



 **NewQuest**

**14350 SYLVANFIELD DRIVE**

14350 Sylvanfield Drive | Houston, Texas

Second-Generation Office Building Available  
for Sale or Lease in NW Houston

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**Thad Mai**

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# Project Highlights

- Fully built-out office for a former oil and gas tenant available for sale or lease
- 7,515-SF on 0.60 acres
- Neighboring offices: Maxwell's House of Abilities, Pearson Professionals Center, Luciana Thompson MD, Selleck Chemicals, Northchase Learning Center
- Ideal for medical and office users
- Twenty-four (24) office spaces | two (2) restrooms | two (2) conference rooms | one (1) storage closet

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**25%**  
POPULATION  
GROWTH  
WITHIN 1 MILE  
FROM 2020 TO 2024



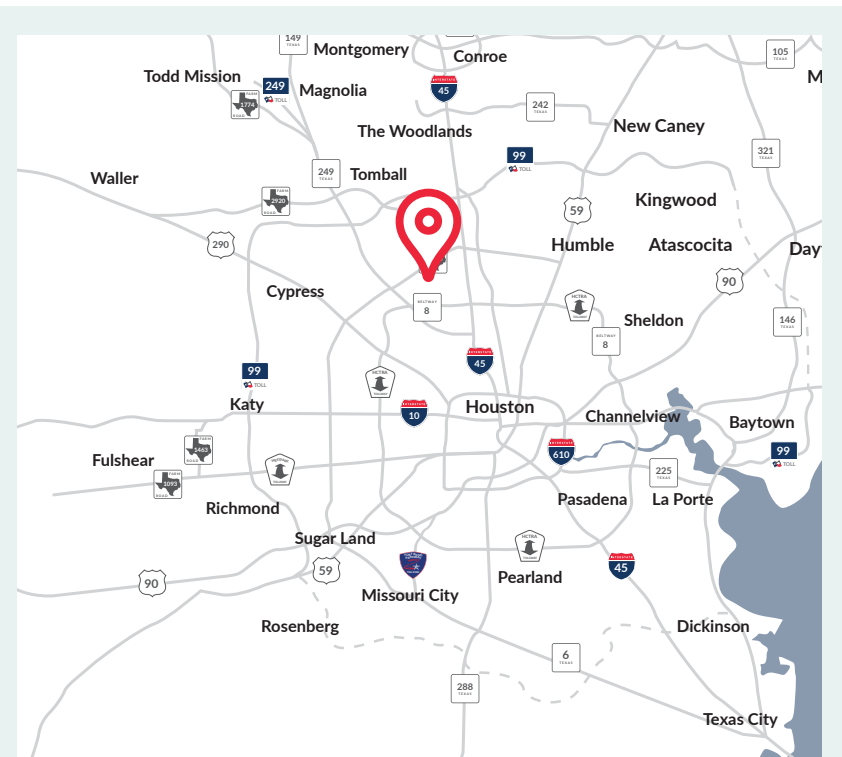
**\$108K**  
AVERAGE  
HOUSEHOLD  
INCOME  
WITHIN 3 MILES



**345K**  
CURRENT  
POPULATION  
WITHIN 5 MILES

2020 Census, 2024 Estimates with Delivery Statistics as of 10/24

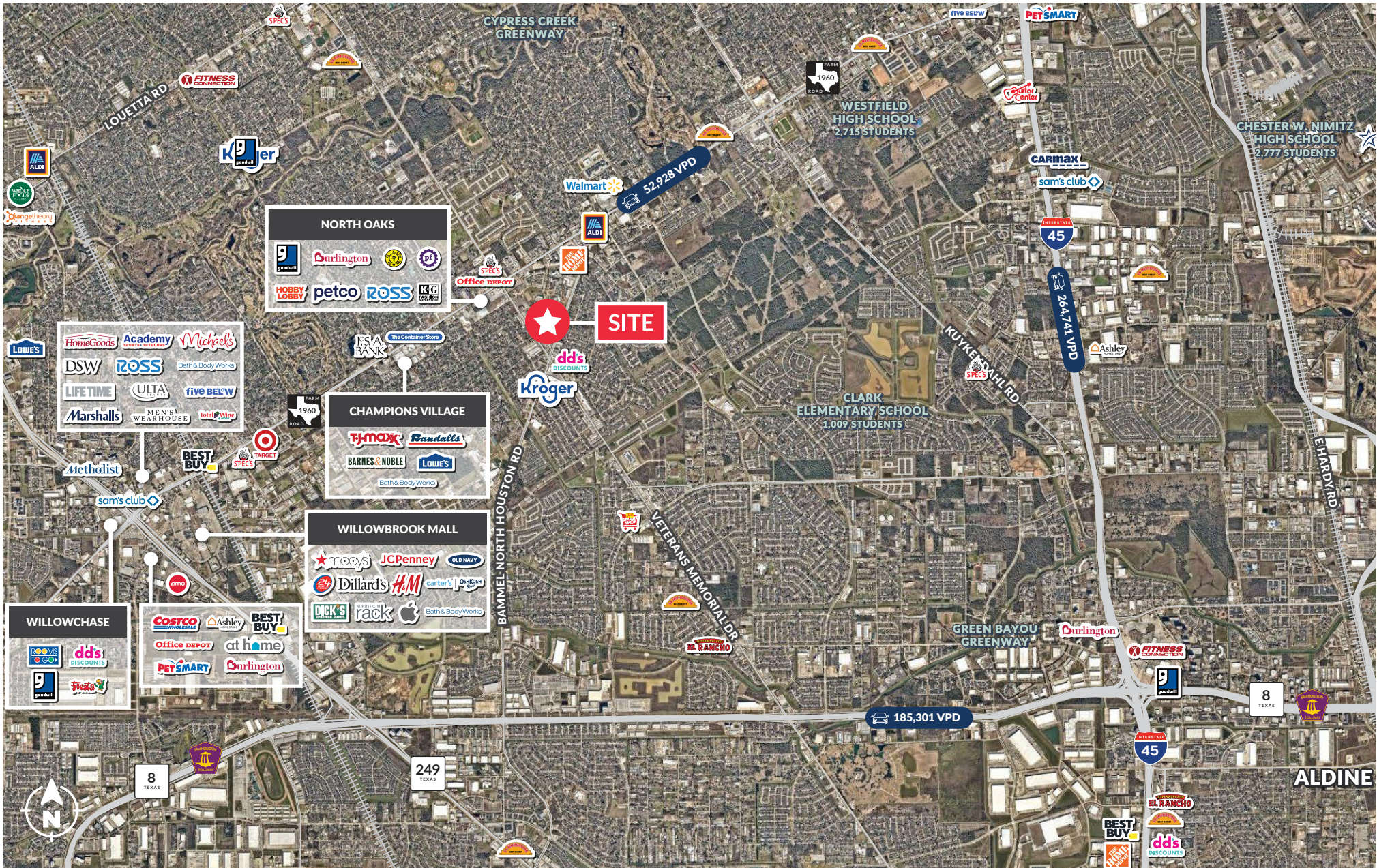
## MAJOR AREA RETAILERS



# Photos

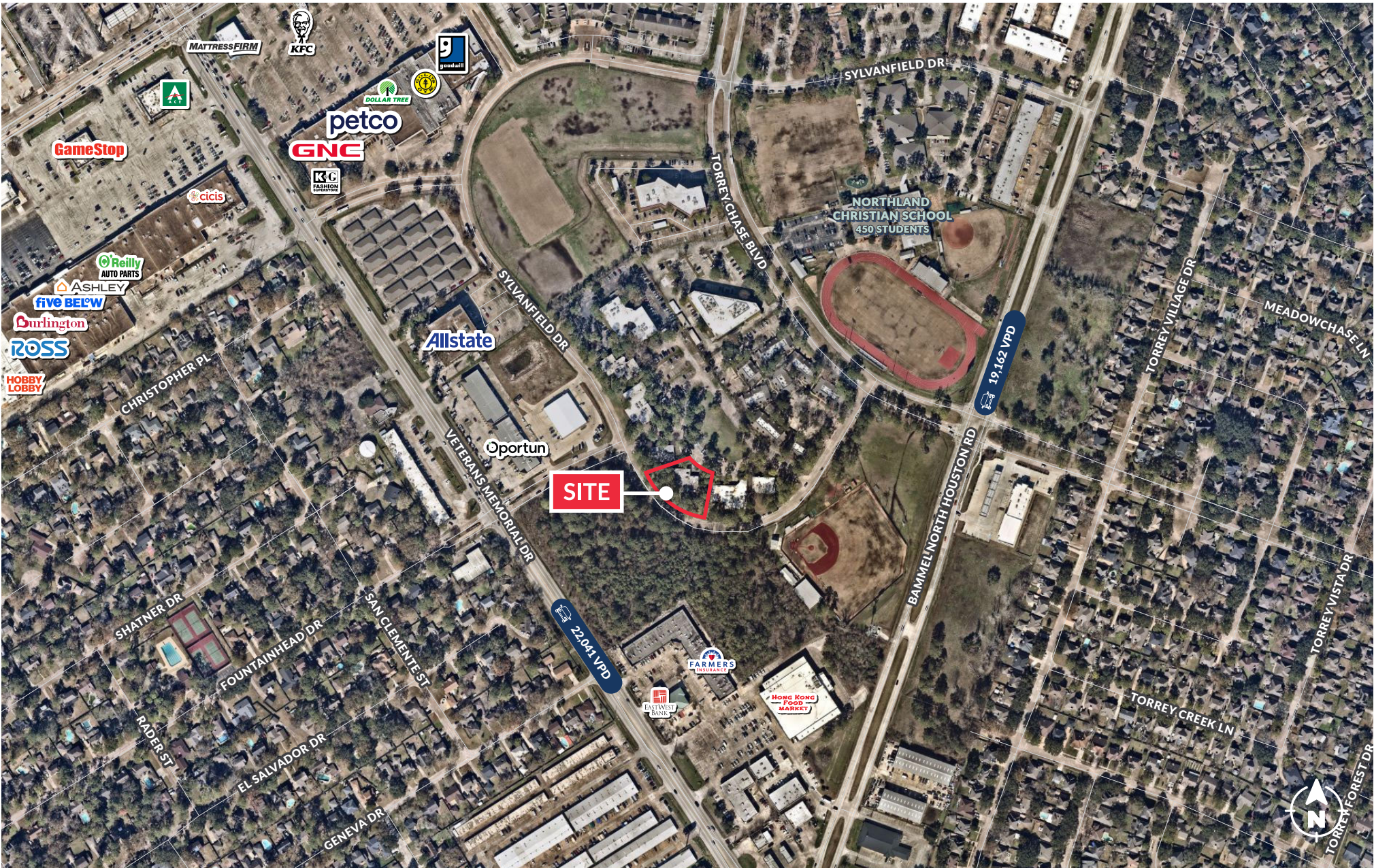






TxDot Traffic Counts as of 2024 02.25 | 10.24





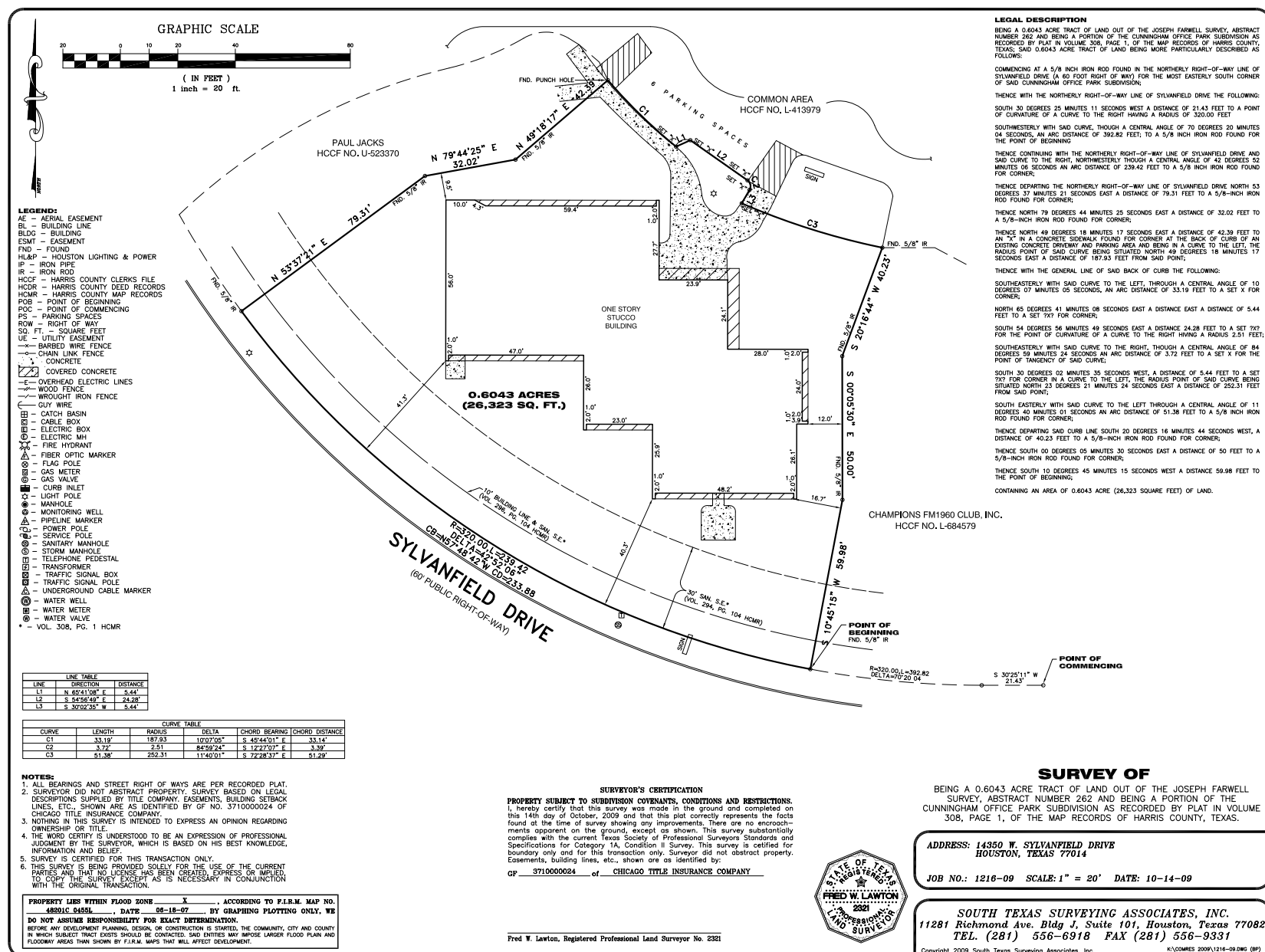
TxDot Traffic Counts as of 2024

02.25 | 10.24



# Floor Plan





# Demographics

## POPULATION

	1 MILE	3 MILES	5 MILES
Current Households	8,638	42,838	121,599
Current Population	24,053	122,671	345,428
2020 Census Population	19,181	113,642	318,661
Population Growth 2020 to 2024	25.40%	7.95%	8.40%
2024 Median Age	33.4	35.5	34.3

## RACE AND ETHNICITY

	1 MILE	3 MILES	5 MILES
White	24.00%	28.53%	30.56%
Black or African American	29.99%	29.43%	28.98%
Asian or Pacific Islander	11.44%	10.11%	9.08%
Other Races	33.16%	30.66%	30.27%
Hispanic	40.66%	38.75%	38.43%

## INCOME

	1 MILE	3 MILES	5 MILES
Average Household Income	\$88,314	\$108,397	\$101,302
Median Household Income	\$68,374	\$80,157	\$76,997
Per Capita Income	\$31,684	\$37,859	\$36,079

## CENSUS HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
1 Person Households	27.44%	25.22%	26.12%
2 Person Households	30.04%	28.85%	29.05%
3+ Person Households	42.52%	45.93%	44.83%
Owner-Occupied Housing Units	46.31%	59.11%	50.59%
Renter-Occupied Housing Units	53.69%	40.89%	49.41%

2020 Census, 2024 Estimates with Delivery Statistics as of 4/25



# 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.*

## 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.

<b>Home Asset, Inc., dba NewQuest</b>	<b>420076</b>	<b>-</b>	<b>281.477.4300</b>
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Designated Broker of Firm	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>281.477.4300</b>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
<b>John Nguyen</b>	<b>622480</b>	<b>jnguyen@newquest.com</b>	<b>281.477.4326</b>
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<b>Thad Mai</b>	<b>699810</b>	<b>tmai@newquest.com</b>	<b>281.640.7132</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



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