

FOR LEASE OR SALE

\$1.90 PSF/MO
\$1,250,000.00

+/- 5,070 SF BUILDING ON +/- 0.6 AC
12623 JONES ROAD, HOUSTON, TX 77070



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PROPERTY HIGHLIGHTS



Location

12623 Jones Road
Houston, TX 77070



Asking Price

Lease Rate: \$1.90 PSF (NNN)
Sale Price: \$1,250,000.00
Seller Financing Available



Size

+/- 5,070 SF on
+/- 0.6 Acres

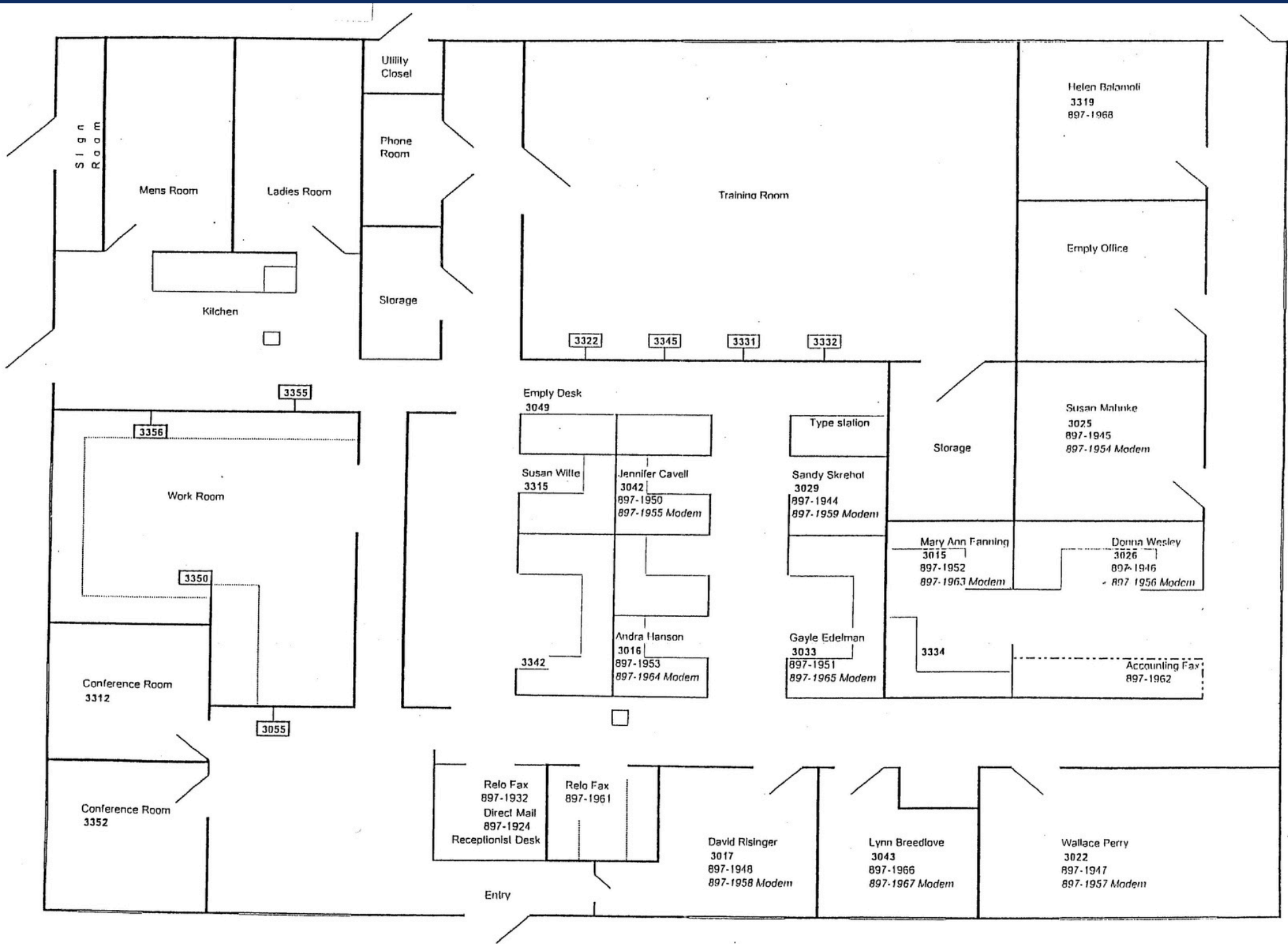
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- Professional office building for sale or lease in Northwest Houston.
- Outstanding location with excellent signage, visibility & 105 feet of frontage on Jones Road.
- Building features multiple private offices, large bullpen area, conference room, large lobby, reception area with granite counters & kitchen area with private restroom.
- Built in 1981 and remodeled in 2016
- Ample Parking on 11,000 SF paved area.
- In high density residential & commercial populated area with easy access to Hewlett Packard, Methodist Willowbrook, The Vintage & St. Luke's at The Vintage.
- Average traffic of over 37,900 vehicles per day on Jones Road & over 51,000 vehicles per day on FM 1960 / Cypress Creek Pkwy.
- Situated in Harris County & Cy-Fair ISD.



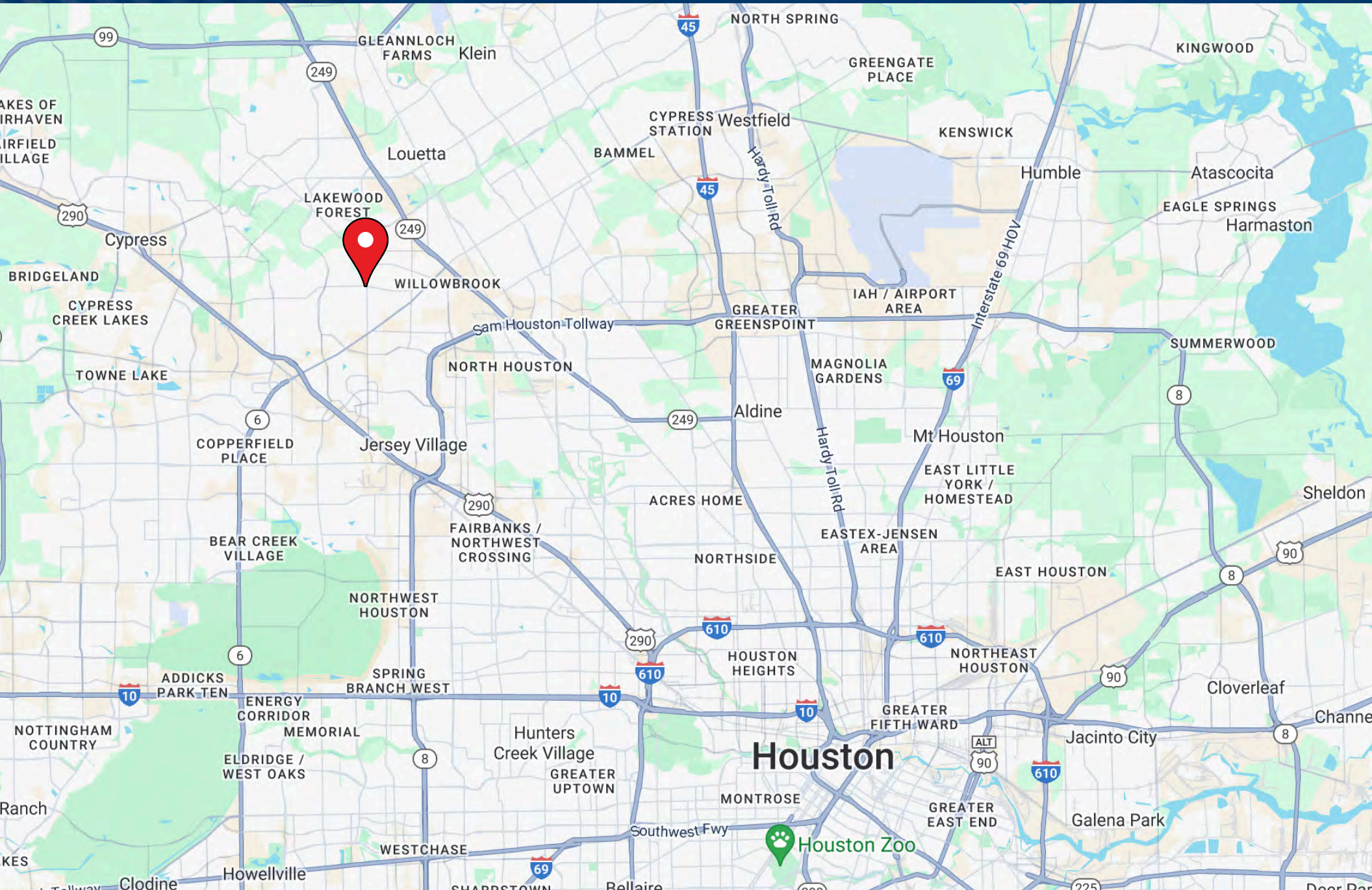




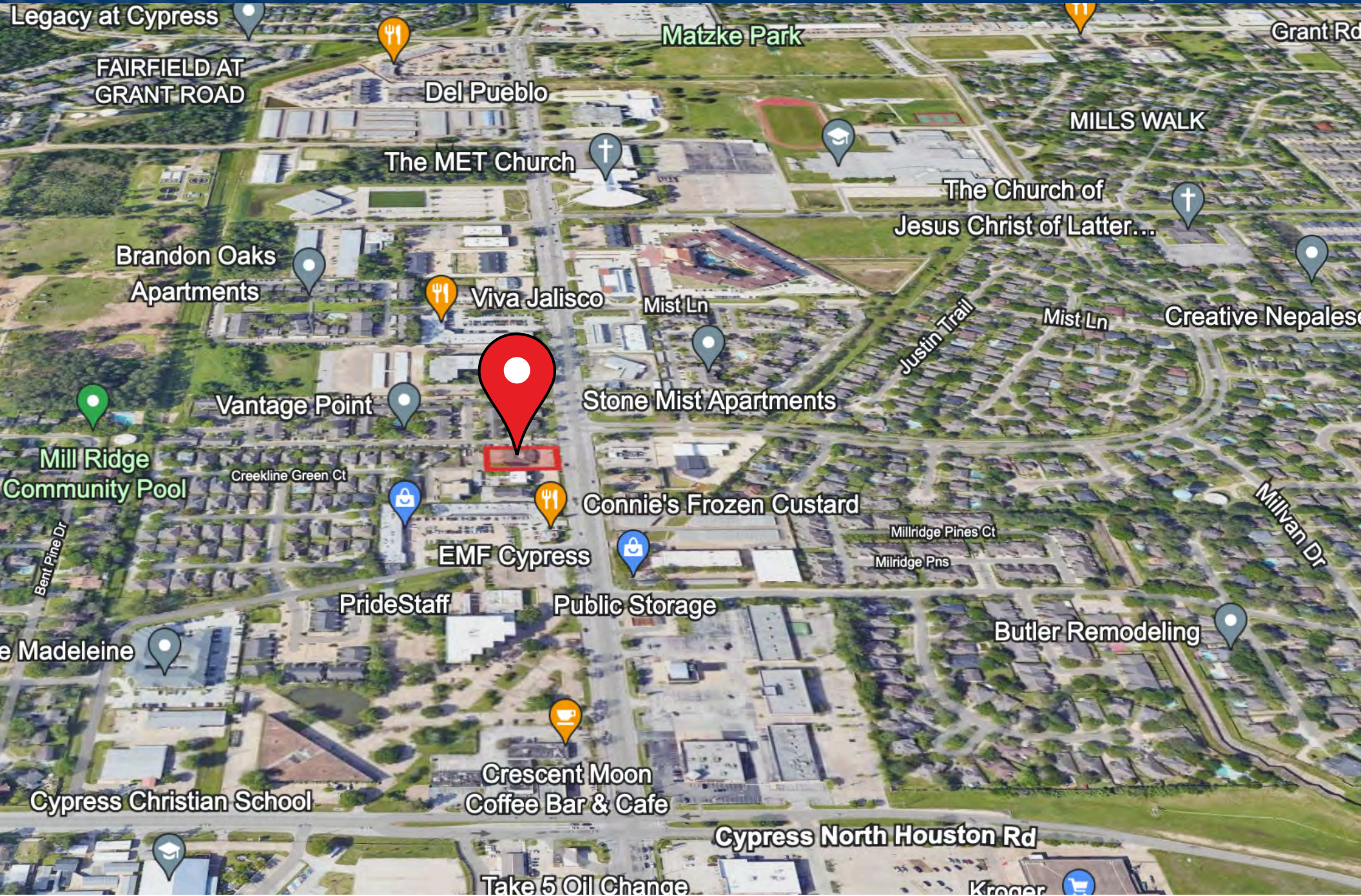




LOCATION MAP



MARKET AERIAL



DEMOGRAPHIC SUMMARY

12623 Jones Rd, Houston, Texas, 77070

Ring of 3 miles

KEY FACTS

109,793

Population



41,416

Households

36.9

Median Age

\$62,226

Median Disposable Income

EDUCATION

9.5%

No High School Diploma



37.1%

Bachelor's/Grad / Prof Degree



23.5%

High School Graduate



30.0%

Some College/ Associate's Degree



109,793

2023 Total Population (Esri)

INCOME



\$75,053

Median Household Income



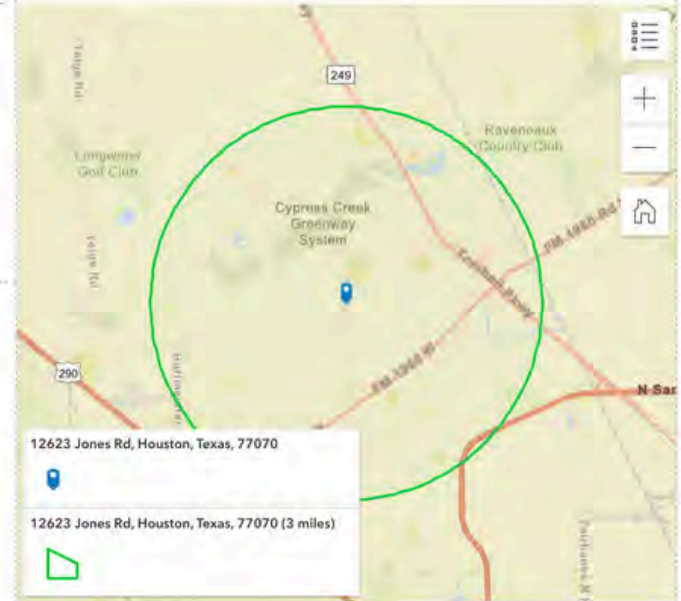
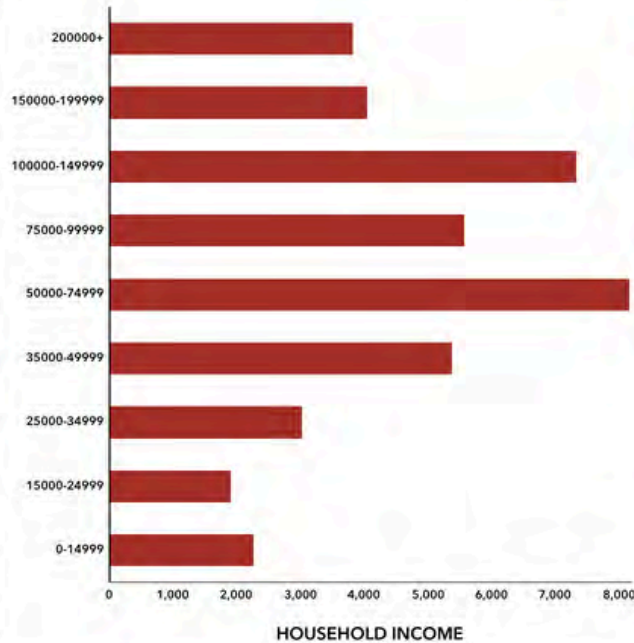
\$38,574

Per Capita Income



\$156,692

Median Net Worth



EMPLOYMENT

68.5%

White Collar

19.8%

Blue Collar

14.3%

Services

5.3%

Unemployment Rate

Source: This infographic contains data provided by Esri (2024, 2029). © 2024 Esri



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