



Accelerating success.



For Sale

Unique Owner-User/Investment Opportunity

8817 Louetta Rd
Spring, Texas 77379

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Summary

This standalone asset can be utilized for a variety of uses. Currently configured for an office user, the building is strategically located off a hard corner, where retail, creative-use, medical office use could be considered. 8817 Louetta is centrally located in the Champions Forest area and situated across from two affluent neighborhoods, The Lakes of Sterling Gate & Champion Springs. With both building signage and monument signage off a signalized intersection, this asset provides either an investor or user maximum visibility off a heavily trafficked thoroughfare. An average of $\pm 34,672$ vehicles per day travel along Louetta Rd.

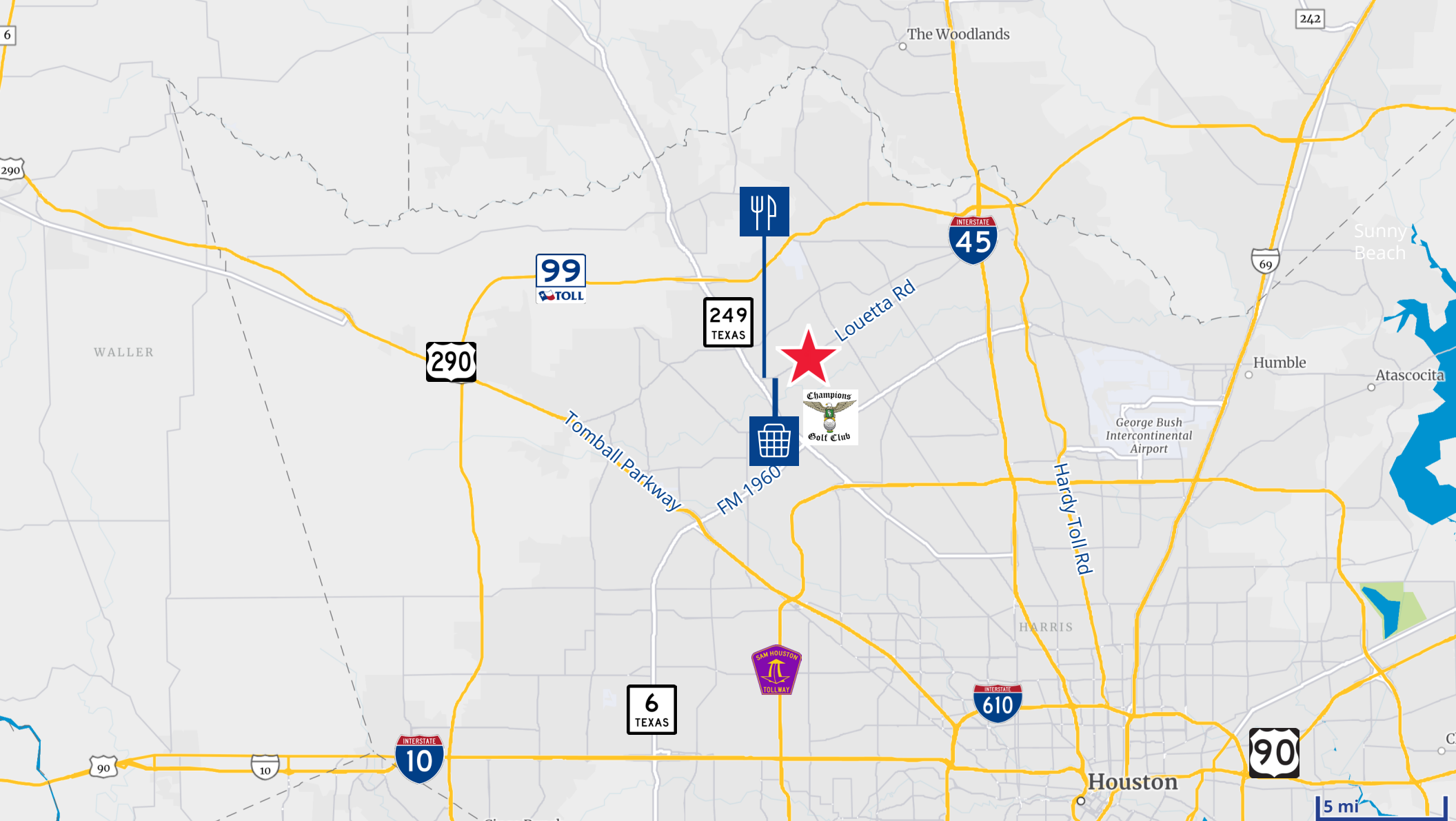


Property Details

- Well-maintained single tenant office building
- Building: ± 15,400 SF
- Land: ± 1.60 Acre (69,709 SF)
- Built: 2003
- Construction type: stone/masonry
- 50/50 office to bullpen ratio
- Located on hard corner off Louetta and Lake Sterling Gate Dr
- Designed for potential multi-tenant use
- Monument signage off Louetta
- Excellent Visibility
- Lighted parking field
- Parking spaces: 82
- Outside the floodplain
- ± 34,672 VPD on Louetta Rd

Purchase Price

Contact listing Brokers



Travel Times

- Tomball Parkway | 249: 7 min | 2.4 miles
- Beltway 8: 13 min | 7.7 miles
- George Bush Int'l Airport (IAH): 28 min | 20 miles
- The Woodlands: 27 min | 15.9 miles
- Houston CBD: 42 min | 29.3 miles
- Energy Corridor: 35 min | 24.9 miles

Nearby Amenities

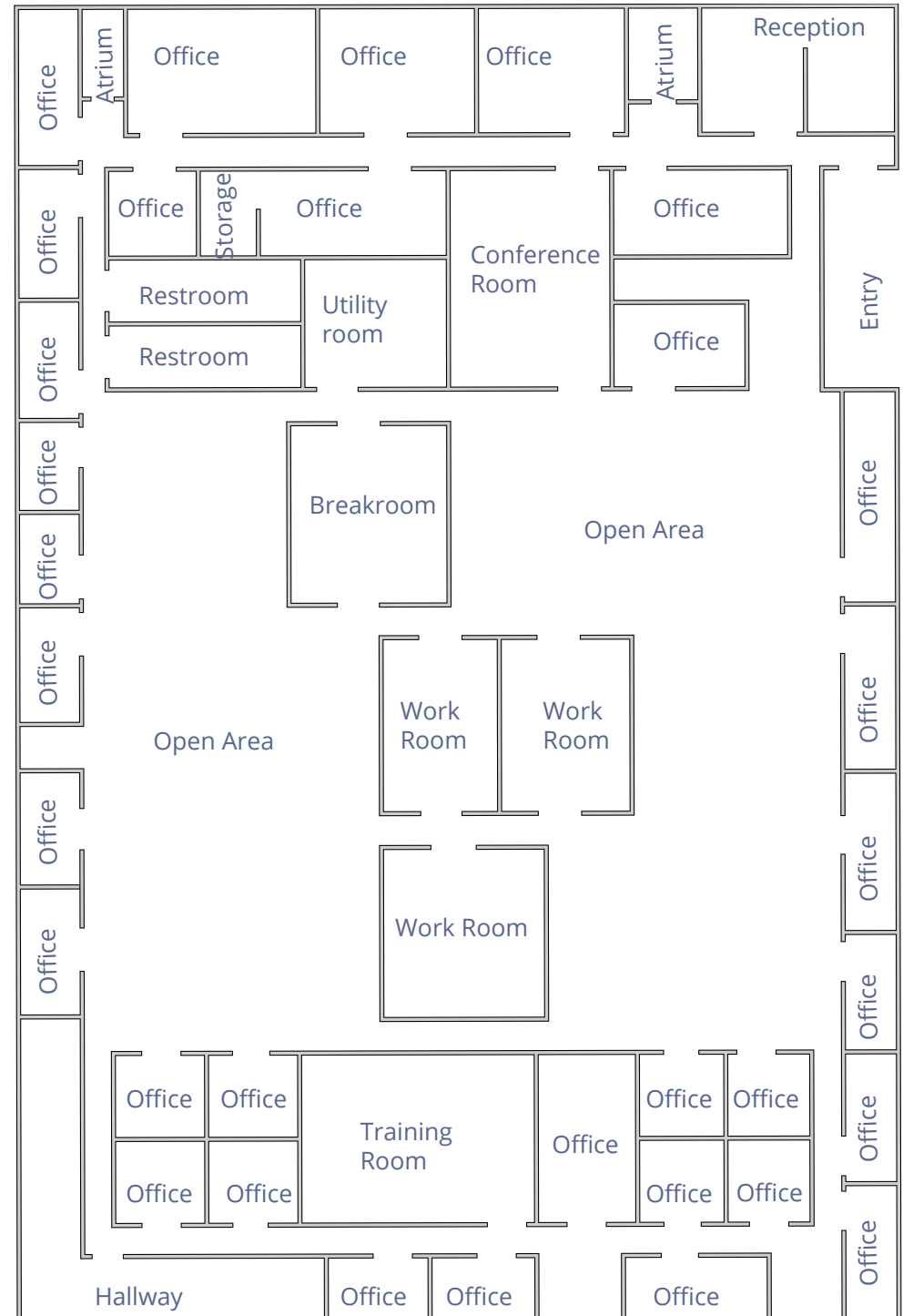
-  Multiple Food & Beverage establishments
-  Vintage Park
- Vintage Marketplace
- Whole Foods
- HEB
-  Champions Golf Club

Floor Plan

8817 Louetta Rd
Spring, TX 77379

- Reception
- Conference room
- Offices: ± 33
- Two open bullpens (could accommodate up to 70 workstations total)
- Multiple breakrooms
- Workrooms: 3
- Training room
- Storage
- Utility room
- Atrium: 2
- Restrooms centrally located
- Multiple points of ingress/egress
- 18 - 20 foot ceiling height in bullpen areas

Disclaimer: Floor plans shown are for illustrative purposes only and are subject to change without notice, all dimensions are approximate..



Site Plan

8817 Louetta Rd
Spring, TX 77379

- Building: $\pm 15,400$ SF
- Land: ± 1.60 Acres
(69,709 SF)
- ± 255 feet of frontage
on Louetta Rd
- Front and side parking
- Parking spaces: 82
- Lighted parking fields
- Two points of ingress/egress
off Louetta Rd and Lake Sterling Gate Dr







The Colliers logo consists of the word "Colliers" in a white serif font, centered within a white rounded rectangle. Below the rectangle are three horizontal stripes in red, yellow, and blue.

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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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Buyer/Tenant/Seller/Landlord Initials

Date