

Listed Under HCAD Market Value



JEFF LAMB 713-530-5922
ADVANTAGE REALTY TEAM

107 WOODLAWN & EDGEWOOD

FRIENDSWOOD TX 77546



FRIENDSWOOD BUSINESS PARK

PROPERTY INFORMATION



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Address 107 Woodlawn Dr
Friendswood Tx 77546

Location Near FM 518 and
Edgewood dr

Road Frontage Hard Corner
150ft Fntg on Edgewood dr
318ft Frtg on Woodlawn dr

Gross SF 14300

Avg Rental Rate 2025 \$24 a sq/ft plus NNN

Lot Size 1.28 Acres

Taxes 2025 52000

Toral Leased Space % 82

Cap Rate When Full % 7.6

HCAD Market Value \$4,756,980



PROPERTY HIGHLIGHTS



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1

HIGHLIGHT #1

VERSATILE LAYOUTS: THE STRUCTURE IS DESIGNED WITH A HIGHLY VERSATILE, OPEN FLOOR PLAN THAT CAN BE EASILY CONFIGURED TO SUIT A BROAD RANGE OF BUSINESS NEEDS, FROM A SINGLE LARGE TENANT TO A MULTI-TENANT LAYOUT WITH SEVERAL PRIVATE OFFICES, WAITING ROOMS, OR SHOWROOMS BUILDING

2

HIGHLIGHT #2

It features a newer construction with a sleek, modern architectural design, including architectural elements to maximize street visibility.

3

HIGHLIGHT #3

The building is strategically located on a "hard corner" lot, offering dual road frontage and visibility from multiple directions to passing traffic. This premier location in a high-income area ensures maximum brand exposure and easy client access.

4

HIGHLIGHT #4

As a newer build in a desirable location, it is equipped with modern amenities efficient HVAC systems, and high-quality finishes throughout.

5

HIGHLIGHT #5

Ample on-site parking is a key feature, ensuring convenience for both staff and customers and setting it apart from older, more congested downtown locations. The property is easily accessible via major roadways and has 2 clear entry/exit points.

6

HIGHLIGHT #6

The interior boasts high ceilings, which create an open, airy atmosphere and can accommodate various configurations, from open-plan retail displays to office setups or medical space.

PROPERTY DESCRIPTION



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Class A modern retail or office facility designed for maximum exposure and functionality in a prime market area. It is a high-visibility, stand-alone structure perfectly suited for professional businesses, high-end retail, or a combination of uses.

The building is strategically located on a "hard corner" lot, offering dual road frontage and visibility from multiple directions to passing traffic. This premier location in a high-income area ensures maximum brand exposure and easy client access.

As a newer build in a desirable location, it is equipped with modern amenities, efficient HVAC systems, and high-quality finishes throughout.



THE CITY OF FRIENDSWOOD

**20 MINUTES SOUTH OF DOWNTOWN
HOUSTON**

Friendswood, Texas, is a highly-rated, family-friendly suburb known for its small-town charm, exceptional Friendswood ISD schools, and strong Quaker heritage, offering larger lots, lush parks, and a tight-knit community feel with easy access to Houston and Galveston. Key highlights include its safe, suburban atmosphere, historical roots as a Quaker colony, abundant green spaces like Challenger Memorial Park, and a blend of established neighborhoods with modern amenities.

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FRIENDSWOOD, TX, HAS A POPULATION OF AROUND 41,000, A MEDIAN AGE NEAR 40 (SLIGHTLY OLDER THAN SURROUNDING AREAS), HIGH EDUCATION LEVELS (MANY BACHELOR'S DEGREES), AND HIGH MEDIAN HOUSEHOLD INCOMES, REFLECTING A PROSPEROUS SUBURBAN COMMUNITY WITH STRONG HOMEOWNERSHIP AND EXCELLENT SCHOOLS.

DEMOGRAPHICS



42000
Friendswood
APPROXIMATE
POPULATION



125000
APPROXIMATE
FRIENDSWOOD
AVERAGE INCOME



21000
APPROXIMATELY
EMPLOYED IN
FRIENDSWOOD



16000
APPROXIMATE
HOUSEHOLDS
IN FRIENDSWOOD

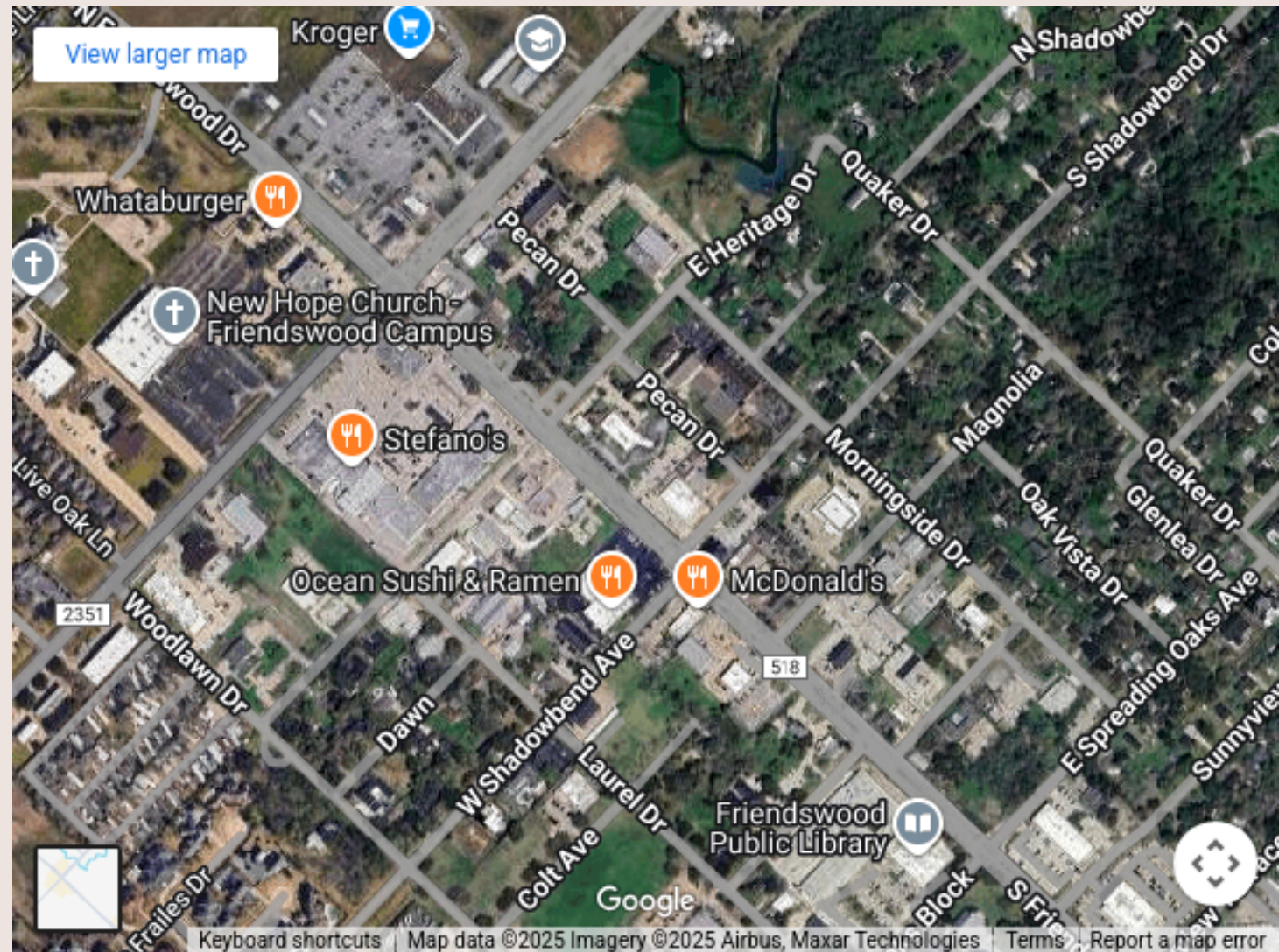
107 WOODLAWN DR

LOCATION MAP

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Email me for site plan




Demographics from Costar.com and IABS Notice



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Demographic Summary Report

107 Woodlawn Dr, Friendswood, TX 77546				
Building Type: Health Care		Total Available: 0 SF		
Class: -		% Leased: 100%		
RBA: 14,300 SF		Rent/SF/Yr: -		
Typical Floor: 14,300 SF				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2029 Projection	8,012	66,629	189,988	
2024 Estimate	7,794	63,520	179,796	
2020 Census	8,093	64,111	176,917	
Growth 2024 - 2029	2.80%	4.89%	5.67%	
Growth 2020 - 2024	-3.69%	-0.92%	1.63%	
2024 Population by Hispanic Origin	1,590	14,347	55,881	
2024 Population	7,794	63,520	179,796	
White	5,753 73.81%	38,845 61.15%	91,595 50.94%	
Black	215 2.76%	4,531 7.13%	18,275 10.16%	
Am. Indian & Alaskan	23 0.30%	254 0.40%	1,022 0.57%	
Asian	329 4.22%	6,147 9.68%	19,090 10.62%	
Hawaiian & Pacific Island	1 0.01%	59 0.09%	129 0.07%	
Other	1,472 18.89%	13,685 21.54%	49,685 27.63%	
U.S. Armed Forces	0	83	286	
Households				
2029 Projection	3,050	23,736	66,866	
2024 Estimate	2,971	22,605	63,149	
2020 Census	3,106	22,905	62,190	
Growth 2024 - 2029	2.66%	5.00%	5.89%	
Growth 2020 - 2024	-4.35%	-1.31%	1.54%	
Owner Occupied	2,118 71.29%	17,257 76.34%	44,301 70.15%	
Renter Occupied	853 28.71%	5,348 23.66%	18,848 29.85%	
2024 Households by HH Income	2,970	22,605	63,148	
Income: <\$25,000	308 10.37%	1,751 7.75%	5,797 9.18%	
Income: \$25,000 - \$50,000	412 13.87%	2,697 11.93%	8,444 13.37%	
Income: \$50,000 - \$75,000	400 13.47%	3,124 13.82%	8,929 14.14%	
Income: \$75,000 - \$100,000	247 8.32%	2,356 10.42%	7,014 11.11%	
Income: \$100,000 - \$125,000	466 15.69%	2,869 12.69%	7,610 12.05%	
Income: \$125,000 - \$150,000	251 8.45%	2,417 10.69%	6,172 9.77%	
Income: \$150,000 - \$200,000	429 14.44%	2,940 13.01%	8,488 13.44%	
Income: \$200,000+	457 15.39%	4,451 19.69%	10,694 16.93%	
2024 Avg Household Income	\$124,476	\$136,078	\$127,824	
2024 Med Household Income	\$106,330	\$111,977	\$104,566	



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:
 - 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.

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Designated Broker of Firm	License No.	Email	Phone
Karen Richards	506111	tx.broker@exprealty.com	(888) 519-7431
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Jeffrey Lamb	0520605	jlamb383@sbcglobal.net	(713) 530-5922
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

IABS 1-1

Asking \$4,390,000



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EXCLUSIVE BROKERS



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