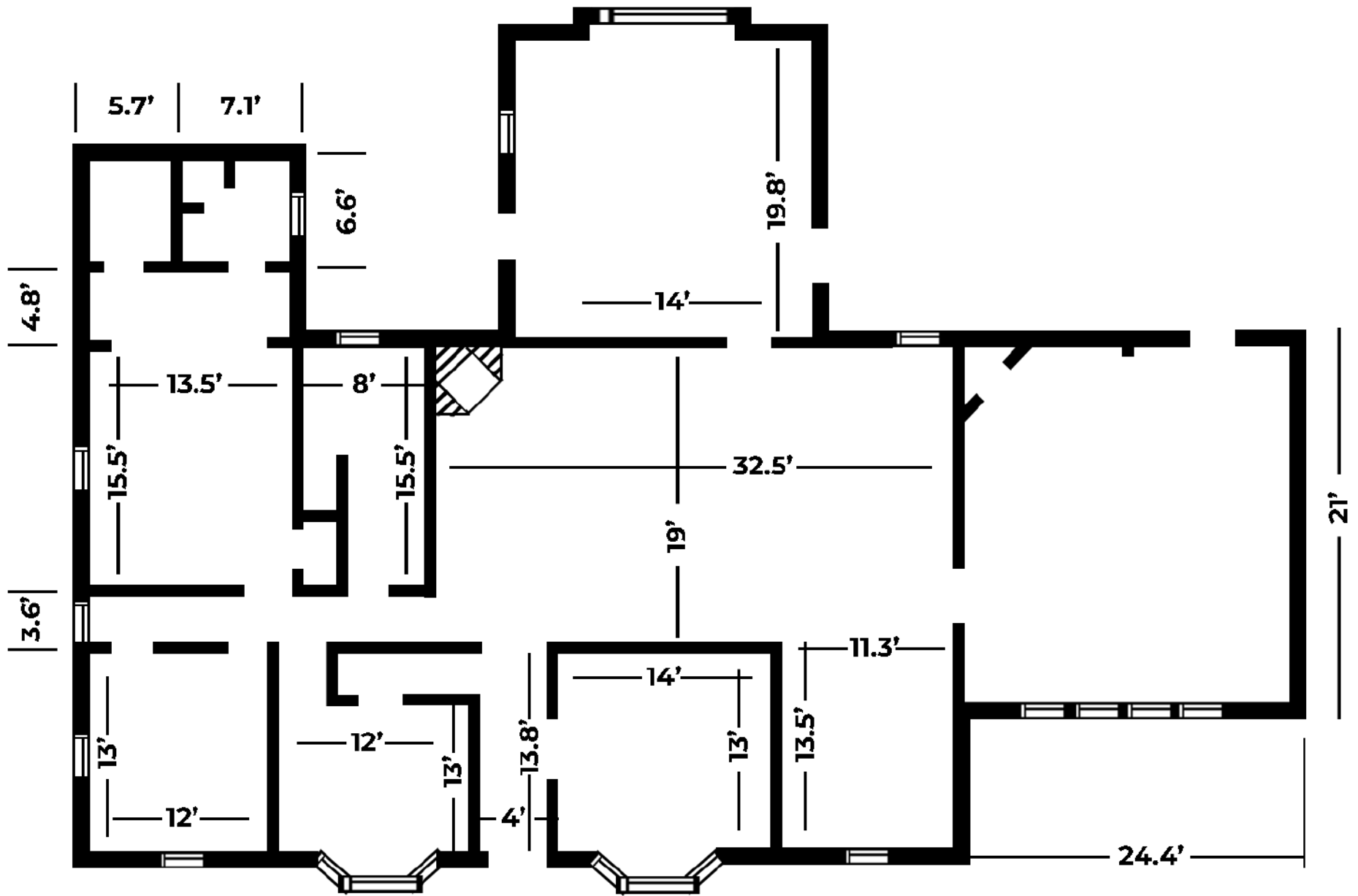


AERIAL MAP



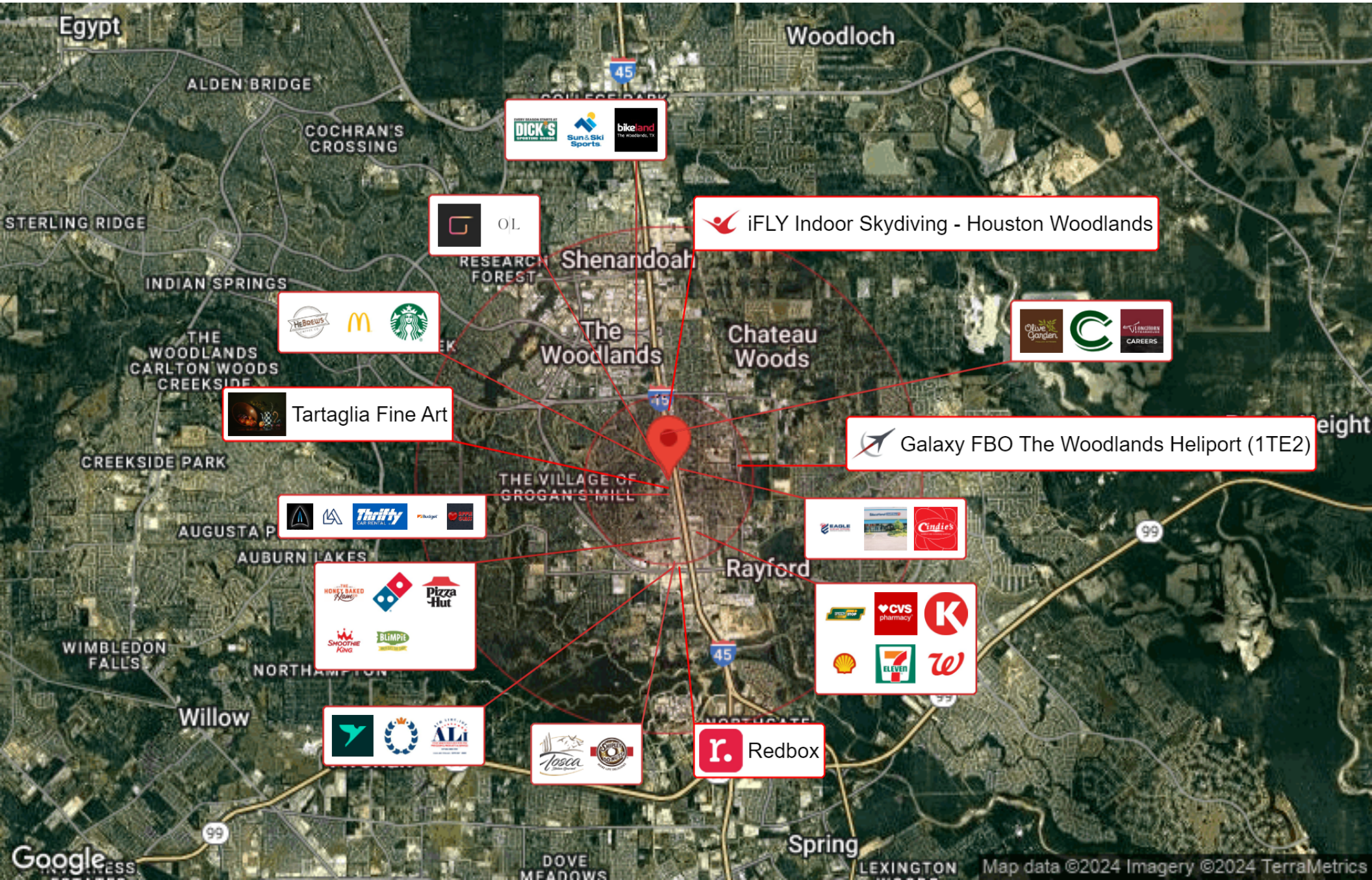
LOCATION MAPS



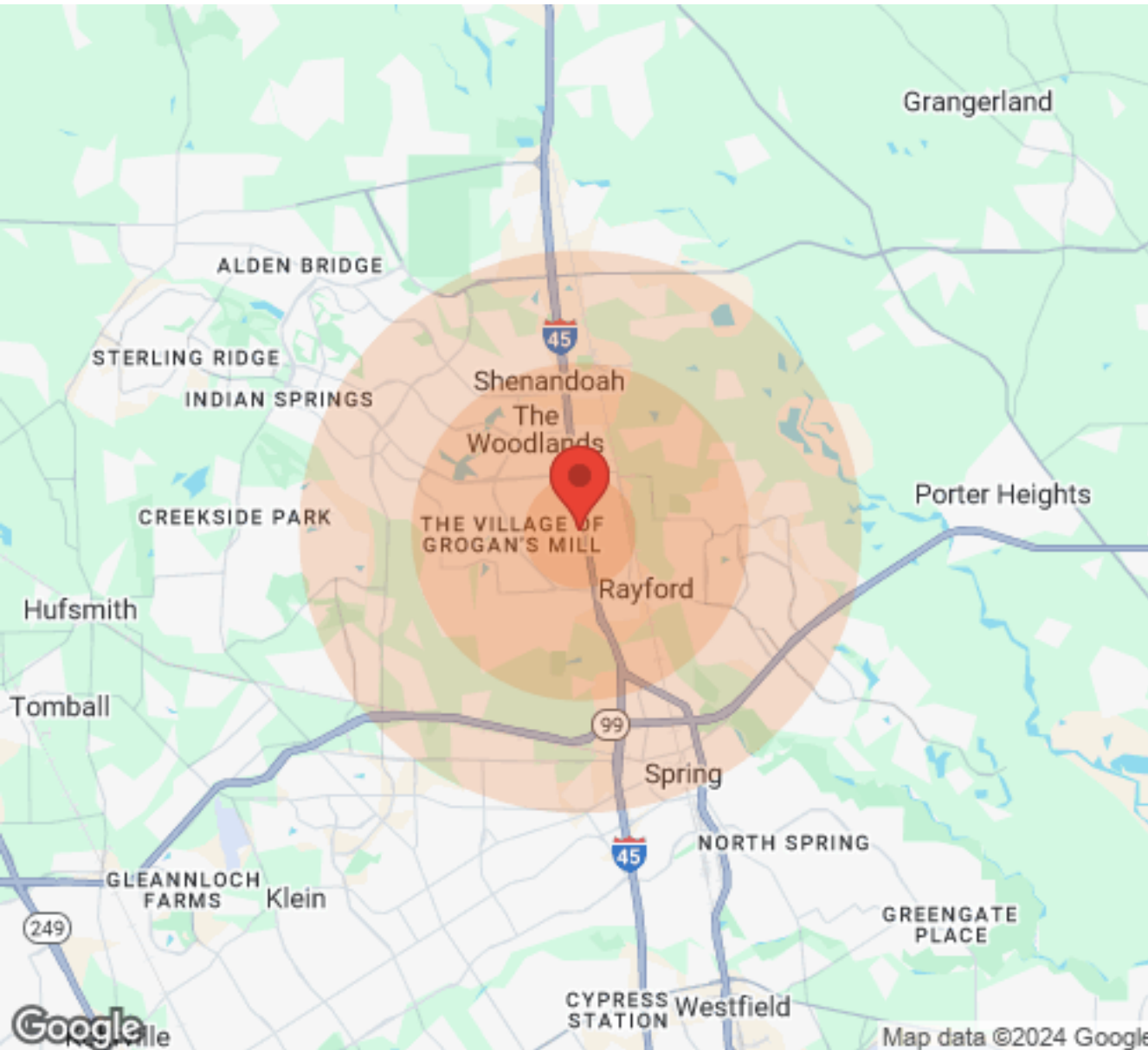


All dimensions are approximate

BUSINESS MAP



DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	7,495	28,750	66,327
Female	7,555	29,314	68,116
Total Population	15,050	58,064	134,443

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,950	11,583	27,981
Ages 15-24	1,901	7,826	18,584
Ages 25-54	6,086	22,914	49,913
Ages 55-64	1,877	7,387	16,596
Ages 65+	2,236	8,354	21,369

Race	1 Mile	3 Miles	5 Miles
White	11,837	49,832	112,051
Black	756	2,471	8,162
Am In/AK Nat	55	100	224
Hawaiian	10	10	15
Hispanic	4,184	10,569	24,899
Multi-Racial	3,882	8,264	20,900

Income	1 Mile	3 Miles	5 Miles
Median	\$68,428	\$72,794	\$74,655
< \$15,000	617	1,858	3,652
\$15,000-\$24,999	577	1,878	3,404
\$25,000-\$34,999	449	1,751	3,670
\$35,000-\$49,999	1,062	2,892	6,576
\$50,000-\$74,999	1,016	4,176	9,816
\$75,000-\$99,999	823	3,462	7,937
\$100,000-\$149,999	949	3,359	8,702
\$150,000-\$199,999	316	1,484	3,474
> \$200,000	293	2,137	4,407

Housing	1 Mile	3 Miles	5 Miles
Total Units	6,904	25,855	56,710
Occupied	6,296	23,896	53,193
Owner Occupied	2,912	14,539	36,276
Renter Occupied	3,384	9,357	16,917
Vacant	608	1,959	3,517

DISCLAIMER

All materials and information received or derived from its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active own due diligence to determine these and other matters of significance to such party. will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies.

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PRESENTED BY:

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Information About Brokerage Services

Texas law requires all real estate licensees 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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Patrick J. Buckhoff, CCIM</u>	<u>587831</u>	<u>patrick@commercialspacehouston.com</u>	<u>(281)686-9445</u>
Sales Agent/Associate's Name	License No.	Email	Phone

8/2/2024
 Buyer/Tenant/Seller/Landlord Initials Date

Regulated by the Texas Real Estate Commission
 TXR-2501

Information available at www.trec.texas.gov
 IABS 1-0 Date