

# FOR LEASE

\$32.00 PSF + NNN

**12234 QUEENSTON BLVD. STE 100 & 200,  
HOUSTON, TX 77095**

**±1,355 SF & ±1,560 PRIME FRONT-FACING RETAIL**



**PAIGE COOPER**

Associate

Paige@TexasCRES.com

(713) 805-7353

**TYLER TORRES**

Principal

Tyler@TexasCRES.com

(281) 898-0895



# PROPERTY HIGHLIGHTS



## Location

12234 Queenston Blvd.  
Ste 100 & 200  
Houston, TX 77095



## Asking Price

\$32.00 PSF + NNN



## Size

±1,355 SF & ±1,560 SF

## Contact Us

### PAIGE COOPER

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- **Two prime front-facing retail suites available**, offering ±1,300 SF and ±1,560 SF along Queenston Blvd

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- **Located within Queenston Business Park**, a well-maintained multi-tenant center serving the Northwest Houston trade area

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- **Professional retail and service-oriented setting** surrounded by complementary neighborhood businesses, creating a polished environment for customer-facing users

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- **Suite 100 features an efficient ±1,355 SF buildout** with reception/open retail space, private office, restroom, and a functional layout for boutique retail, wellness, office, or service users

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- **Suite 200 offers a larger ±1,560 SF layout** with open showroom/service area, private office/support space, restroom, and adaptable interior configuration

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- **Convenient access from Barker Cypress Rd, US-290, and the Grand Parkway (SH-99)**

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- **Surrounded by dense, established residential communities**, including Stone Gate, Canyon Lakes, Cypress Creek Lakes, Blackhorse Ranch, Bridgeland, and Towne Lake

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- **Ideal for neighborhood retail, beauty, wellness, medical, boutique fitness, professional office, or service-oriented users** seeking visibility in a growing Northwest Houston submarket

# PROPERTY PHOTOS (STE 100)



# PROPERTY PHOTOS (STE 100)



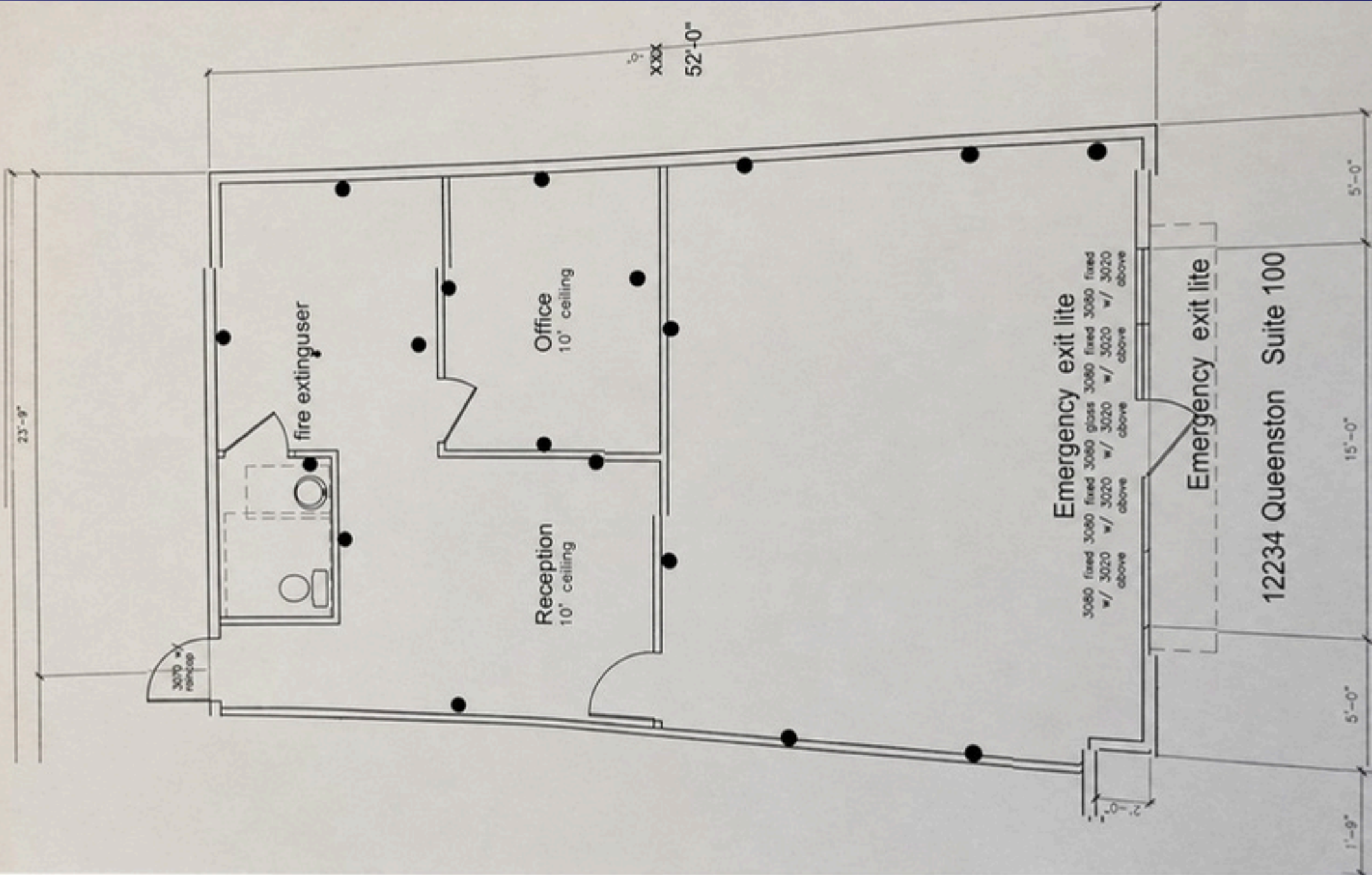
# PROPERTY PHOTOS (STE 200)



# EXTERIOR PROPERTY PHOTOS

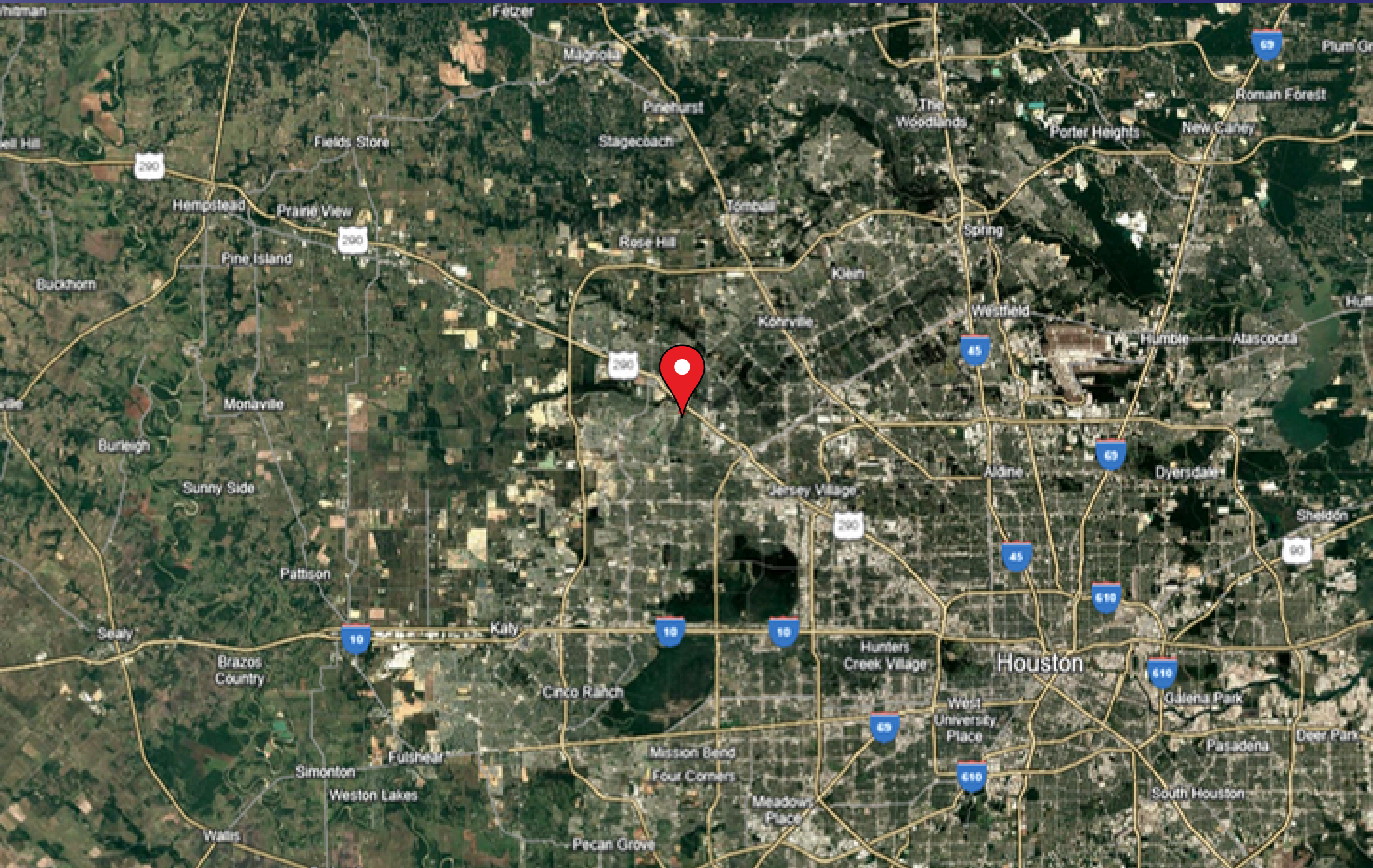


# SUITE 100 FLOORPLAN (1,300 SF)

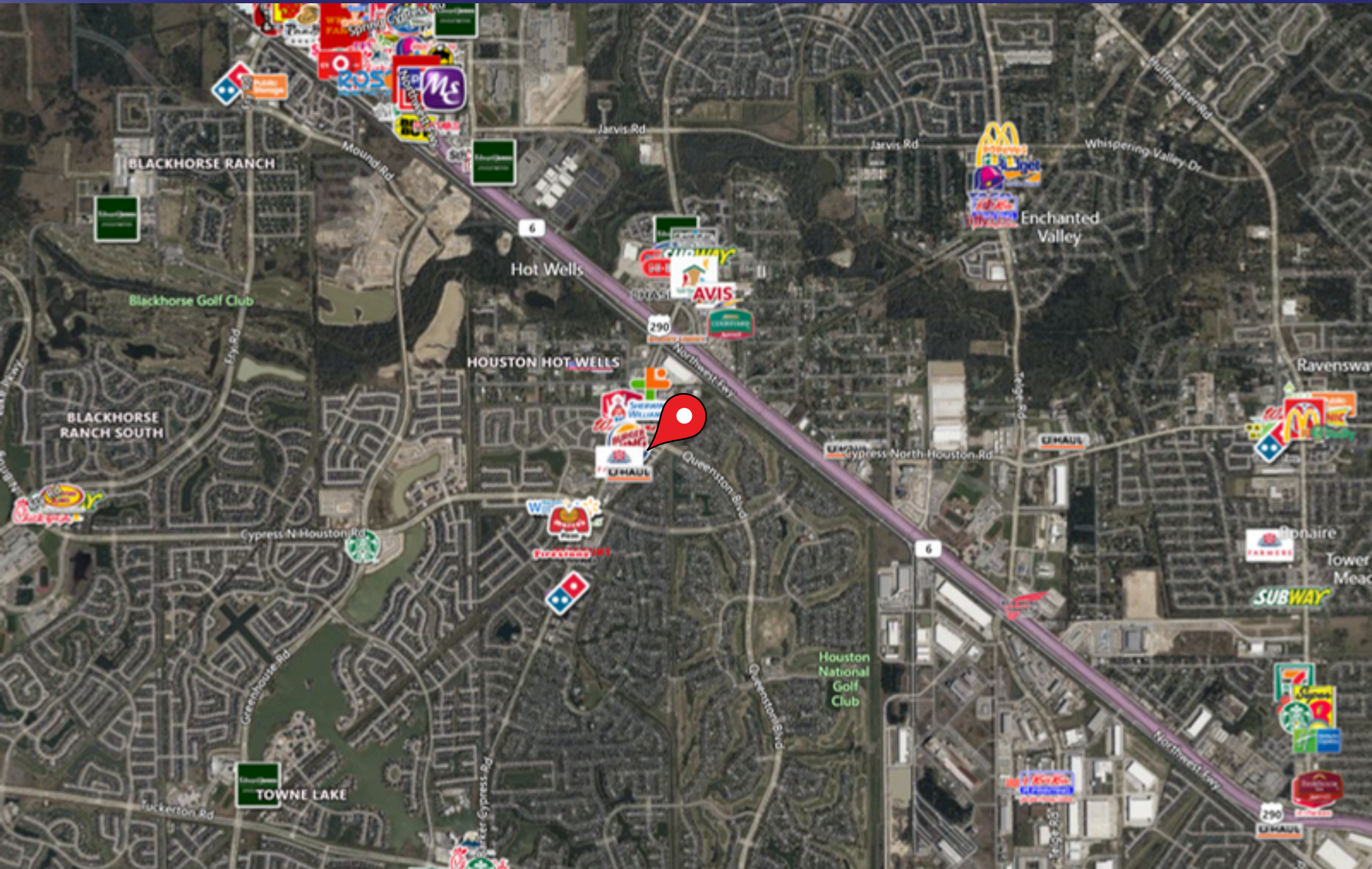




# LOCATION MAP



# MARKET AERIAL



# DEMOGRAPHICS



## DEMOGRAPHIC SUMMARY

12234 Queenston Blvd, Houston, Texas, 77095

Ring of 5 miles

### KEY FACTS

**275,934**

Population



**93,175**

Households

**36.8**

Median Age

**\$99,194**

Median Disposable Income

### EDUCATION

**5.7%**

No High School Diploma



**18.2%**

High School Graduate

**26.4%**

Some College/  
Associate's Degree

**49.6%**

Bachelor's/Grad  
/ Prof Degree

**275,934**

2023 Total  
Population (Esri)

### INCOME



**\$117,363**

Median Household  
Income



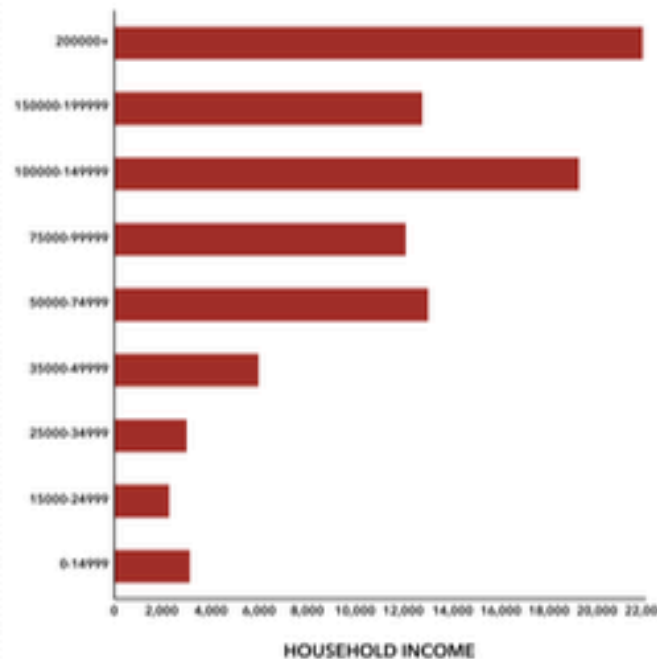
**\$51,225**

Per Capita Income



**\$479,493**

Median Net Worth



### EMPLOYMENT



White Collar

**75.0%**



Blue Collar

**16.0%**



Services

**10.7%**

**3.7%**

Unemployment  
Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2025 Esri

Full demographic package available upon request.



## 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:
  - 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 Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Joel C. English</b>	<b>465800</b>	<b>joel@texasgres.com</b>	<b>(713)473-7200</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Joel C. English</b>	<b>465800</b>	<b>joel@texasgres.com</b>	<b>(713)473-7200</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Paige Cooper</b>	<b>835184</b>	<b>paige@texasgres.com</b>	<b>(713)805-7353</b>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

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IABS 1-1

TXR 2501

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