

# FOR SALE

## ***LOUETTA BUSINESS PARK***

**3700 LOUETTA RD, SPRING, TX 77388**  
**±6,250 SF BLDG (CAN BE DIVIDED)**

**\$290/SF**

**Pre-Development Price**



**JOEL ENGLISH**

President/Managing Broker

Joel@TexasCRES.com

(713) 473-7200

**PAIGE COOPER**

Associate

Paige@TexasCRES.com

(713) 805-7353

# PROPERTY HIGHLIGHTS



## Location

3700 Louetta Rd.  
Spring, TX 77388



## Asking Price

\$290/SF



## Size

±6,250 SF

## Contact Us

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### PAIGE COOPER

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- ±6,250 SF commercial building (divisible) available For Sale at a prime Louetta Road location in Spring, TX
- Flexible layout with the ability to divide into multiple office condo configurations – see floor plans for options
- Concept includes ±1,875 SF office condominiums, allowing owners to occupy ±1,250 SF and lease ±625 SF for built-in income potential
- Designed as a build-to-suit office condominium & flex business complex
- Owners may select from standard floor plans or fully customize their space to match operational needs and branding
- Ideal for professional services, medical, creative, or flex office users
- Shared amenities, including a common conference room, enhancing functionality and professionalism
- Located on highly traveled Louetta Rd, offering strong visibility and convenient access for clients and employees
- Surrounded by established residential neighborhoods and commercial development in a high-demand Spring submarket

# FLOOR PLAN



**Suite A**  
1,562 SF

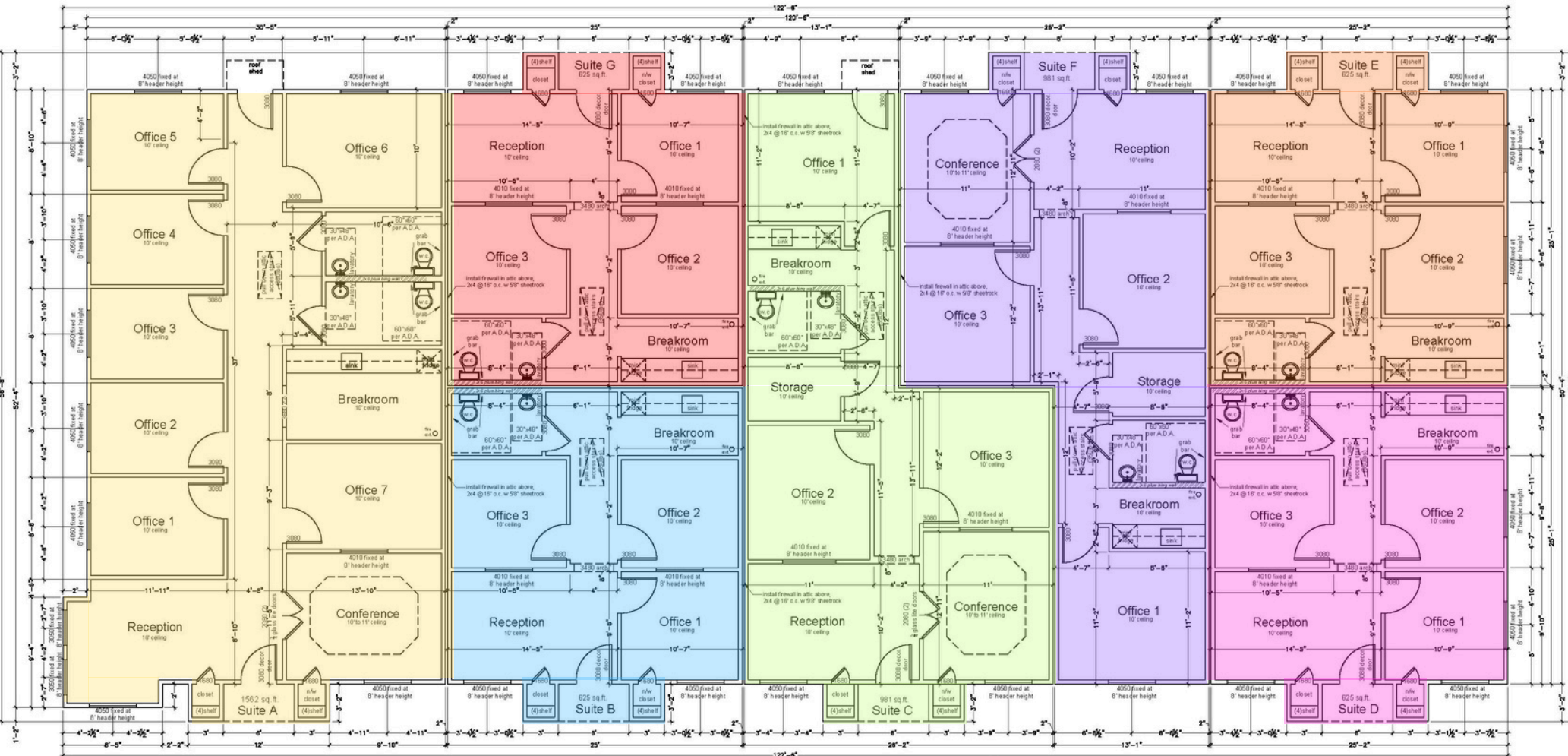
**Suite G**  
625 SF

**Suite B**  
625 SF

**Suite C**  
981 SF

**Suite F**  
981 SF

**Suite E**  
625 SF



## FLOOR PLAN

SCALE: 1/8" = 1'-0"

Floor Plans - Unless Noted Otherwise

First Floor (nominal heights) 10'-0" ceiling height, 8'-0" window header heights, 8'-0" interior door heights (1-3/8" thick hollow core), 8'-0" exterior door heights (1-3/4" solid core).

All height designations shall be measured from main finished floor.

Weatherstrips at all exterior doors.

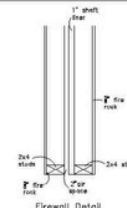
All angles shown in plan shall be divisible by 45.

Leave 6" from the wall to all interior door openings and/or case openings, unless noted otherwise. Some cases, leave 4" from the wall to interior door openings and/or case openings.

Restroom plumbing wall to be 2-1/2".

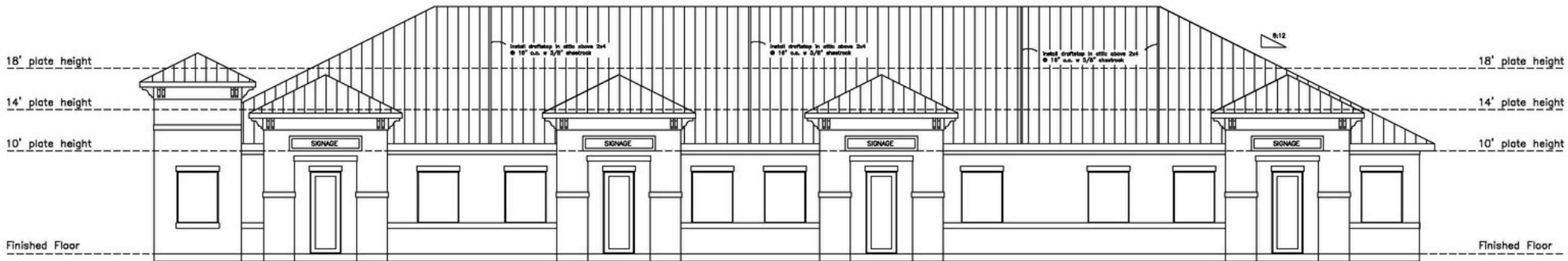
If an engineer's seal is present upon these drawings, the engineer of record shall be fully responsible for all engineering matters relating to the foundation, superstructure, or stairs.

— 1/2" indicates water line supply.

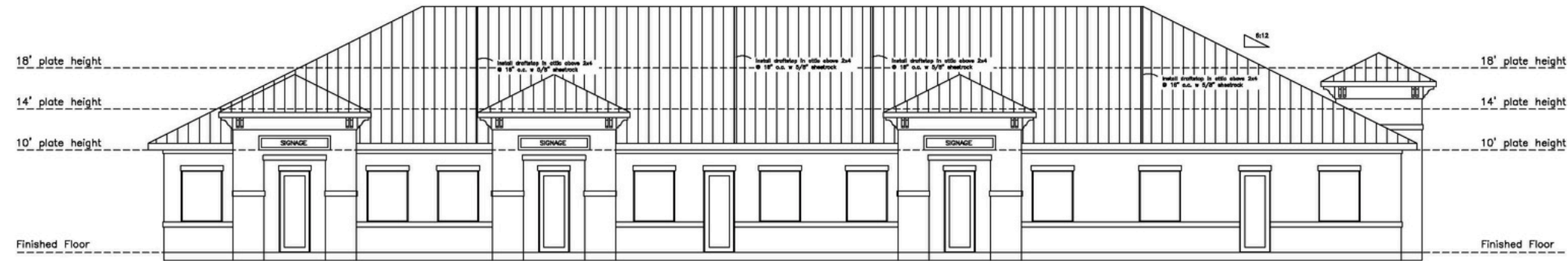


**Suite D**  
625 SF

# ELEVATION 1



Front Elevation



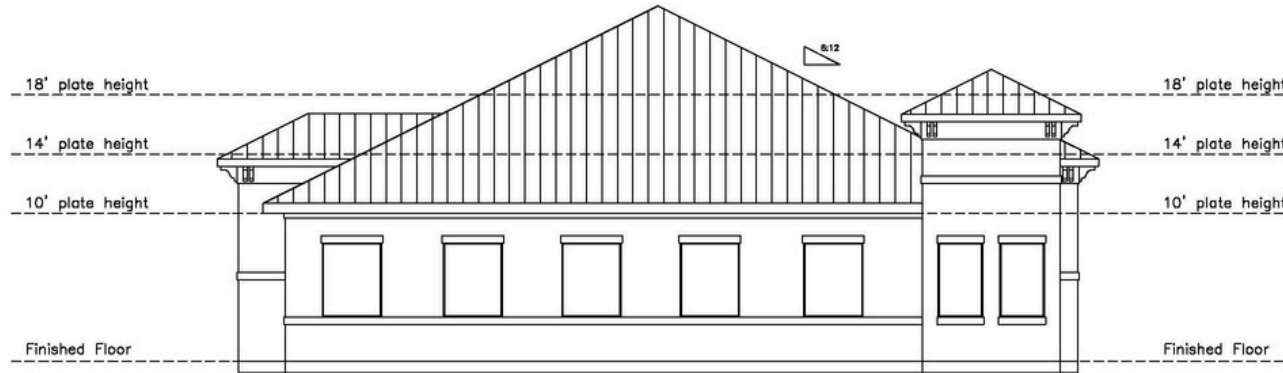
Rear Elevation

FRONT ELEVATION & REAR ELEVATION

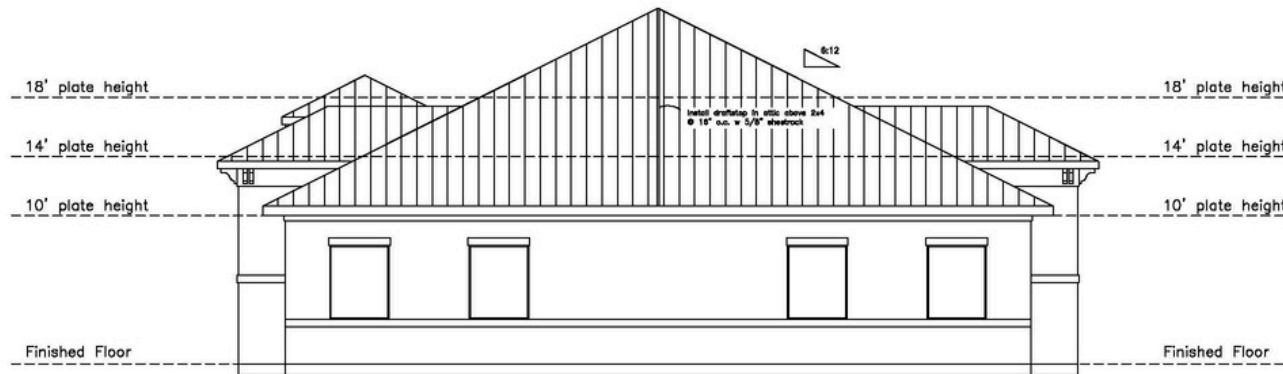
SCALE: NTS

Preliminary rendering; subject to change.

# ELEVATION 2



Left Elevation



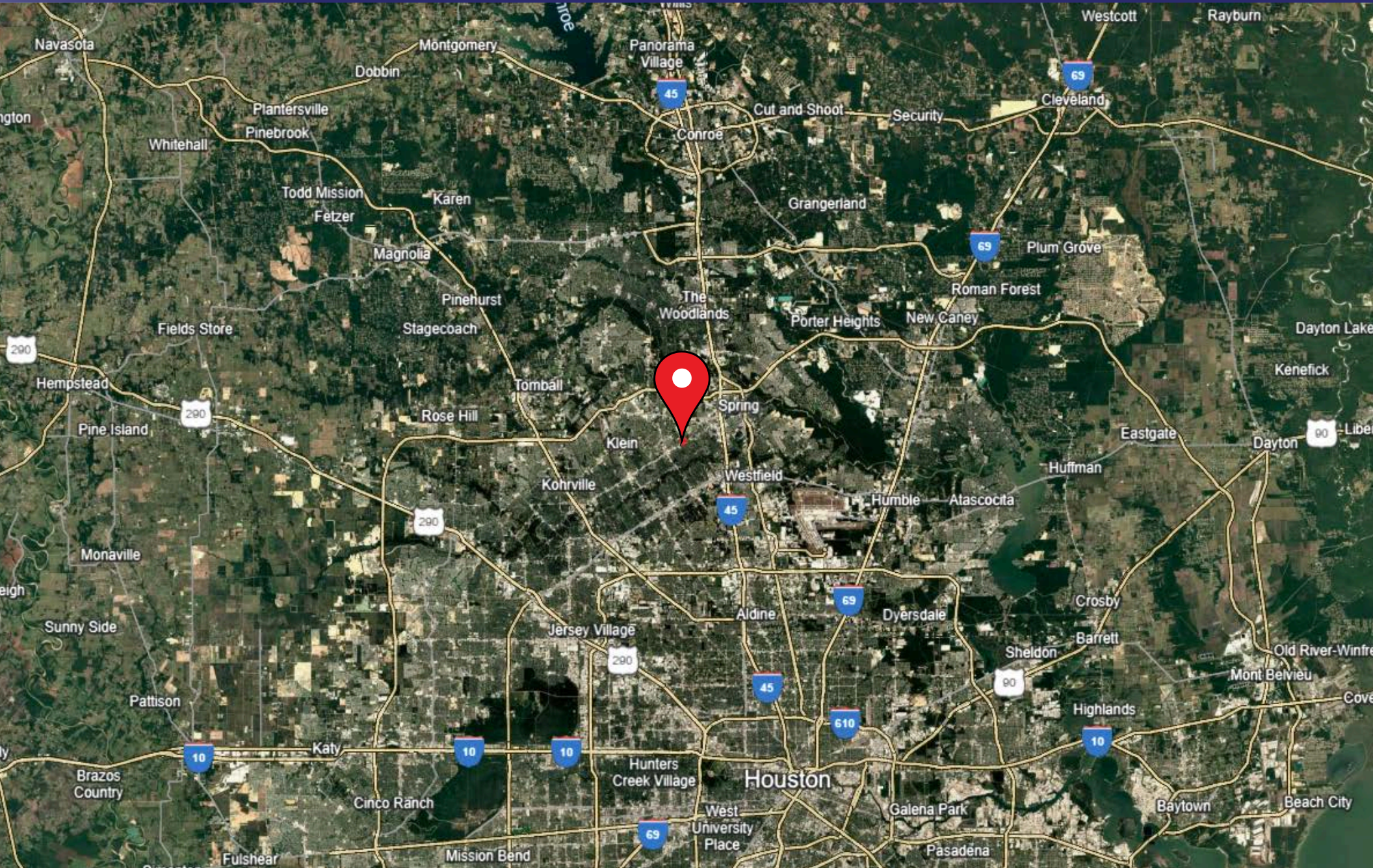
Right Elevation

RIGHT ELEVATION & LEFT ELEVATION

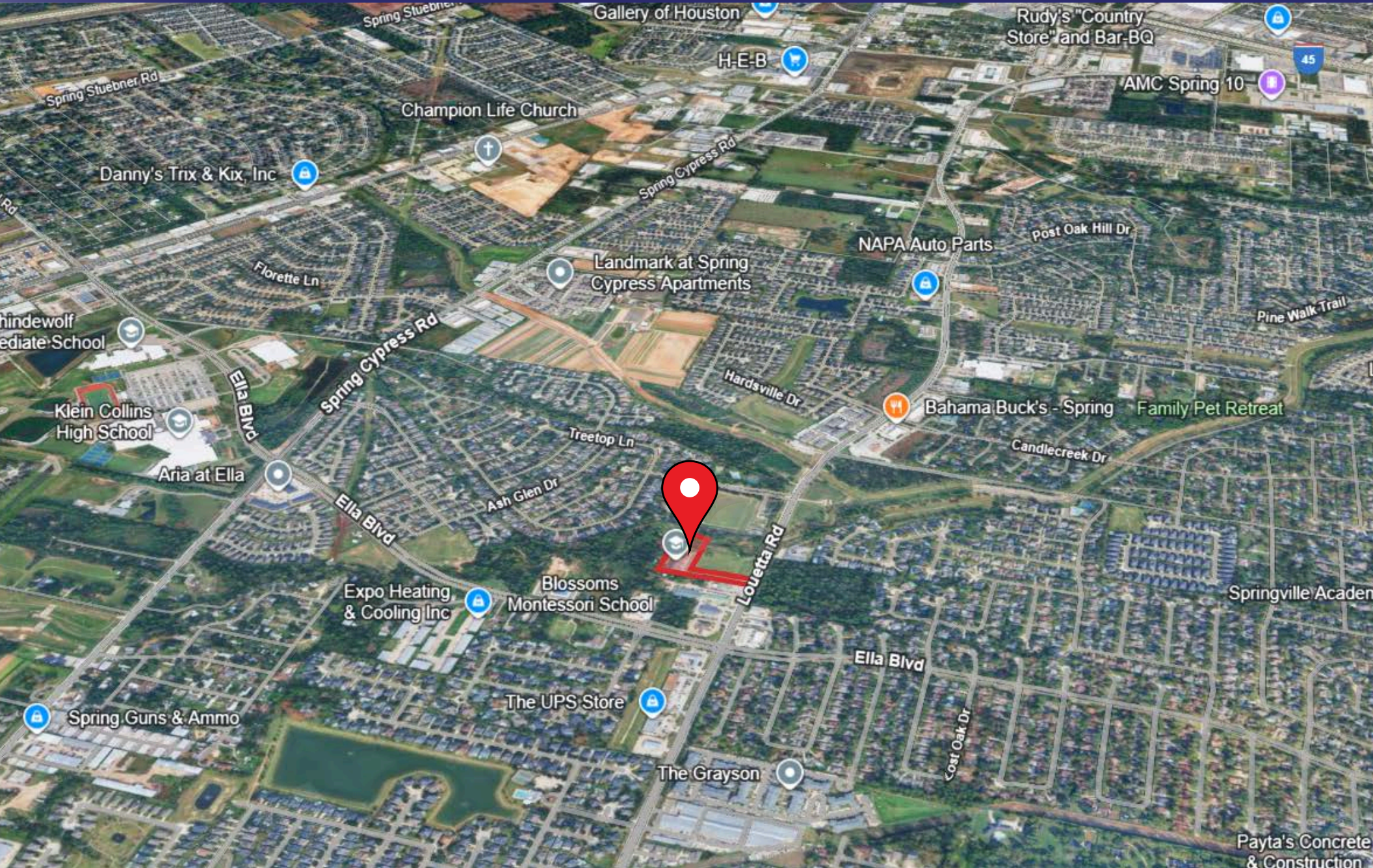
SCALE: NTS

Preliminary rendering; subject to change.

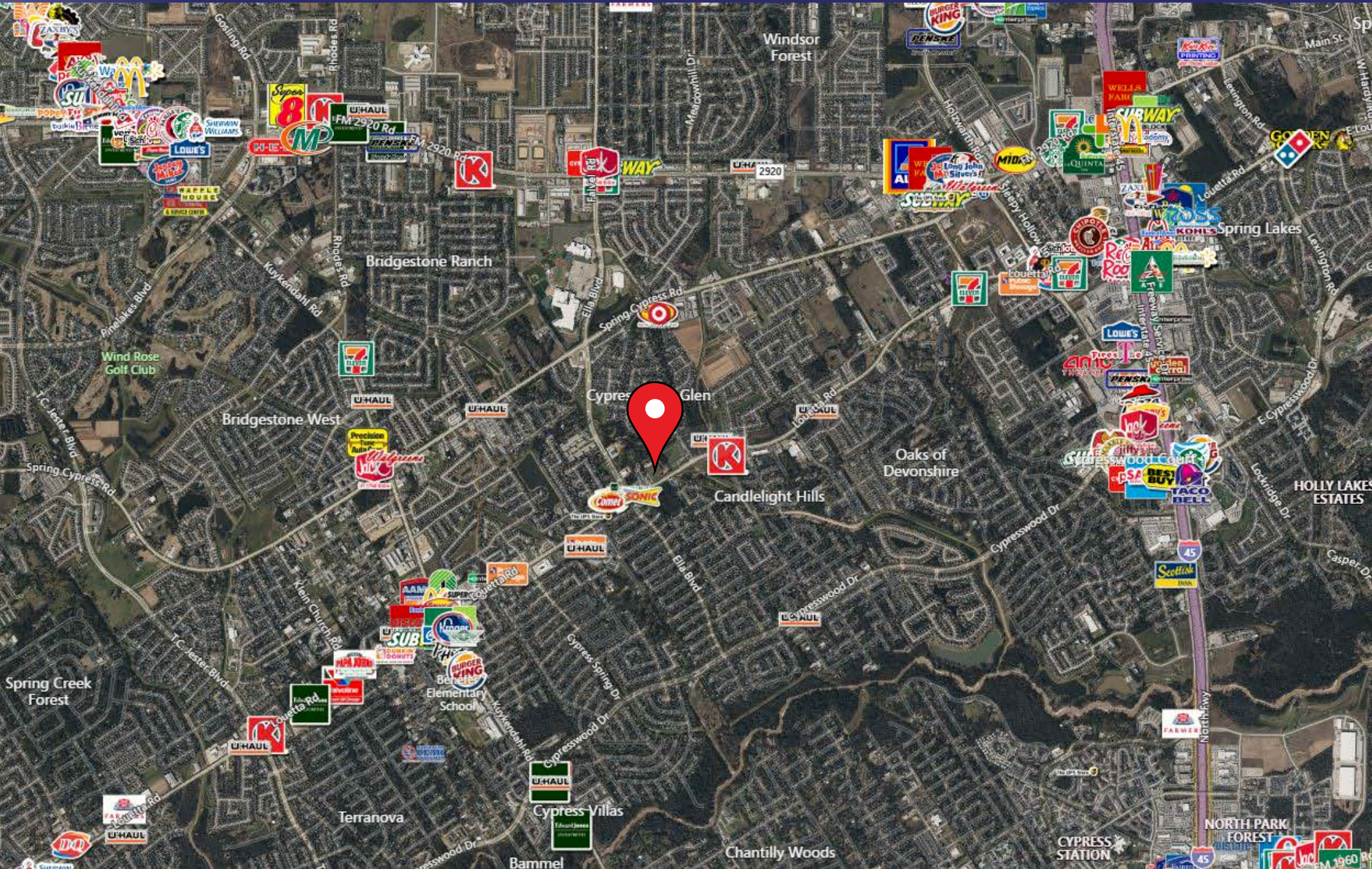
# LOCATION MAP



# MARKET AERIAL 1



# MARKET AERIAL 2



# DEMOGRAPHICS



## DEMOGRAPHIC SUMMARY

3700 Louetta Rd, Spring, Texas, 77388 11  
Ring of 3 miles

### KEY FACTS

**106,019**

Population



**38,698**

Households

**36.7**

Median Age

**\$76,330**

Median Disposable Income

### EDUCATION

**6.4%**

No High School Diploma



**38.4%**

Bachelor's/Grad / Prof Degree



**24.8%**

High School Graduate



**30.4%**

Some College/ Associate's Degree



**106,019**  
2023 Total Population (Esri)

### INCOME



**\$91,588**

Median Household Income



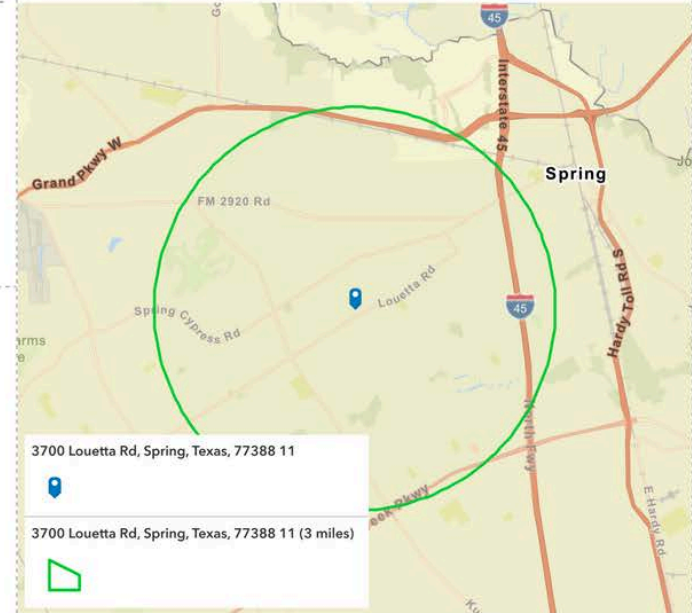
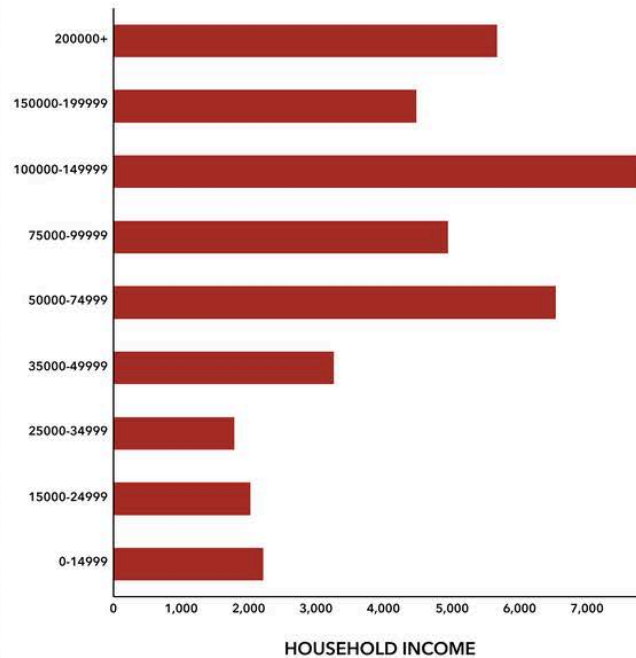
**\$43,618**

Per Capita Income



**\$240,424**

Median Net Worth



### EMPLOYMENT



**71.5%**

White Collar



**17.2%**

Blue Collar



**14.6%**

Services

**4.3%**

Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2026 Esri

Full demographic package available upon request.



## Information About Brokerage Services

11-2-2015

*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.

<u>Texas CRES, LLC</u>	<u>9004590</u>	_____	<u>(713) 473-7200</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Joel C. English</u>	<u>465800</u>	<u>joel@texascres.com</u>	_____
Designated Broker of Firm	License No.	Email	Phone
<u>Joel C. English</u>	_____	_____	_____
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](http://www.trec.texas.gov)

TAR 2501

IABS 1-0

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Phone: (713) 907-1707 Fax:

New IABS

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