

FOR LEASE

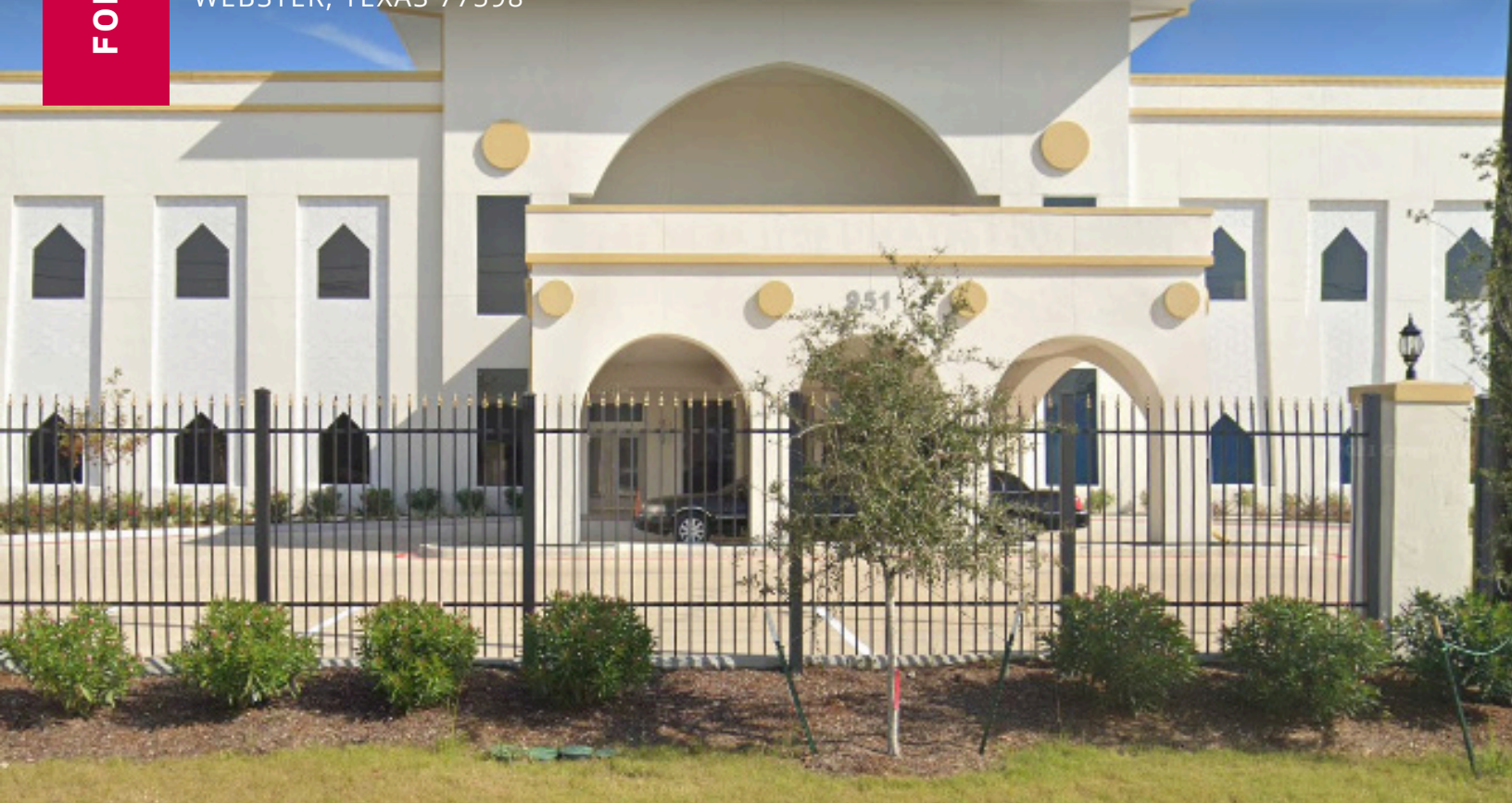
# ±20,000 SF TOTAL OF CLASS A OFFICE/SPECIALTY SPACE

951 TRISTAR DRIVE  
WEBSTER, TEXAS 77598



**AMBER JAMSHED**

The Only Realtor You Will Ever Want!



**GLA**  
±20,000 SF



**SITE**  
2.70  
AC



**YEAR BUILT**  
2018



**RENTAL RATE**  
CALL FOR PRICING

## BUILDING FEATURES

- This newly built office / multi-cultural building has beautiful granite lobby with grand chandelier
- The property is located less than a mile from I-45 and Hwy 3 and 2.5 from Beltway 8.
- Second floor shell space available for tenant to construct their own layout of the space.
- Abundance of parking spaces available
- The building offers a large open balcony from the second floor
- Central access to Clear Lake, Pasadena, downtown Houston and Hobby Airport

## AVAILABILITY

- Suite 200: Approximately 2,500 to 20,000 SF

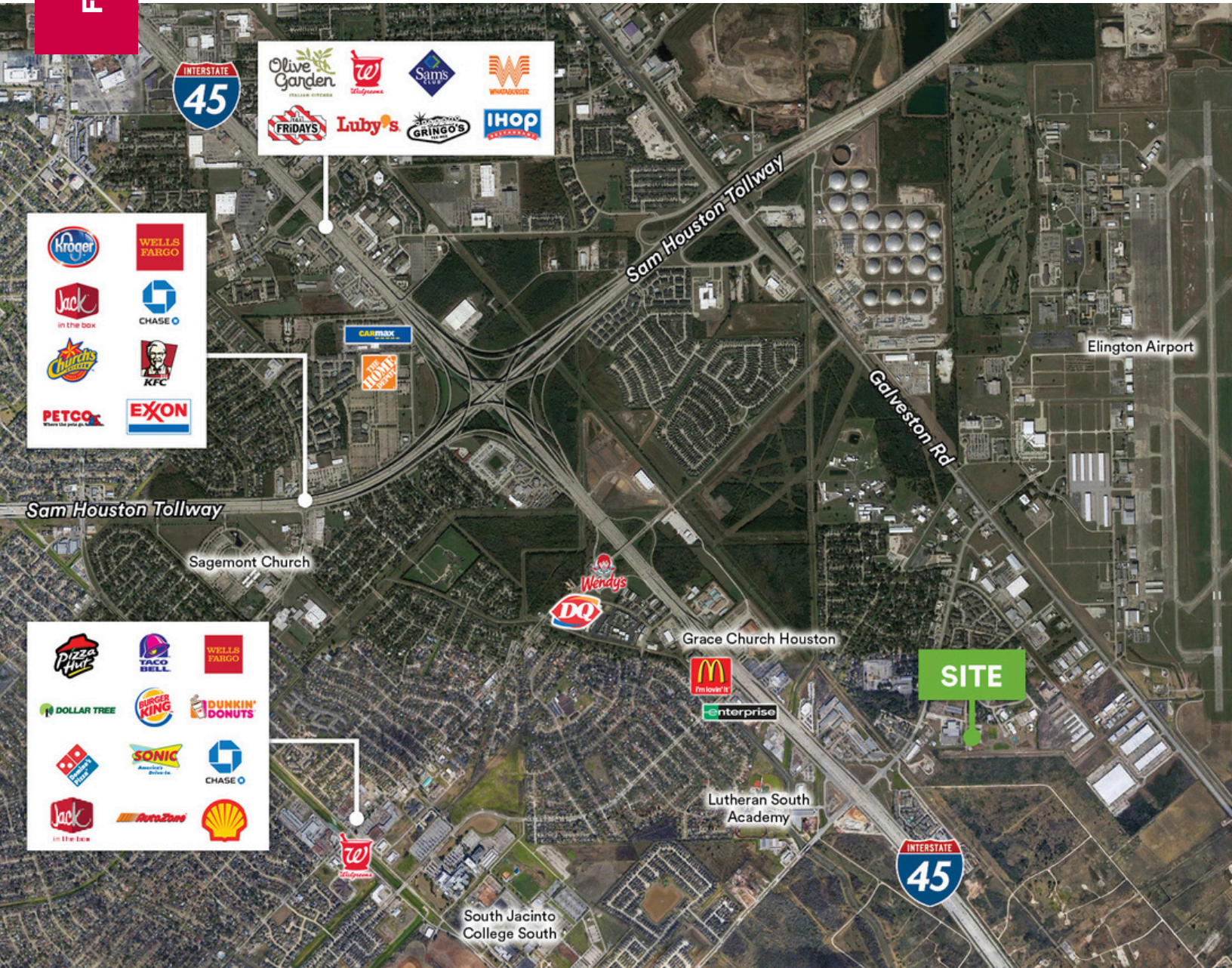




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## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2021 Total Population 2026	4,017	59,058	241,789
Total Population 2021-2026	4,152	59,650	245,308
Annual Growth Rate 2021	3.36%	1.00%	1.46%
Households 2026 Households	1,641	21,187	86,284
2021 Medium Home Value 2021	1,689	21,343	87,389
Average Household Income 2021	\$181,68	\$187,07	\$192,265
Total Consumer Spending 2026	2	3	\$92,594
Total Consumer Spending	\$38,676,000	\$673,875,000	\$2,785,978,000
	\$43,910,744	\$741,203,270	\$3,082,392,135

1,338 VPD  
Tristar Drive

216,574  
Employees



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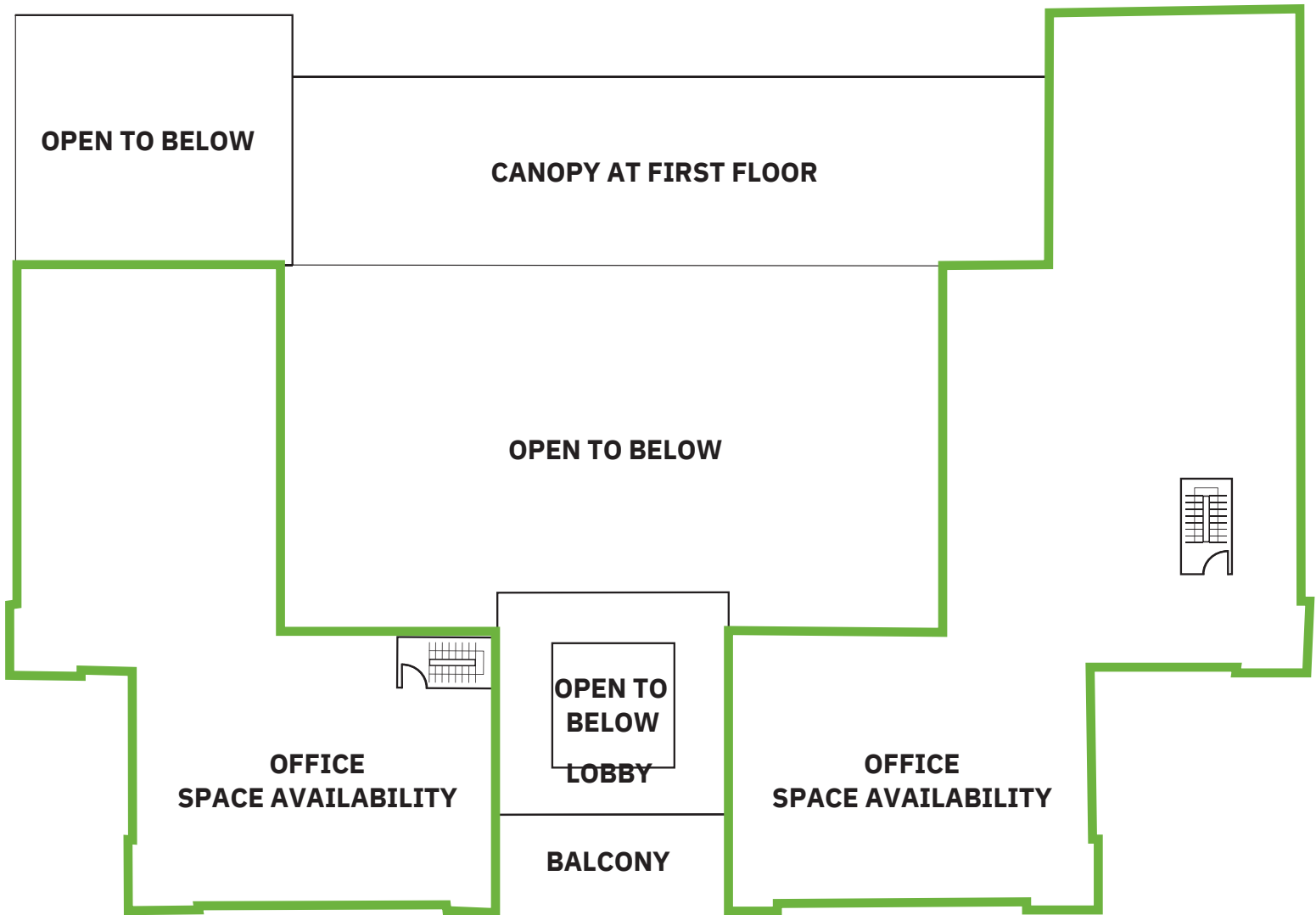
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**2ND FLOOR FLOOR PLAN**





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WEBSTER, TEXAS 77598



## INFORMATION ABOUT BROKERAGE SERVICES

Authentisign ID: B0375B91-F379-EF11-9C35-0022482707BF

11-2-2015



### 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.

**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.

**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.

Walzel Properties Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9004621 License No.	shelly@walzelproperties.com Email	832-674-4960 Phone
Walzel Properties Designated Broker of Firm	9004621 License No.	shelly@walzelproperties.com Email	832-674-4960 Phone
Shelly Walzel Licensed Supervisor of Sales Agent/ Associate	469868 License No.	shelly@walzelproperties.com Email	832-674-4960 Phone
Amber Jamshed Sales Agent/Associate's Name	754876 License No.	amber@ajsellstexas.com Email	281-771-8356 Phone
		09/23/24	
Buyer/Tenant/Seller/Landlord Initials		Date	