

713.473.7200 JOEL@TEXASCRES.COM

281.898.0895 TYLER@TEXASCRES.COM

# **PROPERTY HIGHLIGHTS**





## **Location**

12623 Jones Road Houston, TX 77070



### <u> Asking Price</u>

Lease Rate: \$1.90 PSF (NNN) Call Broker for Sale Price Seller Financing Available



### <u>Size</u>

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

### **Contact:**

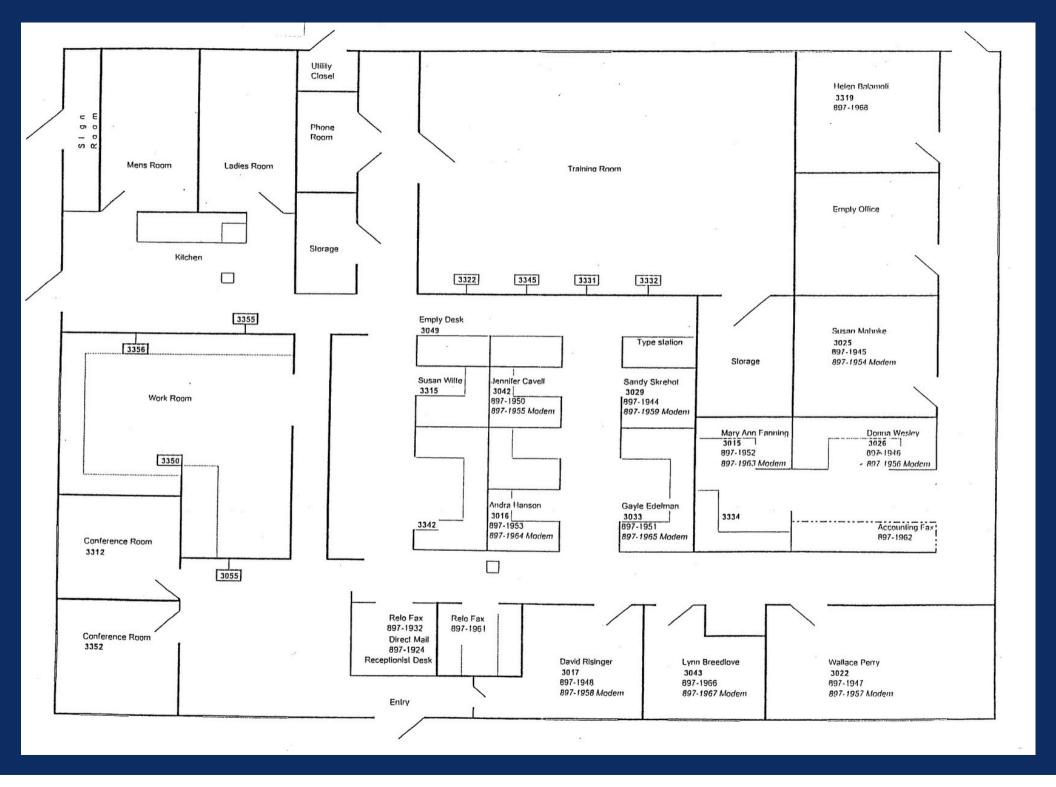
JOEL C. ENGLISH
MANAGING BROKER /PRINCIPAL
713.473.7200
JOEL@TEXASCRES.COM

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PRINCIPAL
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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.



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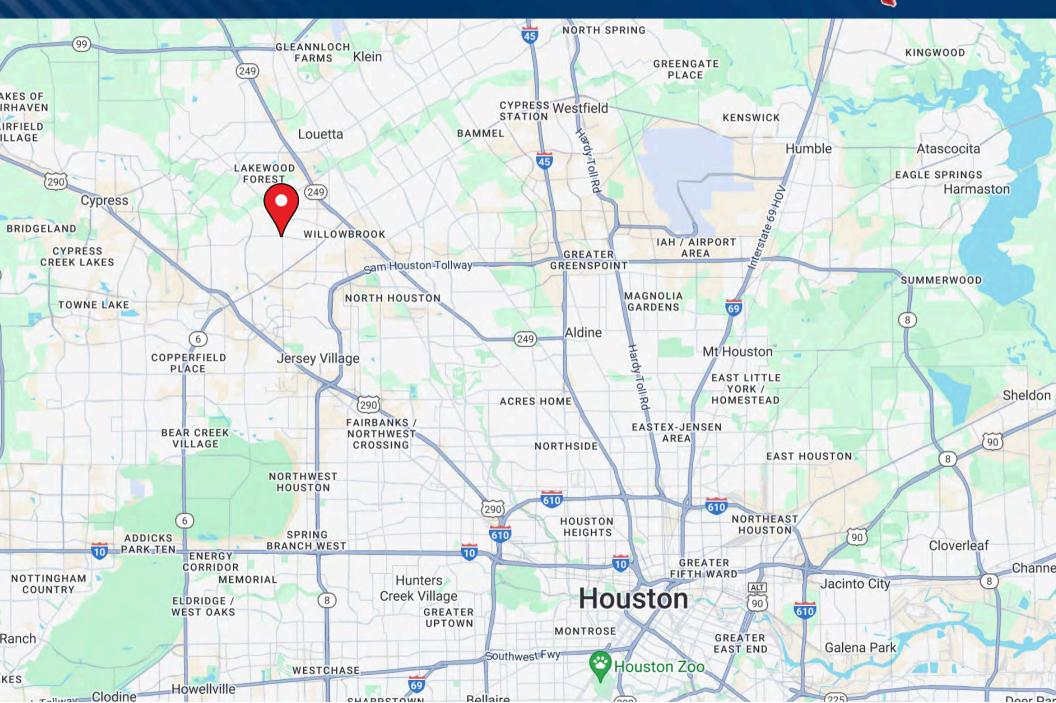
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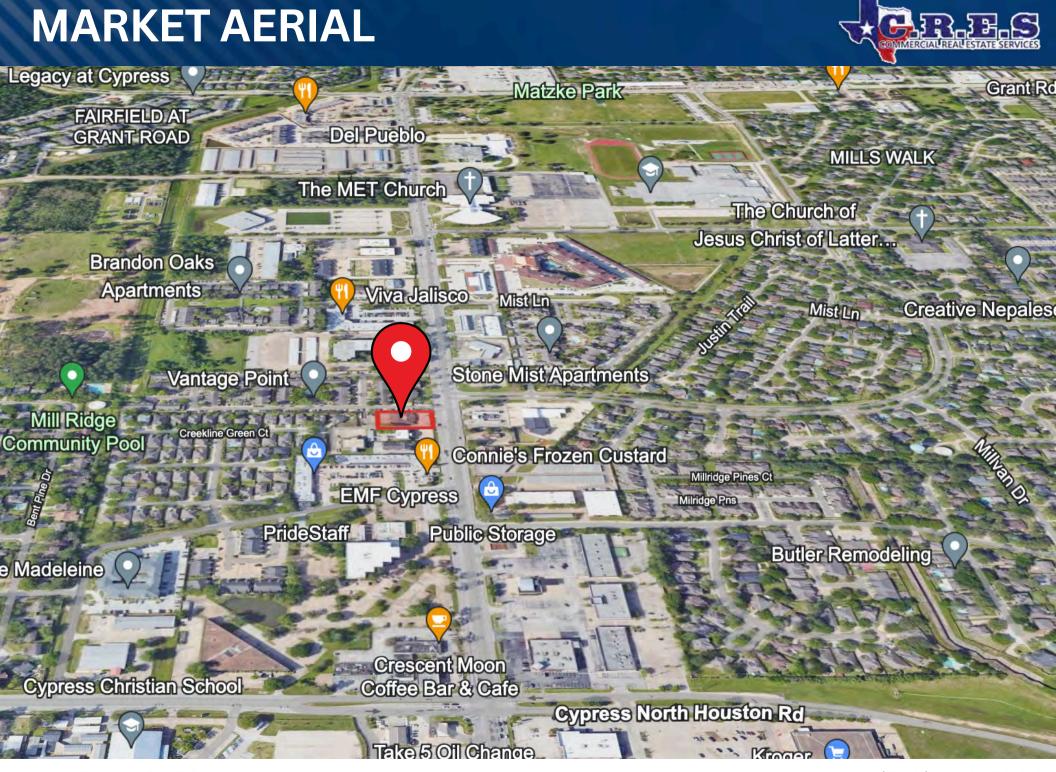


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## **LOCATION MAP**





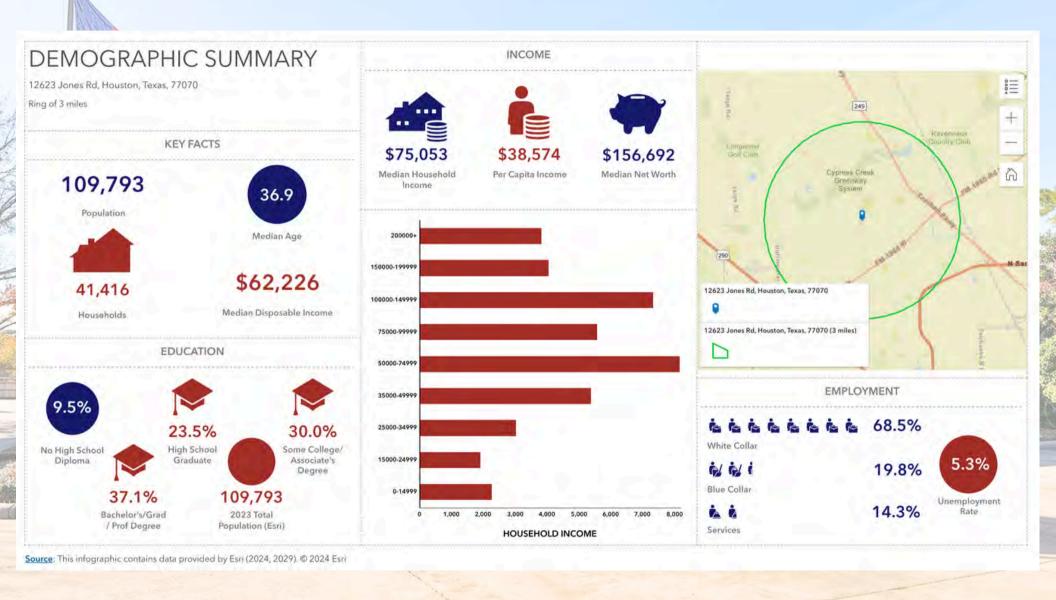


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## **DEMOGRAPHICS**





## TREC - IABS







### 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 trokerage activities, including acts performed by sales agents aponsored 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
- . Treet all parties to a rest 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 sall or properly management agreement. An owner's agent must perform the broker's minimum duties above and must inform the cover of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagant by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: This broken 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 of transaction known by the agent, including information disclosed to the agent by the seller or

AS AGENT FOR EOTH - 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 bruker's obligations as an intermediary. A broker who acts as an intermediary:

- · Must went all parties to the transaction impartially and fairly;
- May, will the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buy sr/) 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, disclass:
  - that the owner will accept a price less than the written asking price;
- that the buyer/seriar 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 subspirif carl 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 risting is being provided for information purposes, it does not create an obligation to you to use the broken's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Texas CRES, ILC Upansed Brown Broker Fren Name or Persary Assumed Business Name	9004590 Lissense No.	joelHtesascres.com	(713) 473-7200 Phone
Joel C. English Designated Broker of Firm	465900 License No.	joel@texasdres.com	(713) 473-7200 Phane
Joel C. Emplish Licensed Supervisor of Saint Agent Associate	Licerese No.	joel@texascres.com Emm8	(713) 473-7290 Phone
Tyler Torres Sales Agent Adsociate's Name	567430 License No.	tyler@texascres.com Email	(281) 898-0895 Phone
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