

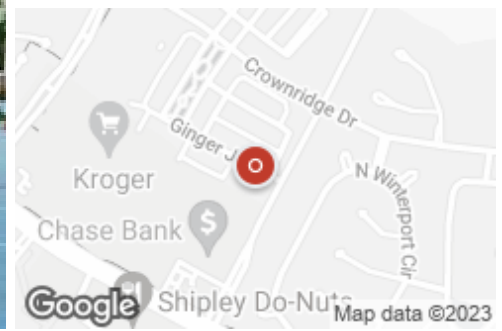
## Start the Year Fresh

8101 Kuykendahl Road, Spring, TX, 77382

Office: Mixed Use For Lease

Prepared on April 06, 2023

1 of 1 Listings



### Listing Details | Office For Lease

Suite	<b>200</b>
Sublease	<b>No</b>
Total Available Space	<b>1,600 SF</b>
Min Div/Max Contig	<b>Not present/1,600 SF</b>
Asking Rate	<b>\$17.50 Annual/SF</b>
Monthly Rate	<b>\$2,333</b>
Lease Type	<b>NNN</b>
Expenses	<b>\$8.50 (NNN)</b>
Show Instructions	<b>Call broker</b>
Renewal	<b>Yes</b>

Divisible	<b>Not present</b>
Vacant	<b>Yes</b>
Available Date	<b>Now</b>
Date Listed	<b>1/01/2020</b>
Last Modified	<b>4/05/2023</b>
Listing ID	<b>24086890</b>
Offices	<b>2</b>
Entire Floor	<b>Yes</b>
Parking Spaces	<b>-</b>

### Description

Just the right size for small office use. Has reception area and several small offices plus an open area that can be reconfigured. Whole space can be reconfigured as needed. Call Ivan to arrange to view this space.

### Property Features

#### Location Details

Address	<b>8101 Kuykendahl Road, Spring, TX, 7...</b>
Submarket	<b>CG - Woodlands West</b>
County	<b>Montgomery</b>

Parcels	<b>R260528</b>
Name	<b>Alden Bridge Professional Plaza</b>

## Building Details

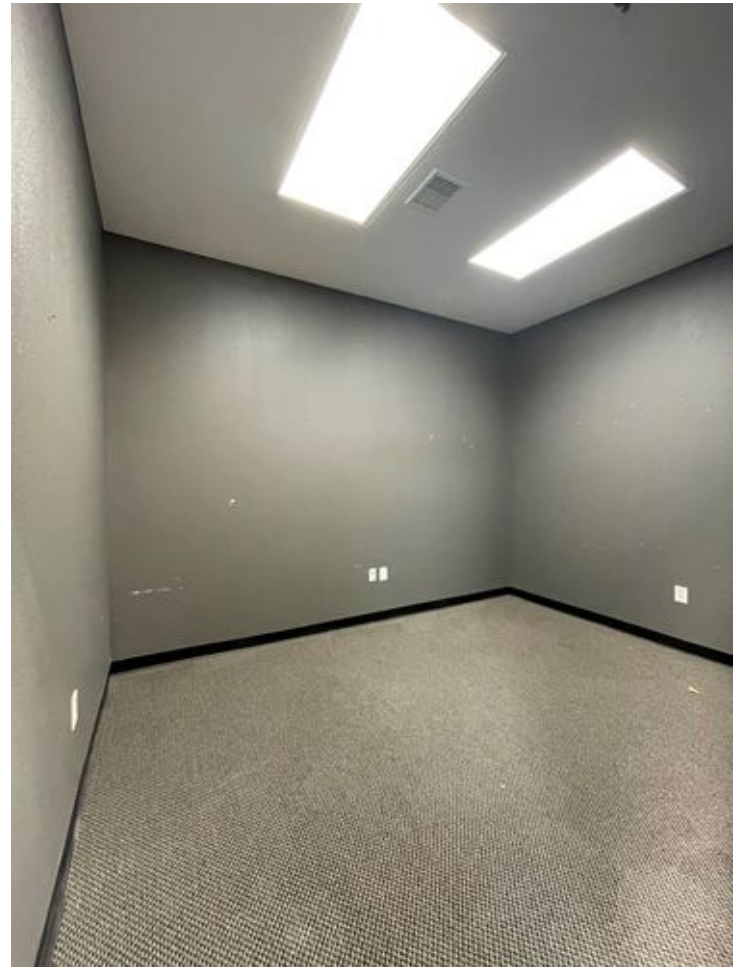
Sub Type	<b>Mixed Use</b>	Primary Constr. Type	<b>Wood</b>
Building Status	<b>Existing</b>	Occupancy Type	<b>Multi-tenant</b>
Building Size	<b>10,296 SF</b>	Percent Occupied	<b>84.46%</b>
Land Size	<b>1.06 Acres / 46,174 SF</b>	Building Class	<b>B</b>
Number of Buildings	<b>1</b>	Parking Spaces	-
Number of Floors	<b>1</b>	Parking Ratio	-
Year Built	<b>2012</b>	Floor Size	<b>10,573 SF</b>

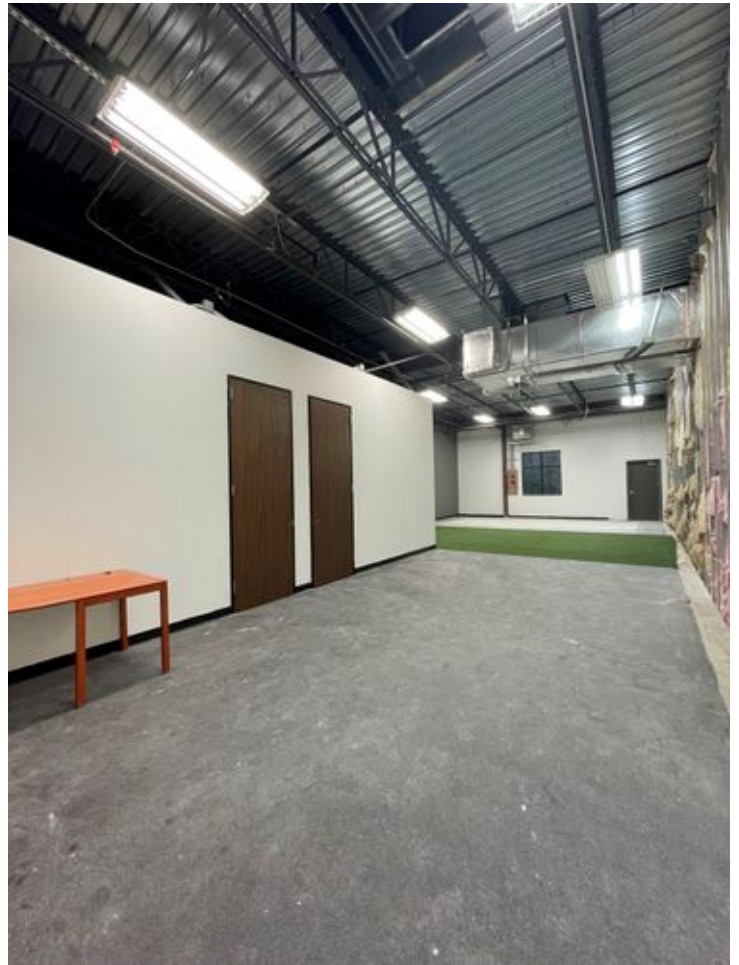
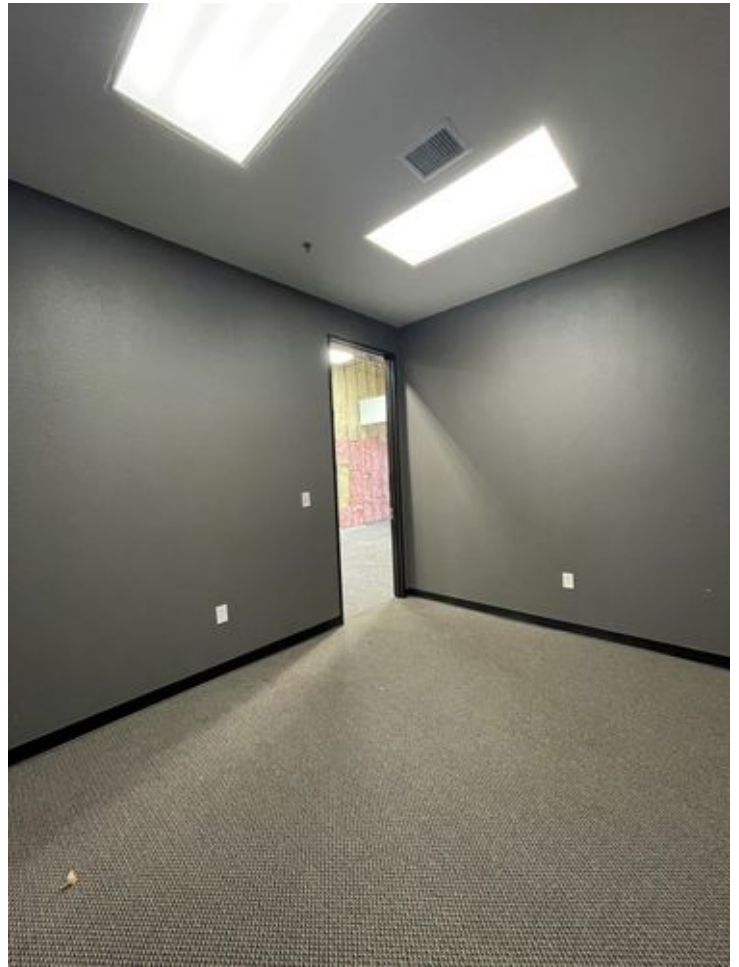
## Property Listings

1 Listing | 1,600 SF | \$17.50 Annual/SF

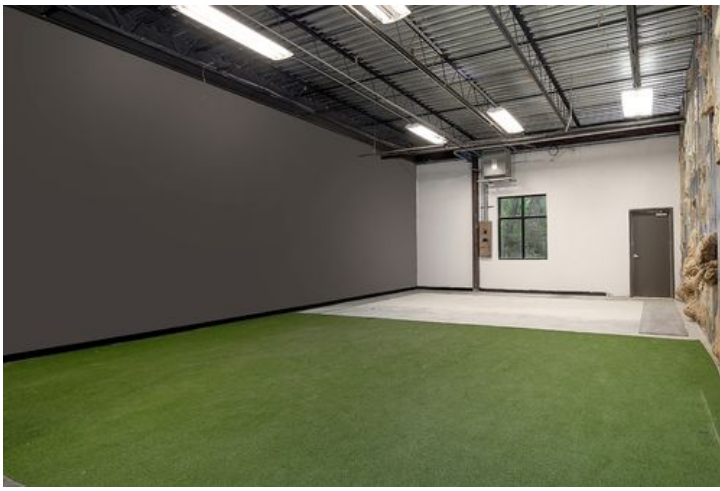
Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Lease	No	Office	200	1,600 SF	\$17.50 Annual/SF NNN	Now

## Additional Photos









## Contact



**Ivan Arjona**  
713-504-8260  
ivan@ivanarjona.com

**RE/MAX**

RE/MAX The Woodlands & Spring

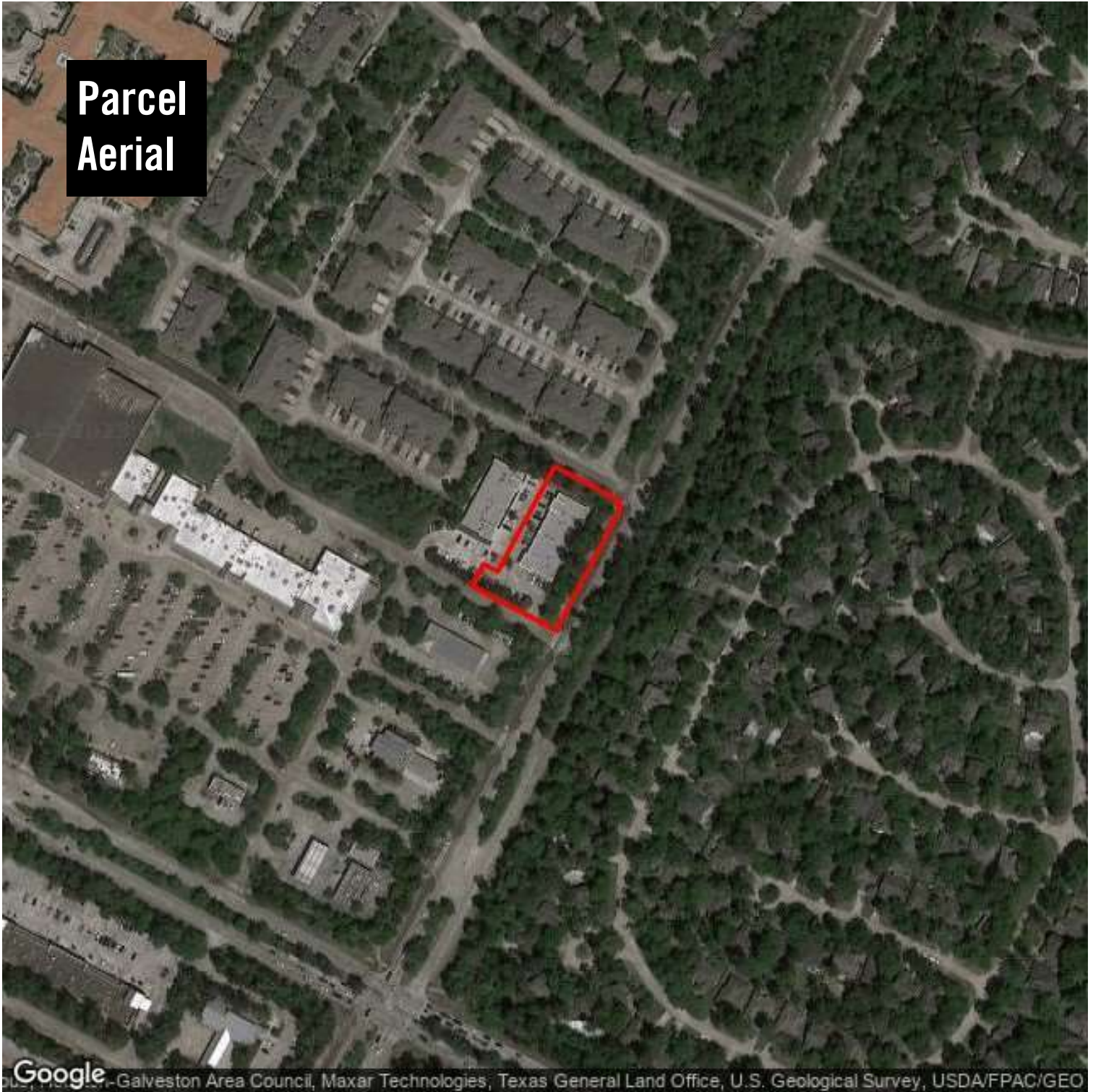
# Alden Bridge Professional Plaza



RE/MAX The Woodlands & Spring

6620 Woodlands Parkway The Woodlands, TX 77382 | 281-367-7770

**Parcel  
Aerial**



Google - Galveston Area Council, Maxar Technologies, Texas General Land Office, U.S. Geological Survey, USDA/FPAC/GEO

# Alden Bridge Professional Plaza

8101 Kuykendahl  
Spring, TX 77382

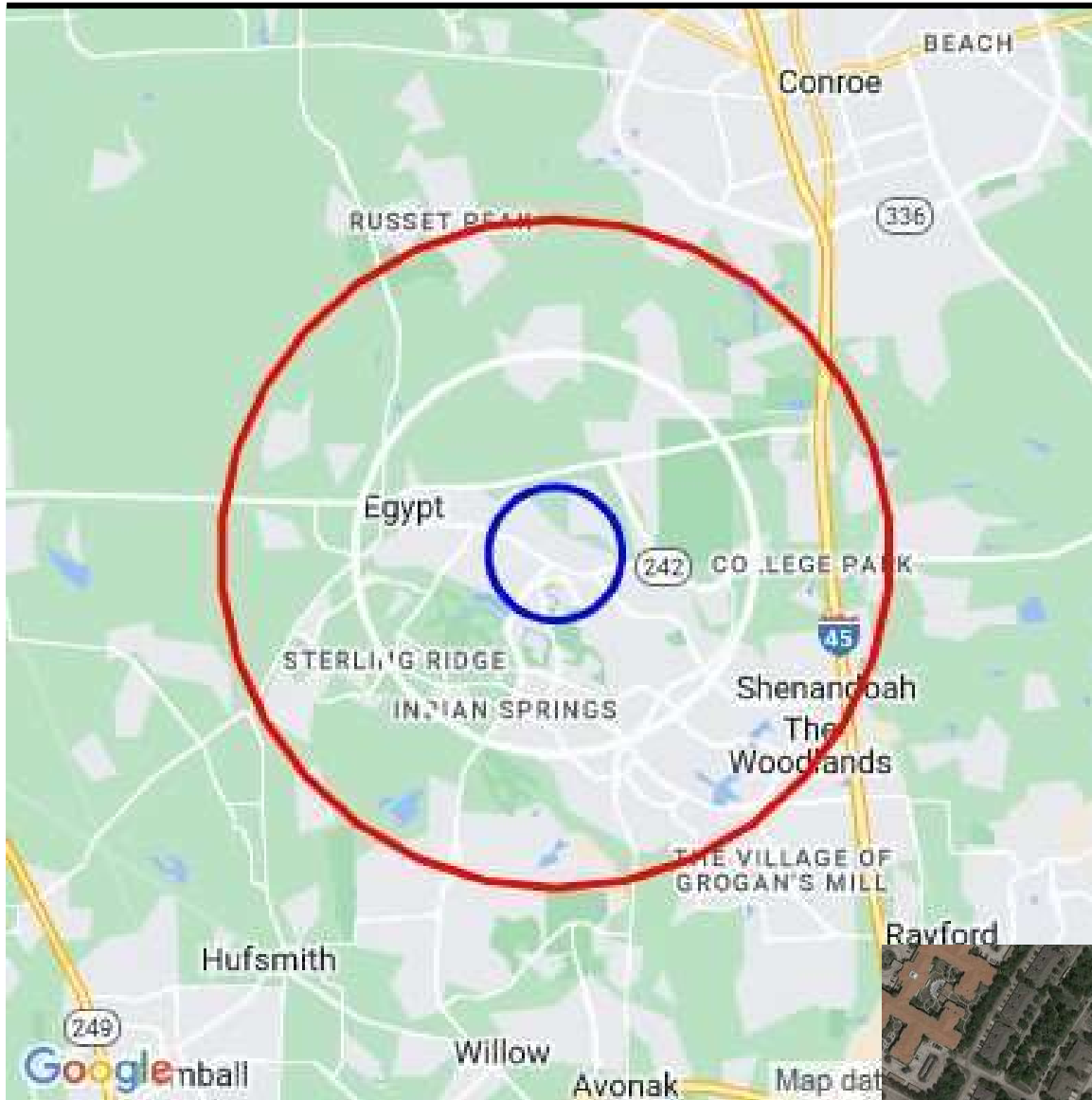


**Ivan Arjona**  
ivan@ivanarjona.com  
713-504-8260



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other prof. advisor.

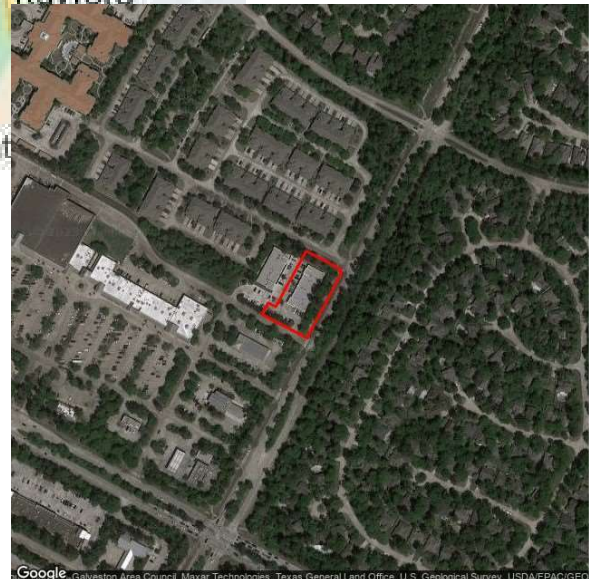
## Demographic Report



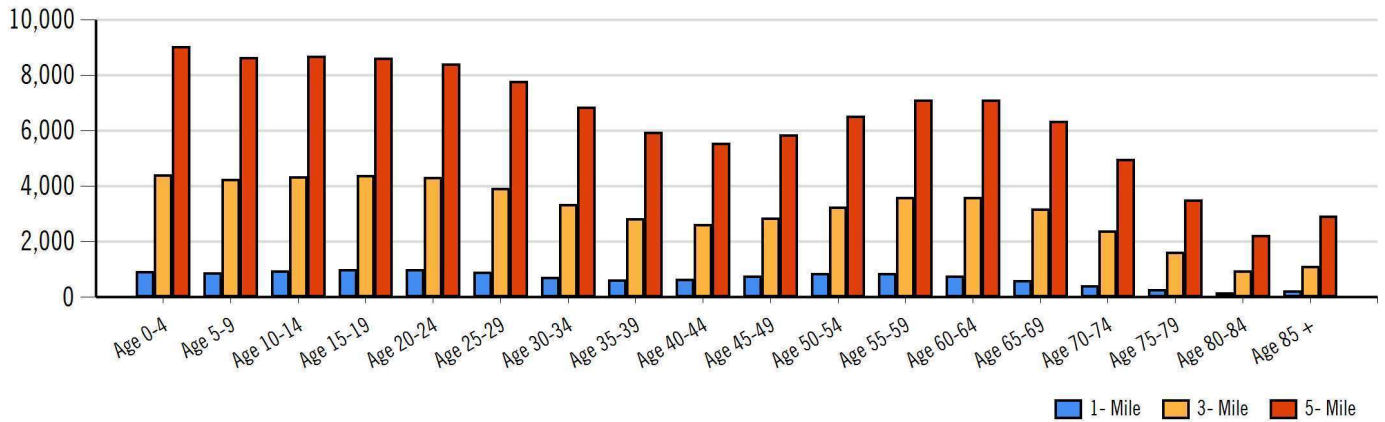
## Alden Bridge Professional Plaza

### Population

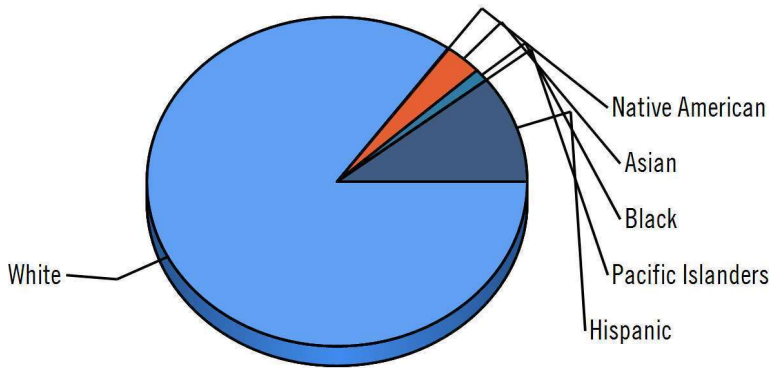
Distance	Male	Female	Total
1- Mile	6,407	6,417	12,824
3- Mile	28,047	29,158	57,206
5- Mile	56,798	59,410	116,208



## Population by Distance and Age (2020)



## Ethnicity within 5 miles

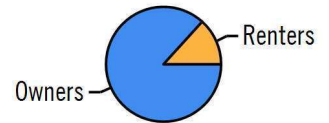


White Native American Asian Black Pacific Islanders Hispanic

### Home Ownership 1 Mile



### Home Ownership 3 Mile



### Home Ownership 5 Mile



## Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	6,174	130	1.06 %
3-Mile	27,054	592	1.68 %
5-Mile	54,560	1,177	1.63 %





# Alden Bridge Professional Plaza



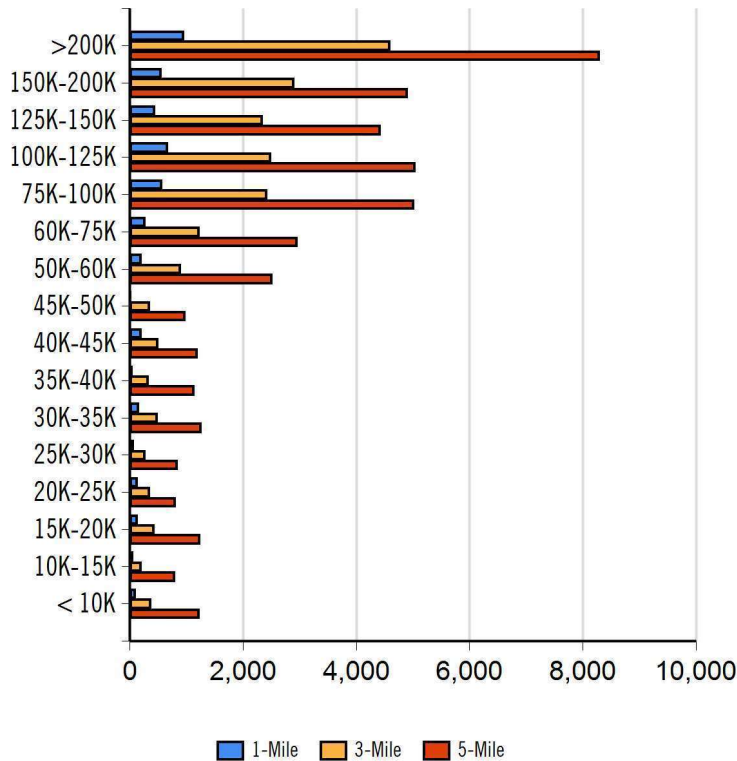
RE/MAX The Woodlands & Spring

6620 Woodlands Parkway The Woodlands, TX 77382 | 281-367-7770

## Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	0	409	235	636	269	642	457	87	876	1,649	322	143	226
3-Mile	1	1,993	1,244	2,898	1,286	2,182	1,867	369	4,117	6,792	1,165	525	1,441
5-Mile	42	3,430	2,855	5,577	2,648	5,263	3,649	701	8,304	12,519	2,974	1,047	2,883

## Household Income



Radius	Median Household Income
1-Mile	\$125,445.86
3-Mile	\$133,766.05
5-Mile	\$114,573.87

Radius	Average Household Income
1-Mile	\$135,577.29
3-Mile	\$134,158.52
5-Mile	\$118,724.15

Radius	Aggregate Household Income
1-Mile	\$568,936,157.23
3-Mile	\$2,670,382,722.69
5-Mile	\$5,152,408,162.92

## Education

	1-Mile	3-mile	5-mile
Pop > 25	7,988	35,442	72,779
High School Grad	637	4,495	13,146
Some College	1,365	6,511	15,975
Associates	525	2,101	4,012
Bachelors	3,530	12,438	20,733
Masters	1,338	4,326	6,501
Prof. Degree	265	1,129	1,743
Doctorate	135	563	807

## Tapestry

	1-Mile	3-mile	5-mile
Expensive Homes	33 %	72 %	63 %
Households with 4+ Cars	53 %	64 %	65 %
Military Households	0 %	6 %	3 %
Mobile Homes	10 %	55 %	90 %
New Homes	232 %	249 %	203 %
New Households	83 %	90 %	79 %
Public Transportation Users	42 %	48 %	39 %
Teen's	64 %	87 %	83 %
Vacant Ready For Rent	26 %	33 %	35 %
Young Wealthy Households	163 %	171 %	157 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



**Ivan Arjona**  
ivan@ivanarjona.com  
713-504-8260



# Alden Bridge Professional Plaza



RE/MAX The Woodlands & Spring

6620 Woodlands Parkway The Woodlands, TX 77382 | 281-367-7770

## Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
<b>Total Expenditures</b>	301,003,326		1,378,361,706		2,730,063,854	
<b>Average annual household</b>	70,568		70,094		64,629	
<b>Food</b>	8,924	12.65 %	8,849	12.62 %	8,211	12.70 %
Food at home	5,322		5,284		4,991	
Cereals and bakery products	760		753		711	
Cereals and cereal products	268		265		251	
Bakery products	491		488		459	
Meats poultry fish and eggs	1,053		1,048		989	
Beef	248		248		233	
Pork	174		173		166	
Poultry	202		201		188	
Fish and seafood	184		182		169	
Eggs	79		79		76	
Dairy products	568		562		525	
Fruits and vegetables	1,089		1,078		1,019	
Fresh fruits	161		159		150	
Processed vegetables	193		192		184	
Sugar and other sweets	190		190		180	
Fats and oils	166		165		156	
Miscellaneous foods	988		982		931	
Nonalcoholic beverages	423		421		403	
Food away from home	3,601		3,565		3,220	
Alcoholic beverages	568		567		512	
<b>Housing</b>	23,649	33.51 %	23,527	33.56 %	21,990	34.02 %
Shelter	14,525		14,443		13,451	
Owned dwellings	9,476		9,396		8,622	
Mortgage interest and charges	4,953		4,895		4,472	
Property taxes	3,267		3,249		2,959	
Maintenance repairs	1,255		1,250		1,190	
Rented dwellings	3,331		3,336		3,347	
Other lodging	1,716		1,709		1,480	
Utilities fuels	4,832		4,822		4,642	
Natural gas	491		489		462	
Electricity	1,833		1,834		1,783	
Fuel oil	207		206		194	
Telephone services	1,502		1,496		1,443	
Water and other public services	798		795		758	
<b>Household operations</b>	1,830	2.59 %	1,822	2.60 %	1,661	2.57 %
Personal services	595		591		530	
Other household expenses	1,235		1,230		1,131	
Housekeeping supplies	844		841		774	
Laundry and cleaning supplies	204		203		192	
Other household products	503		502		460	
Postage and stationery	136		135		121	
Household furnishings	1,617		1,599		1,461	
Household textiles	125		123		112	
Furniture	461		456		397	
Floor coverings	53		51		45	
Major appliances	118		118		125	
Small appliances	140		141		127	
Miscellaneous	718		708		653	
<b>Apparel and services</b>	2,030	2.88 %	2,018	2.88 %	1,834	2.84 %
Men and boys	439		436		389	
Men 16 and over	362		359		321	
Boys 2 to 15	76		76		67	
Women and girls	715		707		645	



**Ivan Arjona**  
ivan@ivanarjona.com  
713-504-8260



# Alden Bridge Professional Plaza



RE/MAX The Woodlands & Spring

6620 Woodlands Parkway The Woodlands, TX 77382 | 281-367-7770

Women 16 and over	645	637	574
Girls 2 to 15	69	69	71
Children under 2	113	114	107

## Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
<b>Total Expenditures</b>	301,003,326		1,378,361,706		2,730,063,854	
<b>Average annual household</b>	70,568		70,094		64,629	
<b>Transportation</b>	9,151	12.97 %	9,065	12.93 %	8,478	13.12 %
Vehicle purchases	2,411		2,358		2,172	
Cars and trucks new	1,306		1,267		1,155	
Cars and trucks used	1,061		1,046		973	
Gasoline and motor oil	2,516		2,501		2,407	
Other vehicle expenses	3,299		3,296		3,101	
Vehicle finance charges	220		221		209	
Maintenance and repairs	1,240		1,227		1,139	
Vehicle insurance	1,347		1,364		1,310	
Vehicle rental leases	490		482		441	
Public transportation	924		908		796	
<b>Health care</b>	4,709	6.67 %	4,683	6.68 %	4,458	6.90 %
Health insurance	2,991		2,984		2,856	
Medical services	1,067		1,055		992	
Drugs	477		471		449	
Medical supplies	173		172		159	
<b>Entertainment</b>	4,038	5.72 %	4,007	5.72 %	3,731	5.77 %
Fees and admissions	1,058		1,043		918	
Television radios	1,164		1,168		1,133	
Pets toys	1,510		1,494		1,385	
Personal care products	941		932		855	
Reading	85		84		76	
Education	2,817		2,800		2,384	
Tobacco products	372		372		377	
<b>Miscellaneous</b>	1,175	1.67 %	1,178	1.68 %	1,070	1.66 %
<b>Cash contributions</b>	1,613		1,633		1,548	
<b>Personal insurance</b>	10,489		10,372		9,099	
Life and other personal insurance	240		240		223	
Pensions and Social Security	10,249		10,131		8,876	

Distance	Year	Estimated Households			Housing Occupied By		Housing Occupancy		
		Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	9,326	7,036	32.20 %	1,430	7,694	7,951	1,375	821
3-Mile	2020	28,119	21,366	30.73 %	4,301	23,160	24,523	3,596	2,177
5-Mile	2020	61,228	47,013	29.81 %	11,793	47,484	48,791	12,437	6,409
1-Mile	2023	10,009	7,036	42.31 %	1,522	8,272	8,511	1,498	849
3-Mile	2023	30,013	21,366	39.96 %	4,562	24,751	26,193	3,820	2,413
5-Mile	2023	64,656	47,013	37.79 %	12,356	50,254	51,694	12,962	7,464



Ivan Arjona  
ivan@ivanarjona.com  
713-504-8260



# Location Facts & Demographics

Demographics are determined by a 10 minute drive from 8101 Kuykendahl, Spring, TX 77382



CITY, STATE

**Spring, TX**

POPULATION

**72,169**

AVG. HH SIZE

**2.81**

MEDIAN HH INCOME

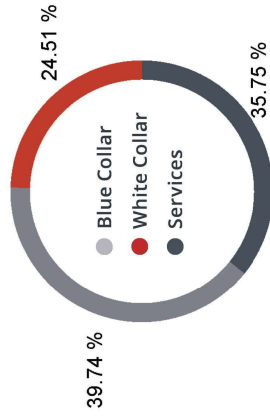
**\$120,706**

HOME OWNERSHIP

Renters: **4,009**

Owners: **21,625**

EMPLOYMENT

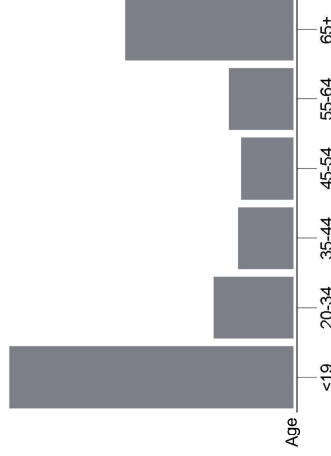


**47.01 %**  
Employed

**1.01 %**  
Unemployed

GENDER & AGE

**48.97 %**  
  
**51.03 %**



RACE & ETHNICITY

White: **84.69 %**

Asian: **3.21 %**

Native American: **0.03 %**

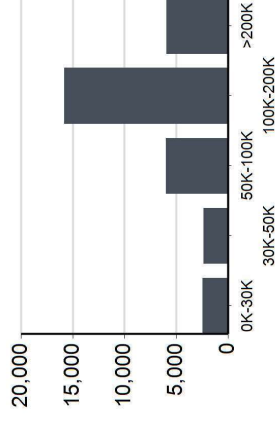
Pacific Islanders: **0.00 %**

African-American: **0.54 %**

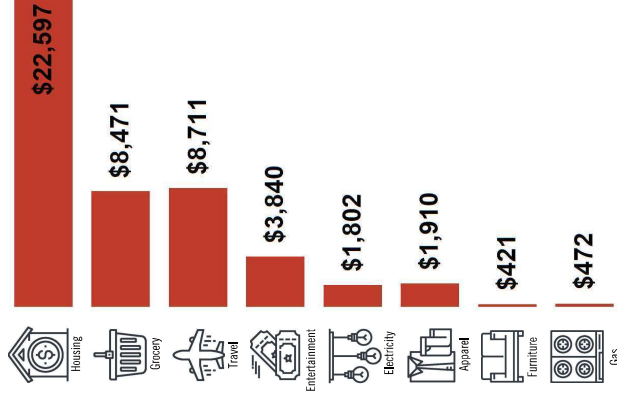
Hispanic: **9.46 %**

Two or More Races: **2.07 %**

INCOME BY HOUSEHOLD



HH SPENDING



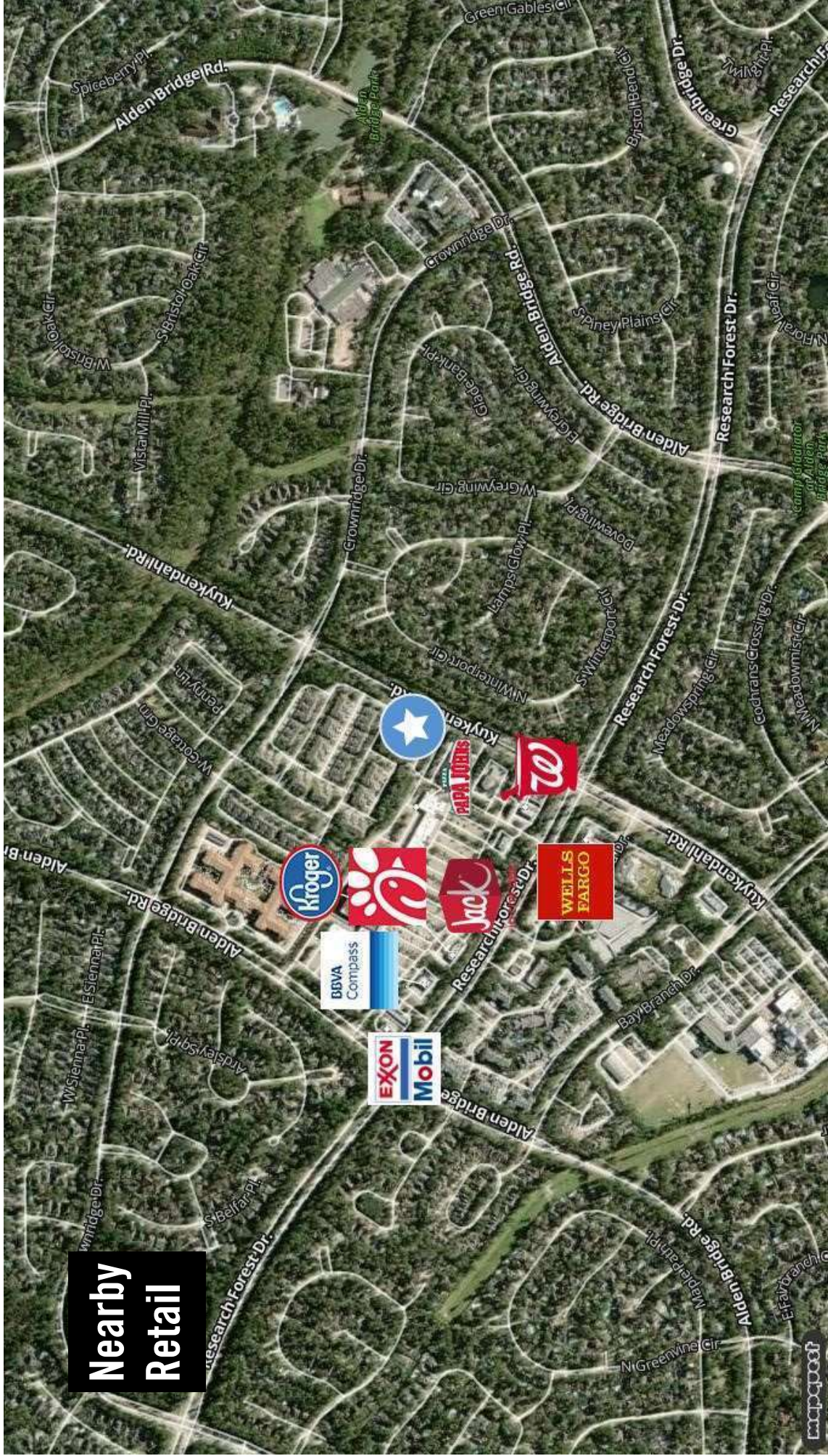
This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

# Alden Bridge Professional Plaza



RE/MAX The Woodlands & Spring

6620 Woodlands Parkway The Woodlands, TX 77382 | 281-367-7770



Ivan Arjona  
ivan@ivanarjona.com  
713-504-8260



MOODY'S  
ANALYTICS

Catylist

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor