



16131 N. ELDRIDGE PKWY

16131 North Eldridge Parkway Tomball TX 77377



**9,600 SF
AVAILABLE
SUITE 200
2ND FLOOR**

**FOR
LEASE**

AVAILABLE SPACE

1st Floor Retail – up to 9,600 SF
2nd Floor Office – up to 9,600 SF
1st Floor Endcap with Drive Thru capability

RATE

Call for Pricing

* Estimate provided by Landlord
and subject to change.

Dani Allison

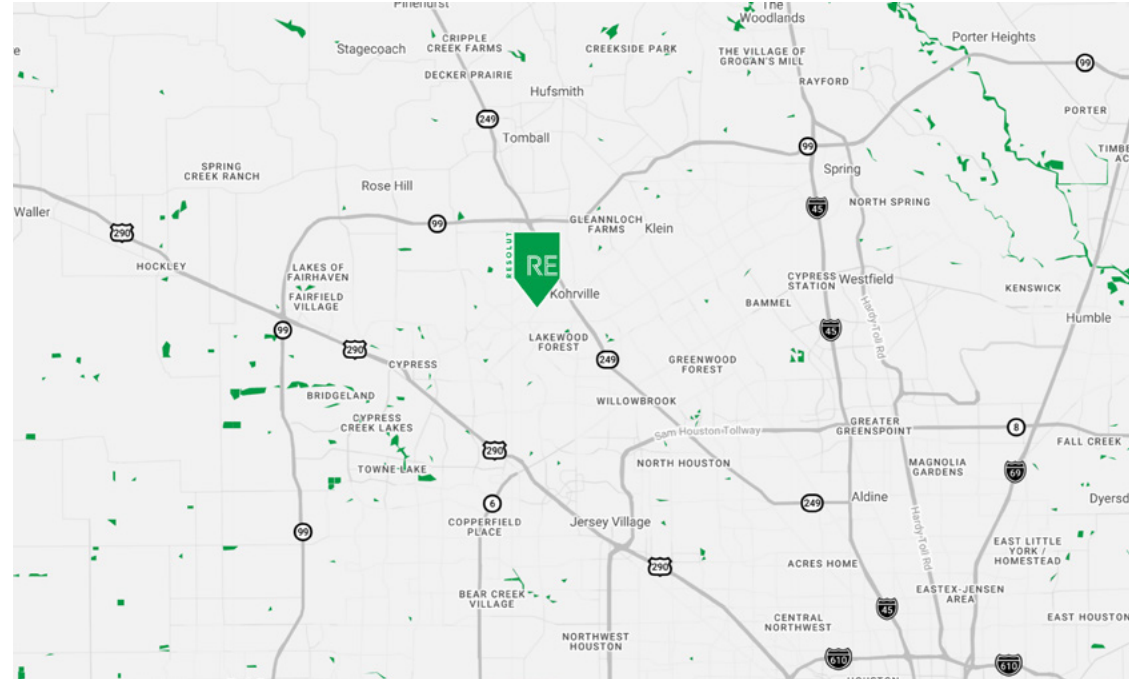
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Prime Office & Retail Opportunity in Tomball

Discover 16131 N. Eldridge Parkway, a 22,000 SF office and retail center under new ownership, offering exceptional flexibility for a variety of tenants. This professionally reimagined property features brand new finishes throughout, with sophisticated office space showcasing modern solid glass walls that create an open, collaborative atmosphere flooded with natural light. The welcoming foyer provides dedicated seating areas for both tenants and clients, setting a modern and professional tone from the moment visitors arrive. Ideally suited for office and medical users on the 2nd floor, this center combines contemporary design with functional versatility in one of Tomball's most accessible commercial corridors along N. Eldridge Parkway. With its fresh aesthetic and thoughtful amenities, this property presents an outstanding opportunity for businesses seeking a polished, professional environment.



AREA TRAFFIC GENERATORS



Dani Allison

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DEMOGRAPHIC SNAPSHOT 2025



98,114
POPULATION
3-MILE RADIUS



\$148,207.00
AVG HH INCOME
3-MILE RADIUS



58,156
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS

N. Eldridge Parkway: 11,762 VPD
Guernsey Road: 2,365 VPD
(Placer AI 2024)

DINING & GROCERIES

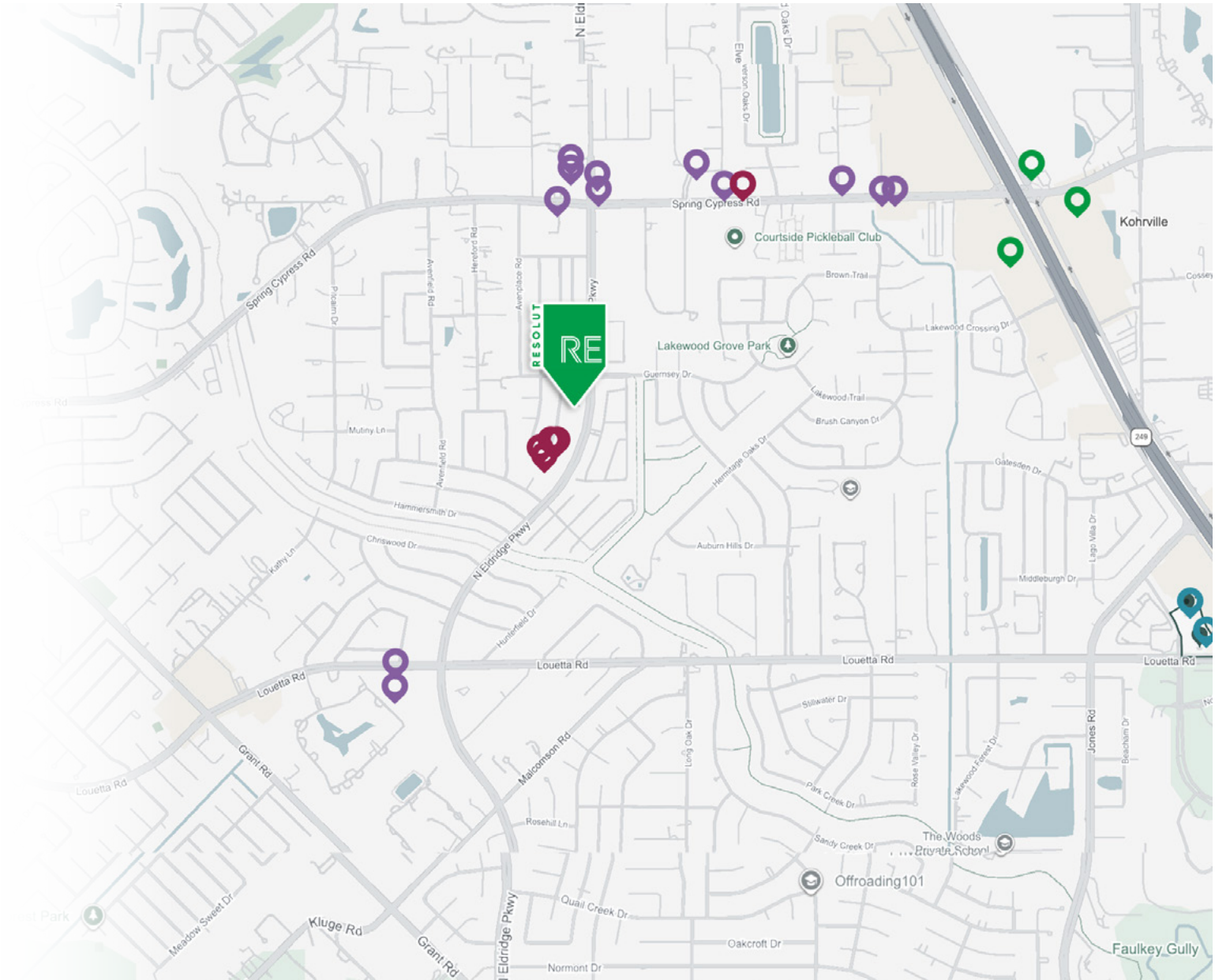
- 2 Guys 1 Pit BBQ
- Little Comombia Restaurant and bakery
- Subway
- Dumpling Dumpling & Noodle
- Orleans Courte
- Sierra Madre Taco Co.
- Wendy's
- Los 3 Ranchitos
- Sizzle & Brew Breakfast & Lunch
- Pho X Trang's (Koi Boba)
- Omm Ali
- Taqueria Y Pupusas Griss 2
- Taqueria y Pupusas Griss 2
- Louisiana Famous Fried Chicken & Seafood

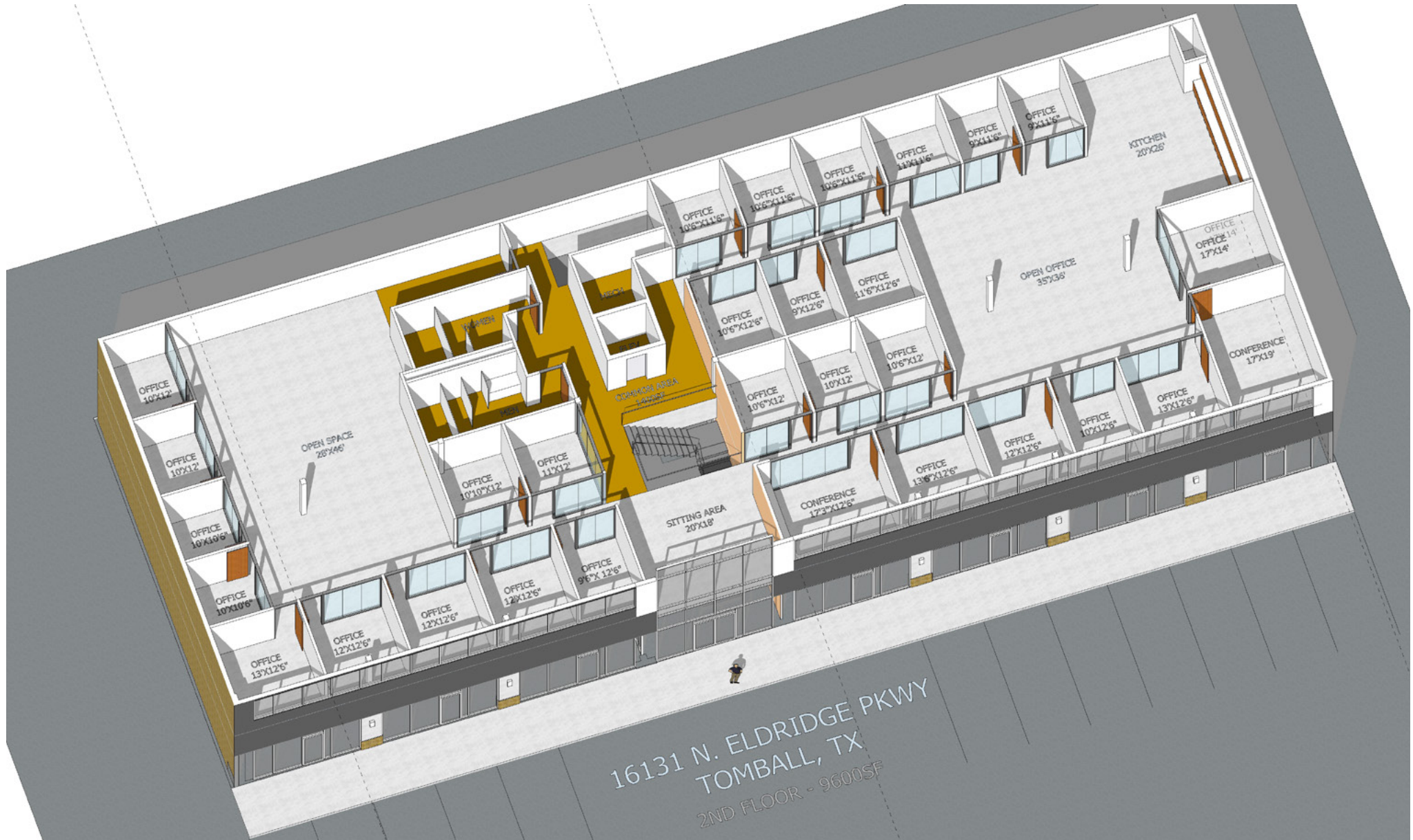
HOTELS

- TownePlace Suites by Marriott
- Courtyard by Marriott Houston
- Comfort Suites Houston NW

OFFICE SUPPLIES & SHIPPING CENTERS

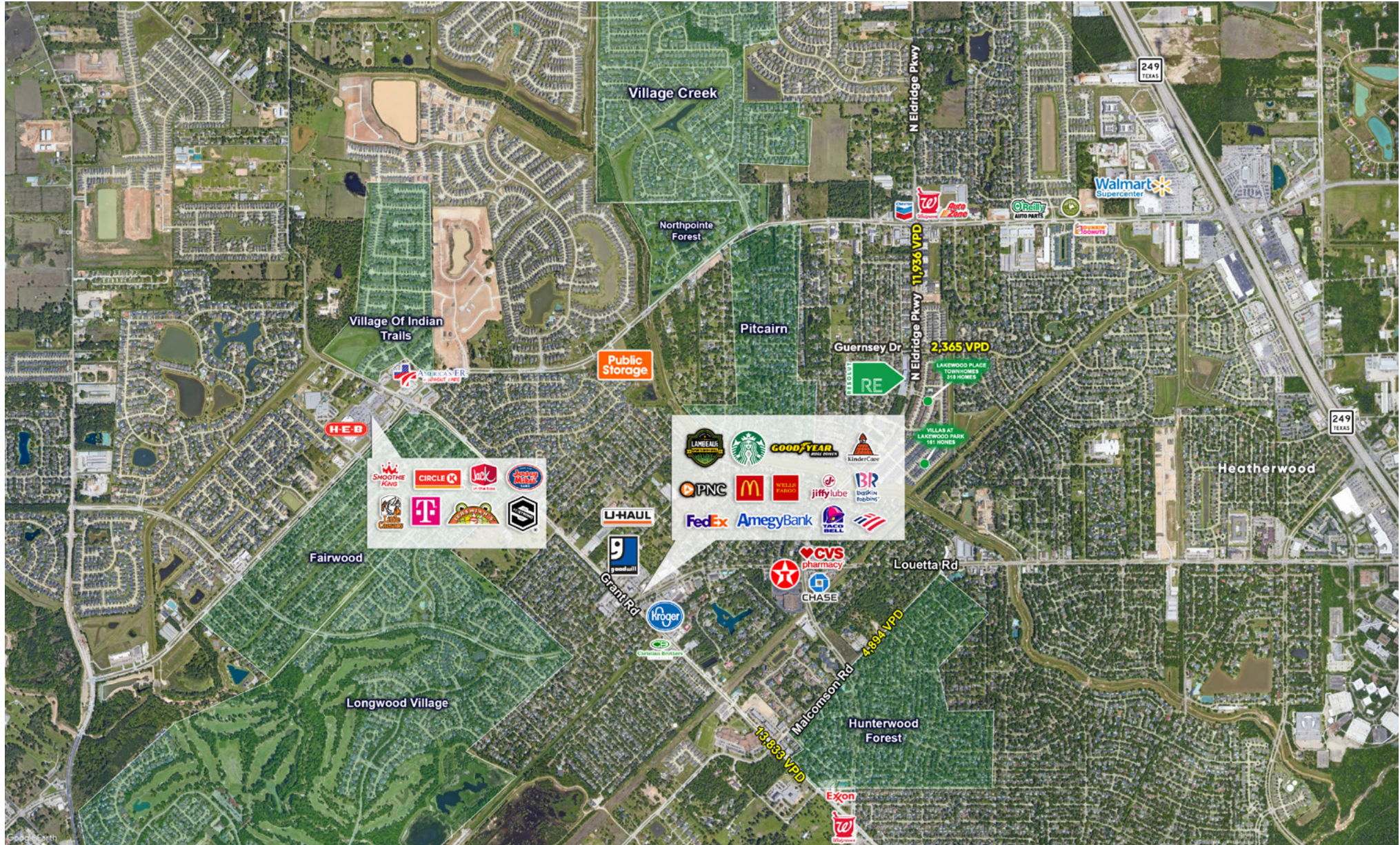
- FedEx
- UPS
- UPS Authorized Shipping Outlet













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:
 - 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.

Reliance Retail LLC OR Texas RS LLC dba "RESOLUT RE"	603091 OR 9003193	leads@resolutre.com	512-474-5557
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
David J. Simmonds OR Gavin Fite	459263 OR 438039	leads@resolutre.com	512-474-5557
Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent / Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov