

OFFICE SPACES FOR LEASE

11714 BOUDREAUX ROAD - OFFICE/STORAGE FACILITY

11714 BOUDREAUX ROAD, TOMBALL, TX 77375



OFFERING SUMMARY

Available SF: 300 - 1,200 SF

Lease Rate: \$799/month and up
(Full Service)

Lot Size: 8.24 Acres

Building Size: 59,000 SF

Market: Northwest

Submarket: Tomball

PROPERTY HIGHLIGHTS

- +/-300 - 600 SF Office/Retail spaces for lease with additional ground floor storage space available
- Possible to combine adjacent spaces up to 1,200 SF
- 600 SF climate-controlled mega-units also available for lease
- Flexible lease terms; full-service rates as low as \$799/month
- All utilities and high-speed internet included in lease rate; Free Cloud Storage and free use of company trailer with rental
- Additional gated parking and outdoor storage area available
- Great location with excellent visibility and easy neighborhood accessibility
- Convenient access to 249 and the Grand Parkway
- Partnerships with High Quality Moving, Professional Organizing, and Valet Storage. Solve Any Storage Need.

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
Suite 200, 204 - 208	\$999 - 1,998 per month	400 - 800 SF
Suite 201 - 203, 209 - 216	\$799 - 3,196 per month	300 - 1,200 SF

FOR MORE INFORMATION, PLEASE CONTACT:

TRACY (KIEP) EDDY
PRINCIPAL
713.907.1707
TRACY@TEXASCRES.COM

OFFICE SPACES
FOR LEASE

11714 BOUDREAUX ROAD - OFFICE/STORAGE FACILITY

11714 BOUDREAUX ROAD, TOMBALL, TX 77375



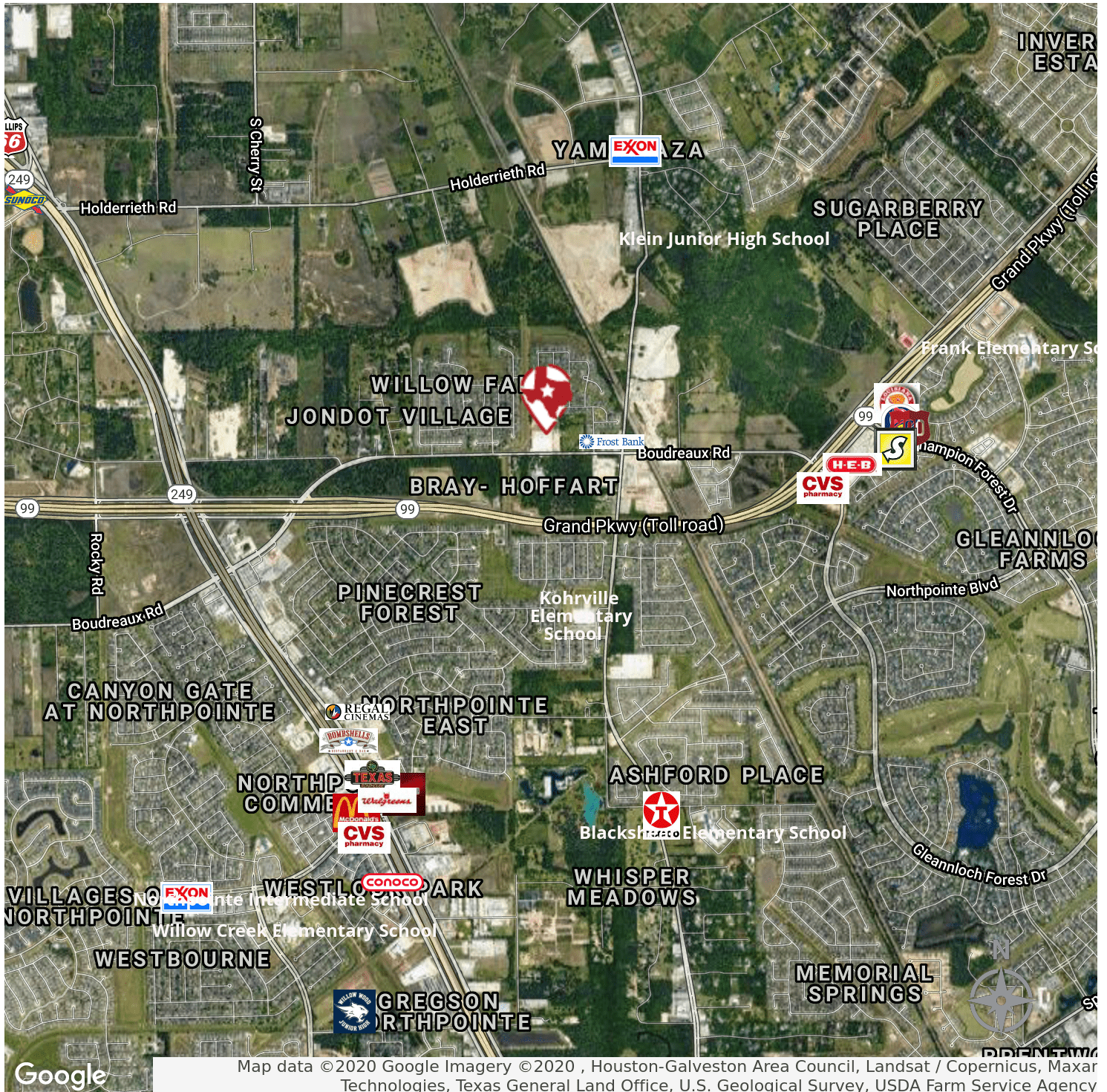
FOR MORE INFORMATION, PLEASE CONTACT:

TRACY (KIEP) EDDY
PRINCIPAL
713.907.1707
TRACY@TEXASCRES.COM

OFFICE SPACES
FOR LEASE

11714 BOUDREAUX ROAD - OFFICE/STORAGE FACILITY

11714 BOUDREAUX ROAD, TOMBALL, TX 77375



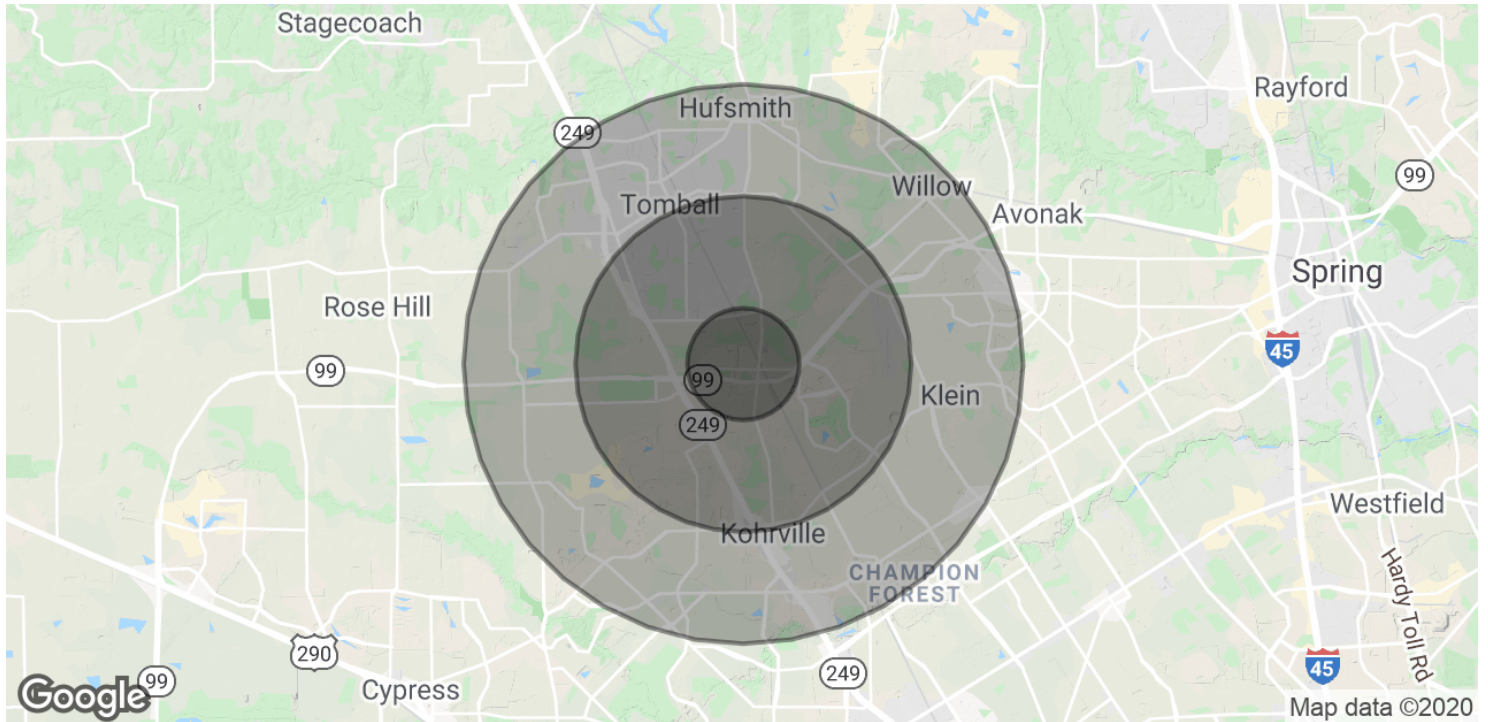
FOR MORE INFORMATION, PLEASE CONTACT:

TRACY (KIEP) EDDY
PRINCIPAL
713.907.1707
TRACY@TEXASCRES.COM

OFFICE SPACES FOR LEASE

11714 BOUDREAUX ROAD - OFFICE/STORAGE FACILITY

11714 BOUDREAUX ROAD, TOMBALL, TX 77375



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,748	36,901	126,267
Median age	29.7	31.6	34.9
Median age (Male)	29.9	31.6	34.3
Median age (Female)	29.5	31.9	35.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,845	12,108	41,588
# of persons per HH	3.1	3.0	3.0
Average HH income	\$81,979	\$93,926	\$108,462
Average house value	\$172,890	\$203,449	\$222,629

* Demographic data derived from 2010 US Census

FOR MORE INFORMATION, PLEASE CONTACT:

TRACY (KIEP) EDDY
PRINCIPAL
713.907.1707
TRACY@TEXASCRES.COM



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></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>	<u></u>
Designated Broker of Firm	License No.	Email	Phone
<u>Joel C. English</u>	<u></u>	<u></u>	<u></u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Tracy Kiep</u>	<u>656778</u>	<u>tracy@texascres.com</u>	<u>(713) 907-1707</u>
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

TAR 2501

IABS 1-0

This form was produced by the subscriber named below through Texas FormSource.

Texas C.R.E.S. LLC, 11020 Saathoff Drive Cypress, TX 77429

Phone: (713)907-1707

Fax:

New IABS

Tracy Kiep

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.ziplogix.com