

1722 MONARCH OAKS ST

Houston, TX 77055

PROPERTY FOR LEASE



Ryan King
713-826-9055
ryan@myprimetx.com



Alberto Alaniz
832-755-1440
alberto@primetxproperties.com



1722 MONARCH OAKS ST

Houston, TX 77055

PROPERTY FOR LEASE

PROPERTY DESCRIPTION

Welcome to 1722 Monarch Oaks, a prime commercial real estate opportunity located in the highly sought-after Spring Branch area. Positioned among affluent neighborhoods such as Memorial/The Villages, Bunker Hill, and The Heights, this property offers strong visibility and access to a high-income customer base.

The site benefits from excellent connectivity, with major thoroughfares including Interstate 10, Interstate 610, Highway 290, and Hempstead Road just minutes away. Its central Houston location makes it well-suited for businesses seeking convenient access, consistent traffic exposure, and proximity to established residential and commercial communities.

PROPERTY HIGHLIGHTS:

- Strategic location within an affluent, high-growth area
- Easy access to major Houston highways and arterial roads
- Ideal for businesses seeking strong visibility and a solid customer base

2024 Demographics	1 mile	3 mile	5 mile
Population	22,857	127,675	376,844
Households	7,940	48,511	159,931
Avg HH Income	\$98,867	\$100,648	\$111,483



Ryan King
713-826-9055
ryan@myprimetx.com



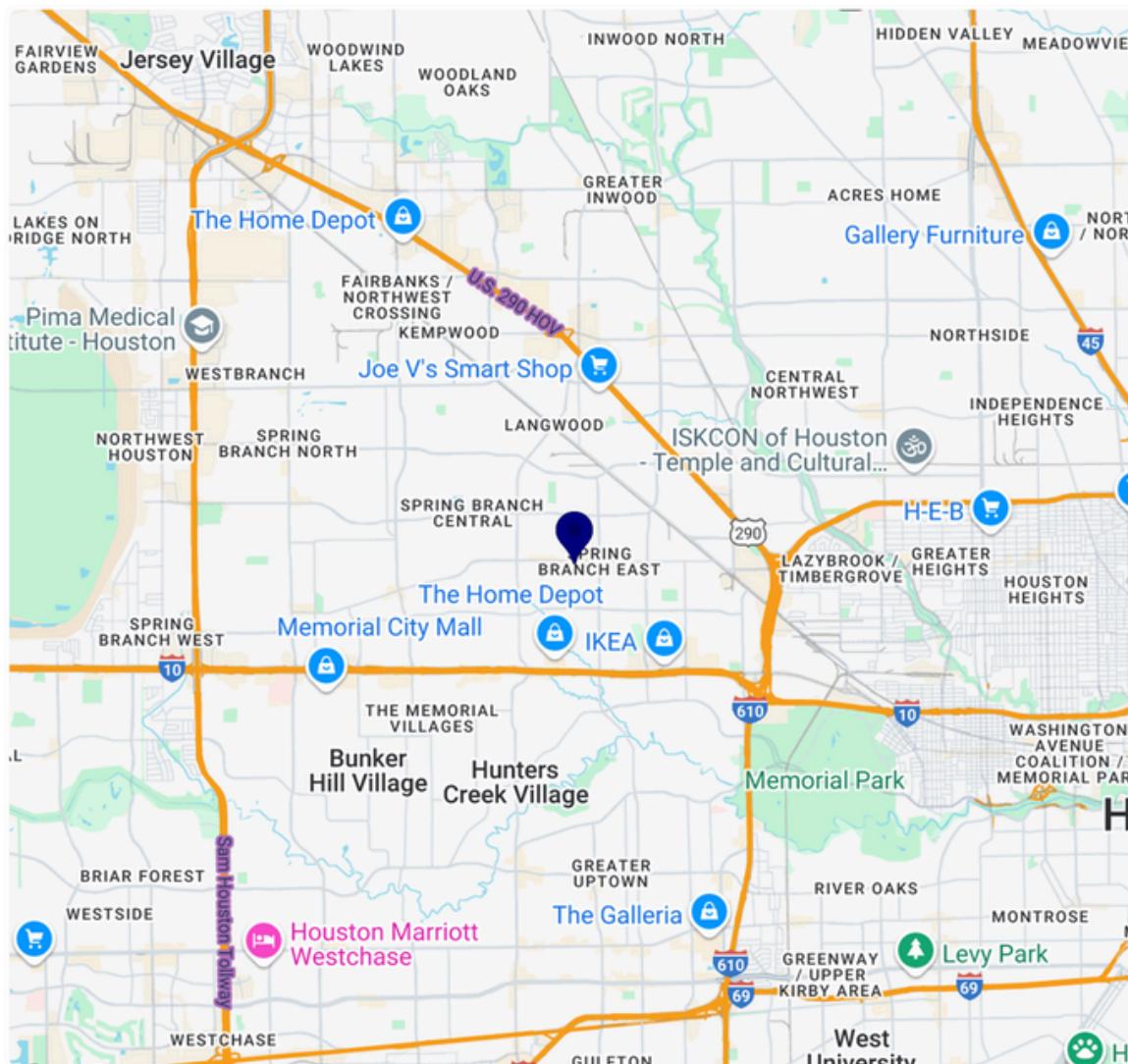
Alberto Alaniz
832-755-1440
alberto@primetxproperties.com



1722 MONARCH OAKS ST

Houston, TX 77055

PROPERTY FOR LEASE



Ryan King
713-826-9055
ryan@myprimetx.com



Alberto Alaniz
832-755-1440
alberto@primetxproperties.com



1722 MONARCH OAKS ST

Houston, TX 77055

PROPERTY FOR LEASE



Ryan King
713-826-9055
ryan@myprimetx.com



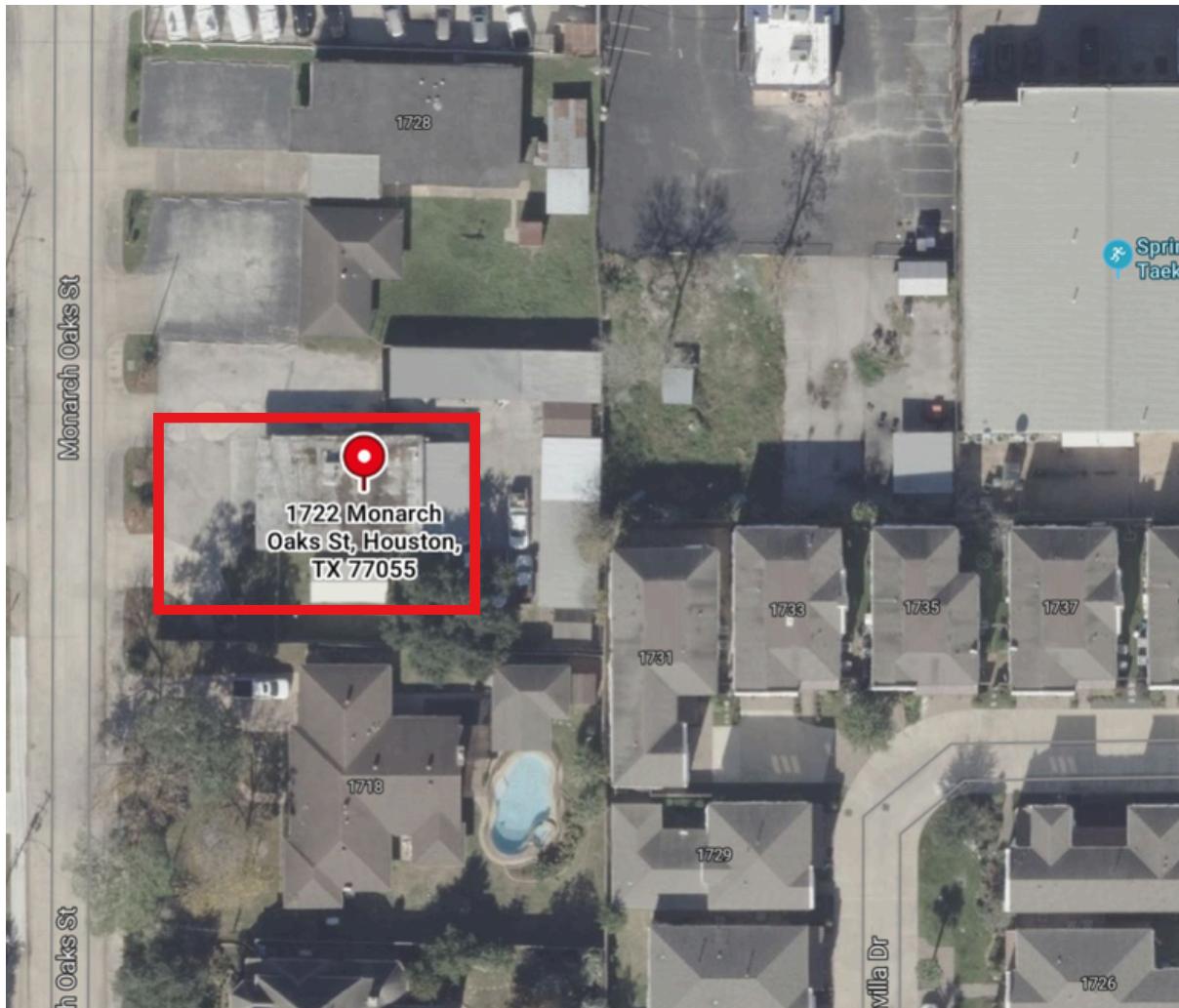
Alberto Alaniz
832-755-1440
alberto@primetxproperties.com



1722 MONARCH OAKS ST

Houston, TX 77055

PROPERTY FOR LEASE



Ryan King
713-826-9055
ryan@myprimetx.com



Alberto Alaniz
832-755-1440
alberto@primetxproperties.com



1722 MONARCH OAKS ST

Houston, TX 77055

PROPERTY FOR LEASE

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:
 - 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.



Ryan King
713-826-9055
ryan@myprimetx.com



Alberto Alaniz
832-755-1440
alberto@primetxproperties.com

1722 MONARCH OAKS ST

Houston, TX 77055

PROPERTY FOR LEASE

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.

LICENSED BROKER: PRIME TEXAS PROPERTIES

LICENSE NO. 9008897

EMAIL: RYAN@MYPRIMETX.COM / ALBERTO@PRIMETXPROPERTIES.COM

PHONE: 713.869.7897



Ryan King
713-826-9055
ryan@myprimetx.com



Alberto Alaniz
832-755-1440
alberto@primetxproperties.com



CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Prime Texas Properties and it should not be made available to any other person or entity without the written consent of Prime Texas Properties. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Prime Texas Properties. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Prime Texas Properties has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Prime Texas Properties has not verified, and will not verify, any of the information contained herein, nor has Prime Texas Property conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

For additional information, please contact:



Ryan King
713-826-9055
ryan@myprimetx.com



Alberto Alaniz
832-755-1440
alberto@primetxproperties.com

