

FOR LEASE - 802 Summer Park Drive

Warehouse Space Available



**802 Summer Park Drive
Stafford TX 77477**

Available Space

Suite	Size	Monthly Rate 3-year Term
202	1,500 SF	\$1,240

- Built in 2005
- 39,000 square foot multi-tenant office warehouse building
- Business Park, metal construction with brick facade
- 15' + clear height, 12' overhead doors
- Current electrical: 3 phase 100 amps, 2 phase and CAT 5 line available
- Located on Summer Park Drive off Murphy Road (FM 1092) just south of Avenue E

cm1 brokerage

For Leasing Inquiries Please Contact:

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Gary Triplett, Broker

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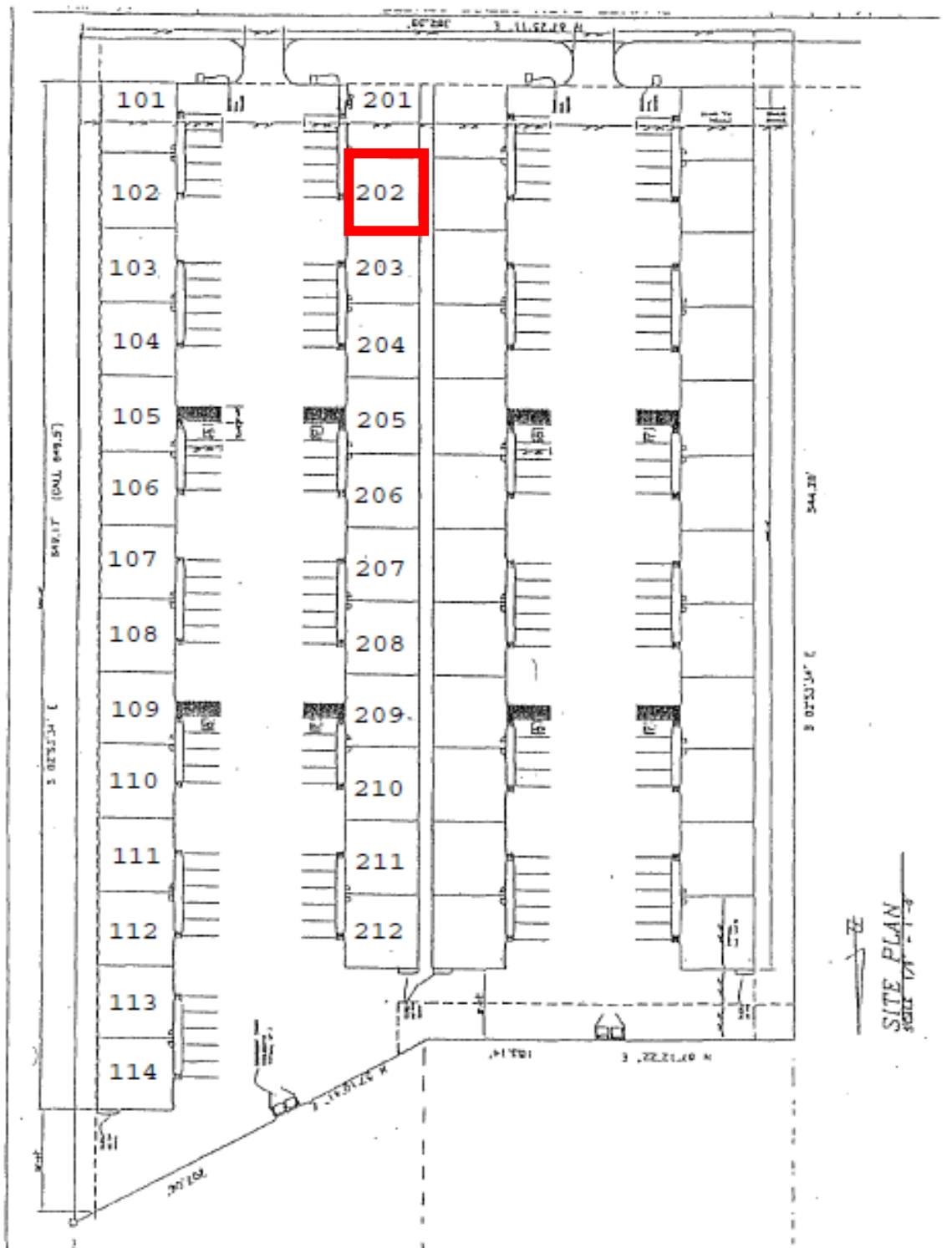
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Demographic Summary Report

Bldg 2

802 Summer Park Dr, Stafford, TX 77477

Building Type: **Industrial**

RBA: **39,000 SF**

Land Area: **2.73 AC**

Total Available: **0 SF**

Warehse Avail: -

Office Avail: -


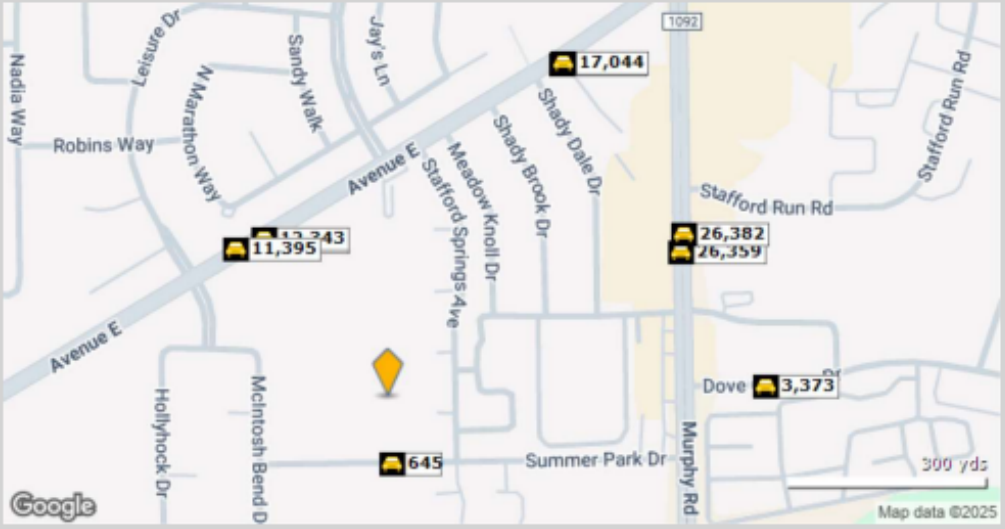
% Leased: **100%**

Rent/SF/Yr: -



Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	21,145		113,687		356,392	
2024 Estimate	17,700		95,705		313,066	
2020 Census	16,604		89,677		296,547	
Growth 2024 - 2029	19.46%		18.79%		13.84%	
Growth 2020 - 2024	6.60%		6.72%		5.57%	
2024 Population by Hispanic Origin	4,014		23,129		90,145	
2024 Population	17,700		95,705		313,066	
White	2,713	15.33%	26,059	27.23%	68,229	21.79%
Black	5,065	28.62%	24,814	25.93%	88,129	28.15%
Am. Indian & Alaskan	98	0.55%	525	0.55%	2,606	0.83%
Asian	5,933	33.52%	21,826	22.81%	68,698	21.94%
Hawaiian & Pacific Island	21	0.12%	216	0.23%	426	0.14%
Other	3,869	21.86%	22,266	23.27%	84,979	27.14%
U.S. Armed Forces	0		19		121	
Households						
2029 Projection	7,502		42,100		126,169	
2024 Estimate	6,246		35,268		110,472	
2020 Census	5,829		32,929		104,668	
Growth 2024 - 2029	20.11%		19.37%		14.21%	
Growth 2020 - 2024	7.15%		7.10%		5.55%	
Owner Occupied	2,791	44.68%	21,557	61.12%	64,341	58.24%
Renter Occupied	3,455	55.32%	13,711	38.88%	46,131	41.76%
2024 Households by HH Income	6,247		35,269		110,472	
Income: <\$25,000	1,147	18.36%	4,356	12.35%	18,893	17.10%
Income: \$25,000 - \$50,000	1,516	24.27%	7,241	20.53%	23,577	21.34%
Income: \$50,000 - \$75,000	1,100	17.61%	6,100	17.30%	18,178	16.45%
Income: \$75,000 - \$100,000	901	14.42%	5,037	14.28%	12,502	11.32%
Income: \$100,000 - \$125,000	577	9.24%	4,542	12.88%	11,881	10.75%
Income: \$125,000 - \$150,000	327	5.23%	2,267	6.43%	5,947	5.38%
Income: \$150,000 - \$200,000	372	5.95%	2,672	7.58%	8,387	7.59%
Income: \$200,000+	307	4.91%	3,054	8.66%	11,107	10.05%
2024 Avg Household Income	\$78,444		\$95,953		\$94,281	
2024 Med Household Income	\$62,461		\$74,763		\$67,957	

Traffic Count Report

Bldg 2						
802 Summer Park Dr, Stafford, TX 77477						
<div> <div> Building Type: Industrial RBA: 39,000 SF Land Area: 2.73 AC Total Available: 0 SF Warehouse Avail: - Office Avail: - % Leased: 100% Rent/SF/Yr: - </div>  </div>						
						
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Summer Park Dr	Murphy Rd	0.25 E	2024	640	MPSI	.06
2 Summer Park Dr	Murphy Rd	0.25 E	2025	645	MPSI	.06
3 Avenue E	Leisure Ln	0.07 SW	2025	12,447	MPSI	.17
4 Avenue E	Leisure Ln	0.07 SW	2024	12,343	MPSI	.18
5 Avenue E	N Marathon Way	0.04 N	2025	11,395	MPSI	.18
6 Murphy Road	Stafford Run	0.04 N	2025	26,359	MPSI	.29
7 Murphy Rd	Stafford Run	0.04 N	2024	26,382	MPSI	.30
8 Avenue E	Shady Dale Dr	0.03 SW	2024	15,493	MPSI	.33
9 Avenue E	Shady Dale Dr	0.03 SW	2025	17,044	MPSI	.33
10 Dove Country Dr	Murphy Rd	0.07 W	2025	3,373	MPSI	.33



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.

2-10-2025



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:
 - 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.

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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Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	