

OFFICE CONDOMINIUM

203 Brand Lane, Stafford, TX 77477

Property Highlights:

- 1,250 SF office space
- New interior finishes
- Located in a deed restricted business park
- Great access to Hwy 90, Hwy 6 and Beltway 8



CONTACT BROKER FOR PRICING

AFSHEEN BHAMANI

Associate

C 832-213-9466

afsheen@centermarkrealestate.com

ERIC HUGHES

Partner

C 281-236-9553

eric@centermarkcre.com

6575 West Loop S. Ste 680

Bellaire, TX 77401

713 461 4750

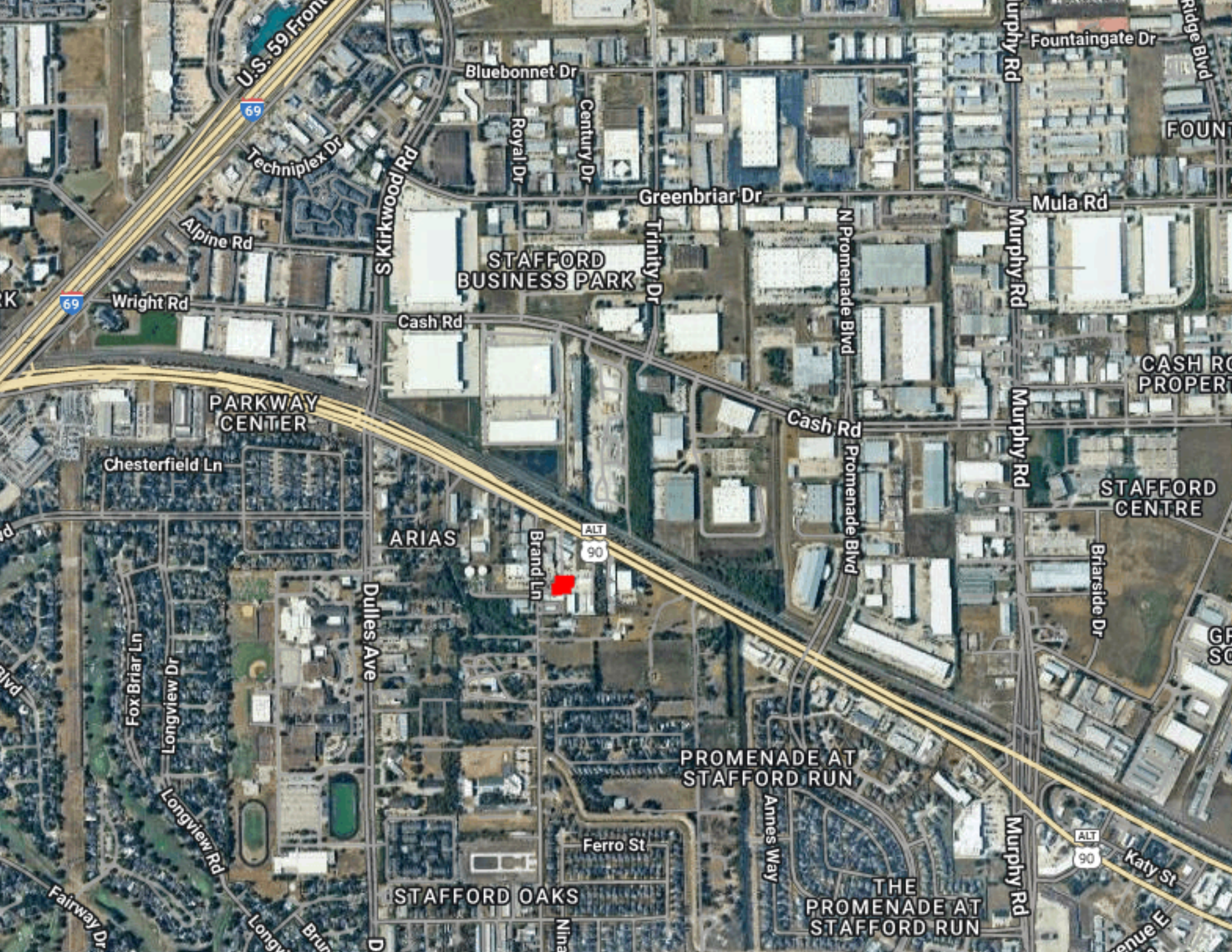
centermarkcre.com

All information contained herein is believed to be reliable. All information is subject to error, omissions, and prior withdrawal without notice.









U.S. 59 I-69

Bluebonnet Dr

STAFFORD BUSINESS PARK

PARKWAY CENTER

ARIAS

ALT 90

PROMENADE AT STAFFORD RUN

STAFFORD OAKS

THE PROMENADE AT STAFFORD RUN

Fountaingate Dr

Mula Rd

Murphy Rd

Murphy Rd

STAFFORD CENTRE

Briarside Dr

ALT 90

Katy St

Royal Dr

Century Dr

Greenbriar Dr

Trinity Dr

N Promenade Blvd

Cash Rd

Promenade Blvd

Wright Rd

Alpine Rd

Chesterfield Ln

Fox Briar Ln

Longview Dr

Longview Rd

Fairway Dr

Longview Dr

Brunn Dr

Dulles Ave

Ferro St

Nina Dr

Annes Way

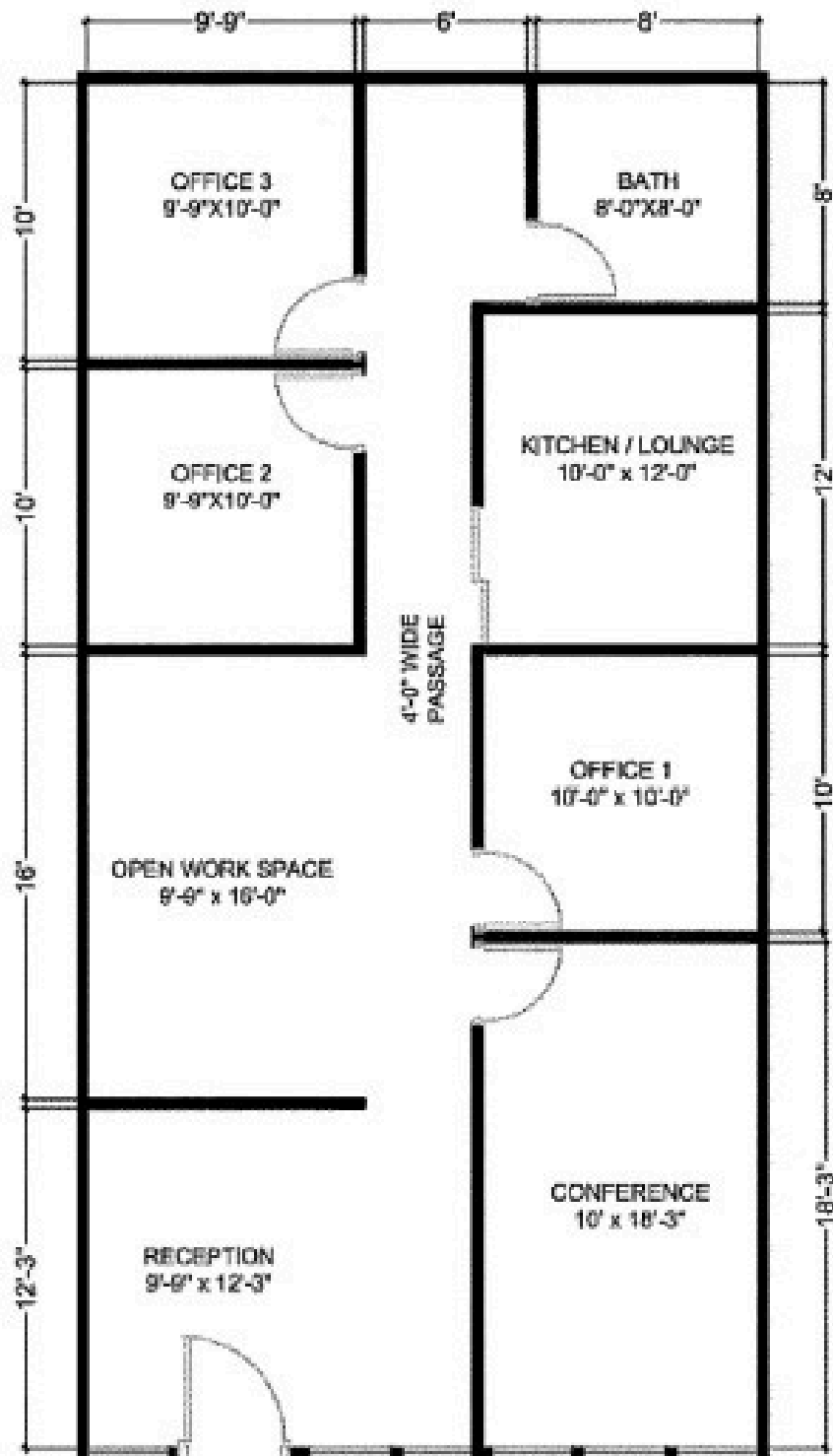
Murphy Rd

Venue E

FOUN

CASH RO
PROPERT

GR
SC

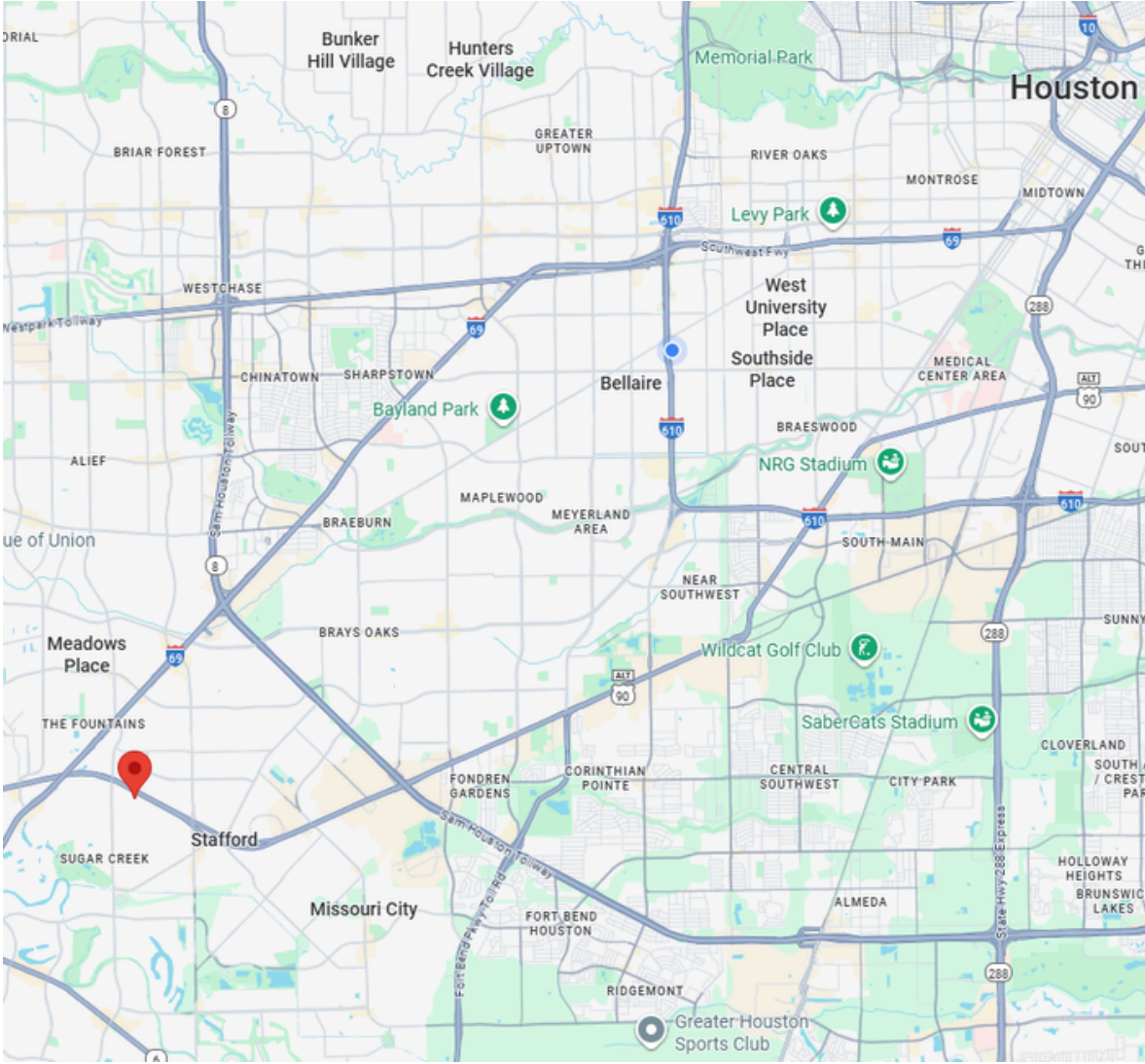


FLOOR PLAN

Demographics:

	2 Miles	3 Miles	5 Miles
2025 Population:	43,931	124,916	449,780
2030 Proj. Population:	45,088	128,566	462,149

Average Household Income	\$90,248
--------------------------	----------



All information contained herein is believed to be reliable. All information is subject to error, omissions, and prior withdrawal without notice.



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Centermark CRE, LLC	605733		(713) 461-4750
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Eric Hughes	676422	eric@centermarkrealestate.com	(713) 461-4750 x 2
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Afsheen Bhamani	0820183	afsheen@centermarkrealestate.com	(713) 461-4750 x 6
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date