FOR SALE

OFFICE

8125 N Sam Houston Pky W - Building B, Houston, TX 77064

5,717 SF OFFICE FOR SALE

Looking for the perfect location for your Professional services, Technology, Engineering or Construction firm? Look no further, we have what you're looking for—something different. Not your ordinary, boring office property. Featuring 11 private offices, group workspaces, conference rooms and even a 2nd floor covered terrace! This highly visible location features easy access, great visibility and only 10 minutes from the new Apple/Foxconn AI server production facility! Call today to schedule a tour.

Key information:
•Minutes from the 86 AC Foxconn and Apple facilities
•Easy access to Sam Houston, Grand parkway, US 290, I-10 and SH 249.
•Highly visible & ideal for signage.

LOCATION OVERVIEW

- TX-249 (Tomball Parkway): Approximately 4 minutes
- US-290 Approximately 7 minutes
- I-10: Approximately 20 minutes

PATRICK BUCKHOFF
Principal & Broker Associate
(281) 686-9445
Patrick@commercialspacehouston.
587831, Texas

23309 Kuykendahl Road
Tomball, TX 77375
CommercialSpaceHouston.com
832.560.2100

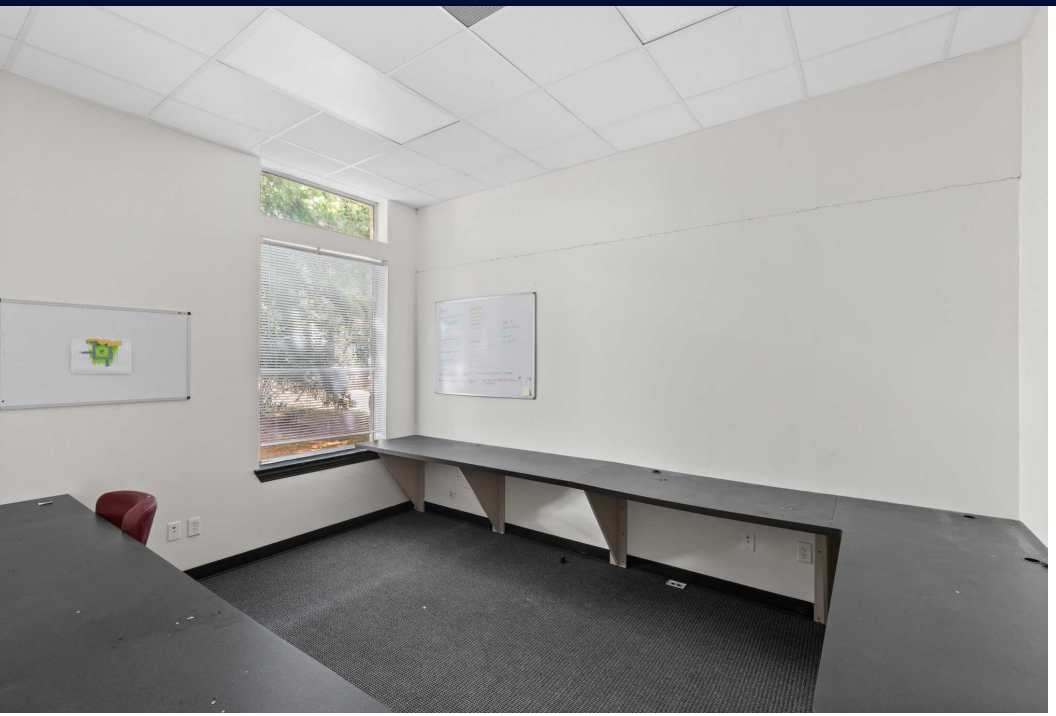
Each Office Independently Owned and Operated.

PROPERTY PHOTOS

4,898 SF OFFICE FOR SALE
8125 North Sam Houston Parkway West
Houston, TX 77064

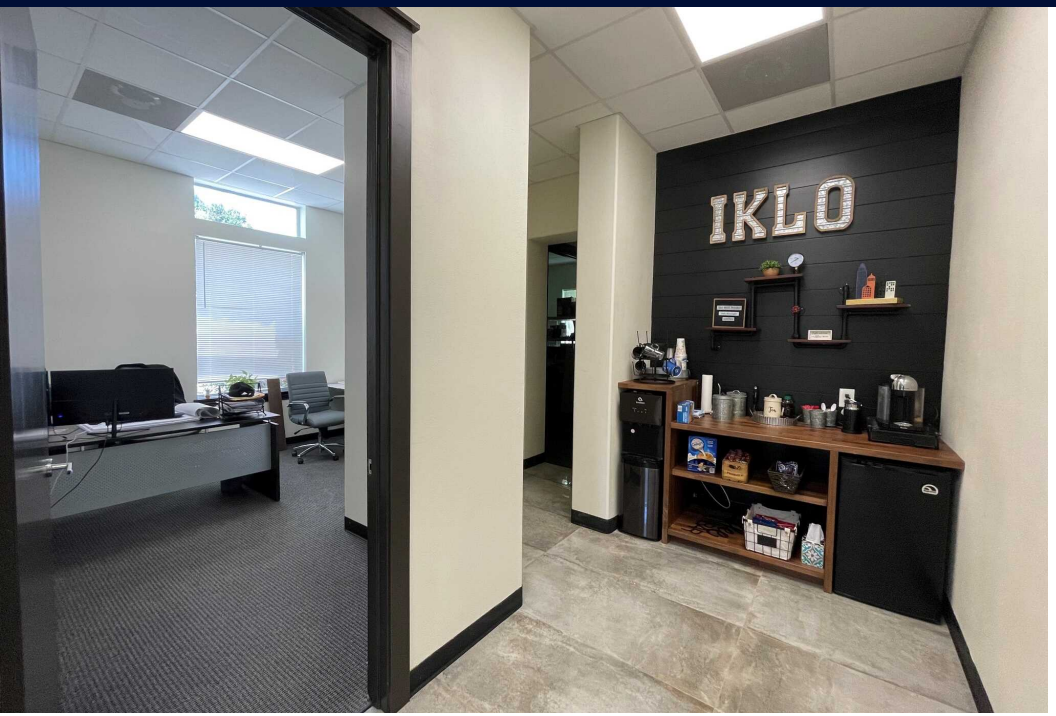
PROPERTY PHOTOS

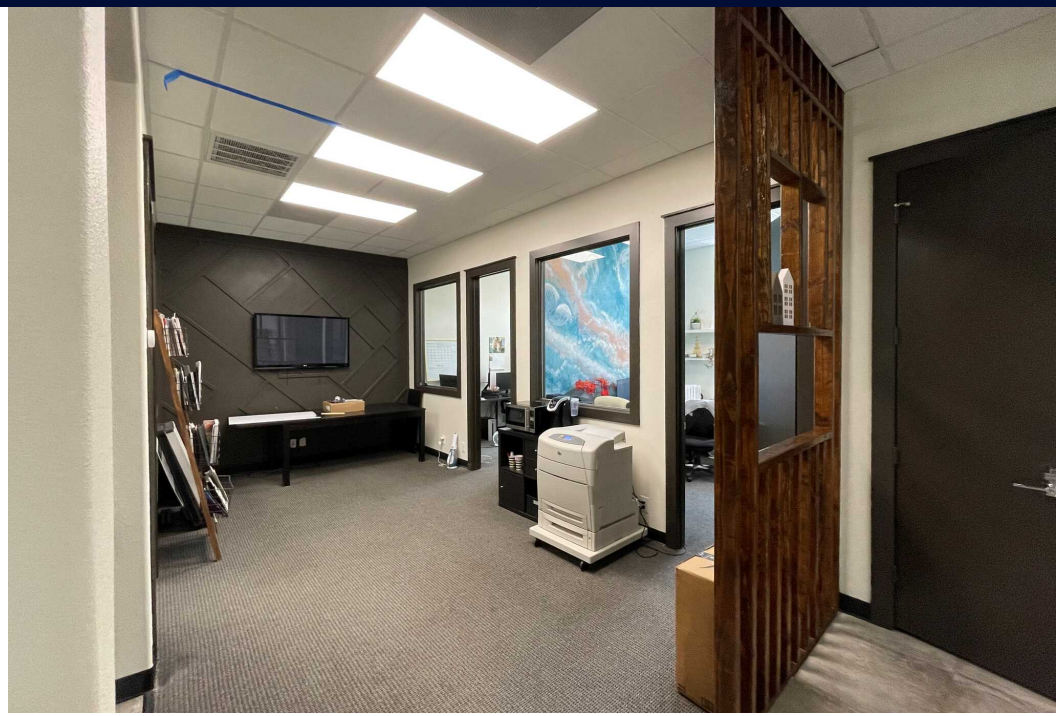
8125 N SAM HOUSTON PKY W - BUILDING B, HOUSTON, TX 77064
8125 North Sam Houston Parkway West
Houston, TX 77064



PROPERTY PHOTOS

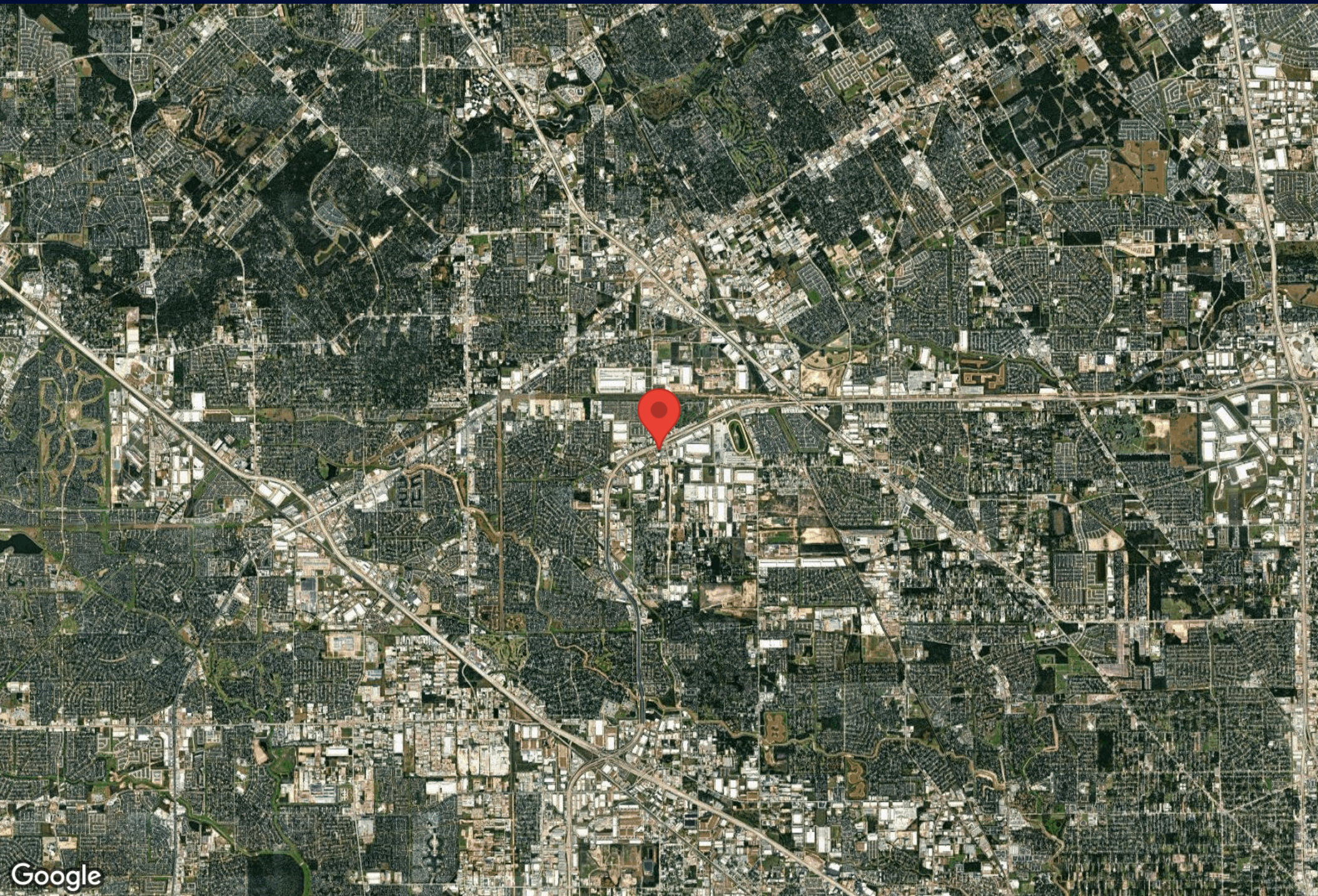
8125 N SAM HOUSTON PKY W - BUILDING B, HOUSTON, TX 77064
8125 North Sam Houston Parkway West
Houston, TX 77064





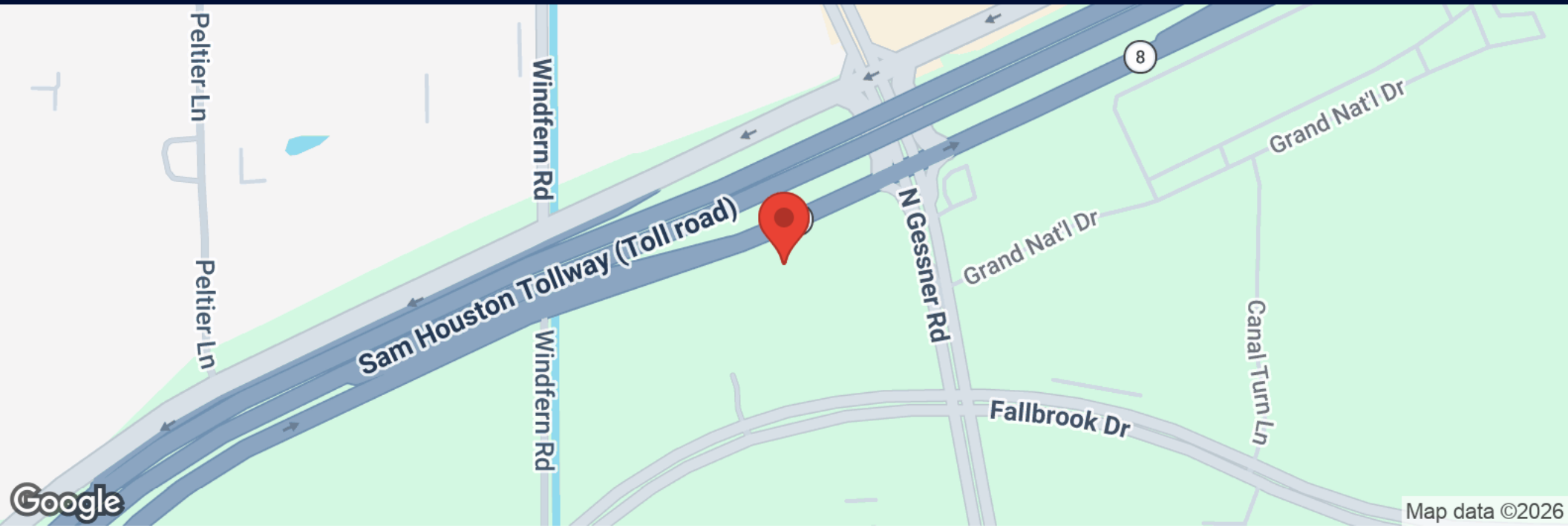
REGIONAL MAP

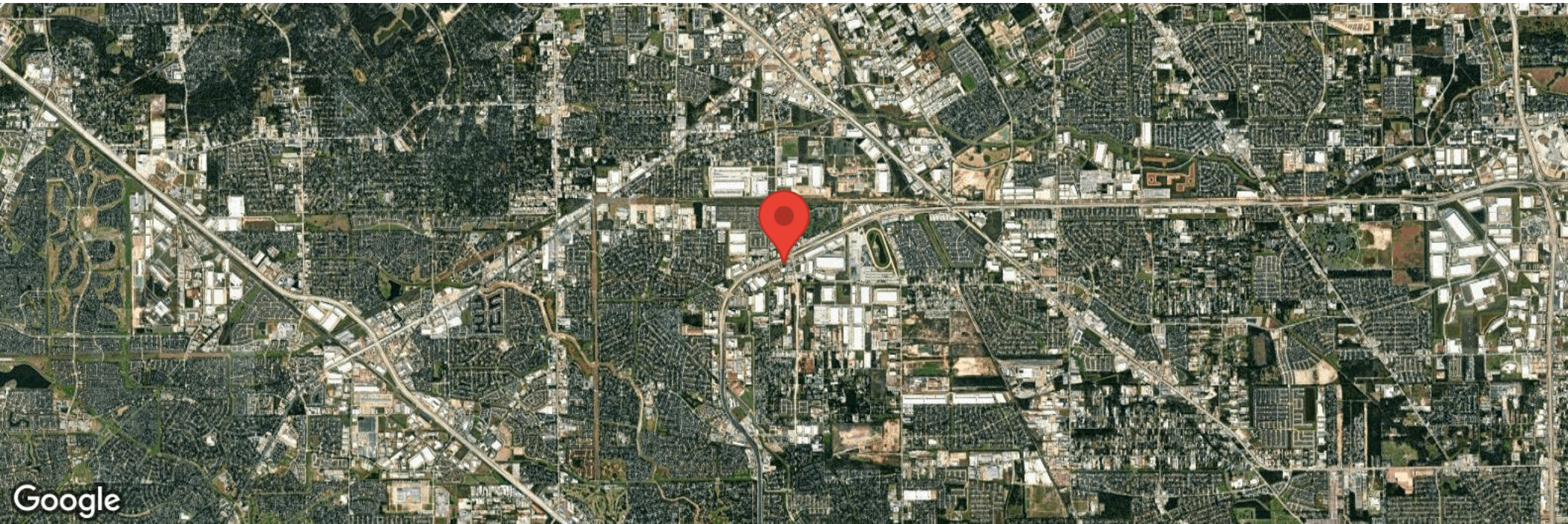
4,898 SF OFFICE FOR SALE
8125 North Sam Houston Parkway West
Houston, TX 77064



LOCATION MAPS

4,898 SF OFFICE FOR SALE
8125 North Sam Houston Parkway West
Houston, TX 77064



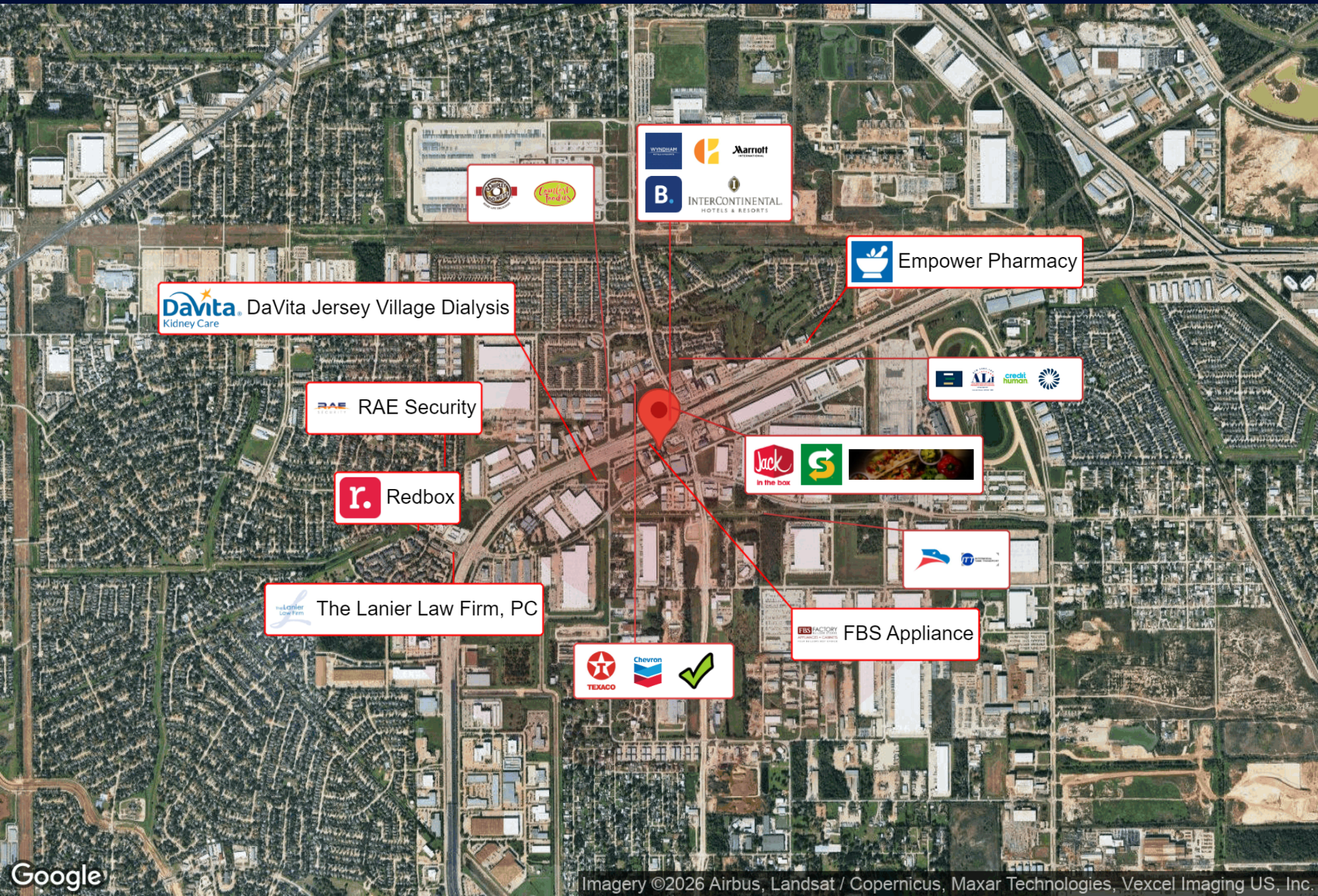


AERIAL MAP

4,898 SF OFFICE FOR SALE
8125 North Sam Houston Parkway West
Houston, TX 77064

BUSINESS MAP

4,898 SF OFFICE FOR SALE
8125 North Sam Houston Parkway West
Houston, TX 77064



DEMOGRAPHIC SUMMARY

8125 N Sam Houston Pkwy W, Houston, Texas, 77064

Ring of 1 mile

KEY FACTS

6,145

Population

35.1

Median Age

2,013

Households

$58,021

Median Disposable Income

EDUCATION

6.5%

No High School Diploma

33.7%

High School Graduate

29.8%

Some College/ Associate's Degree

29.9%

Bachelor's/Grad/ Prof Degree

INCOME

$71,508

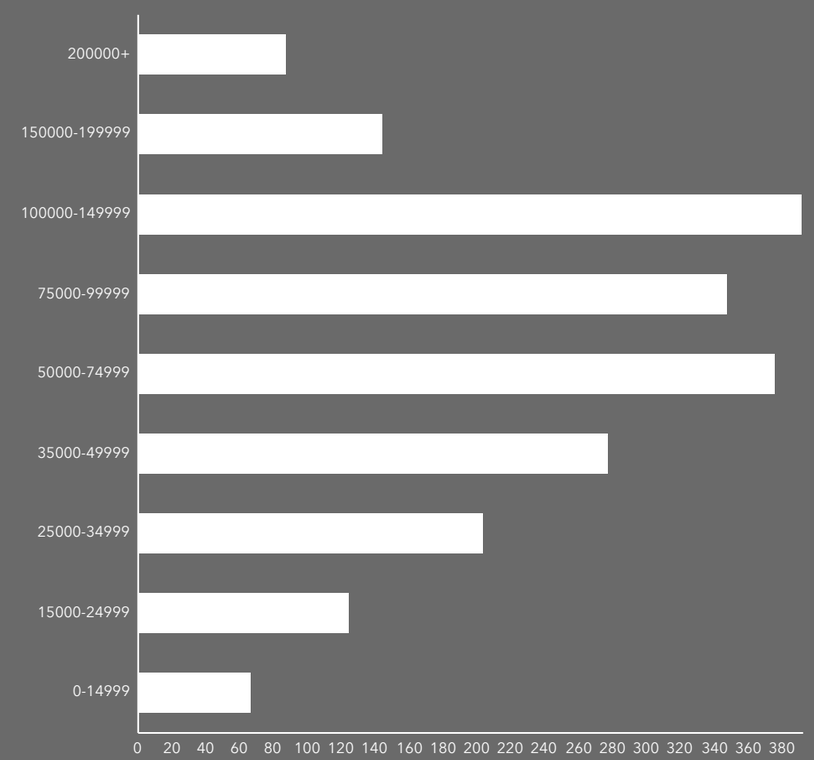
Median Household Income

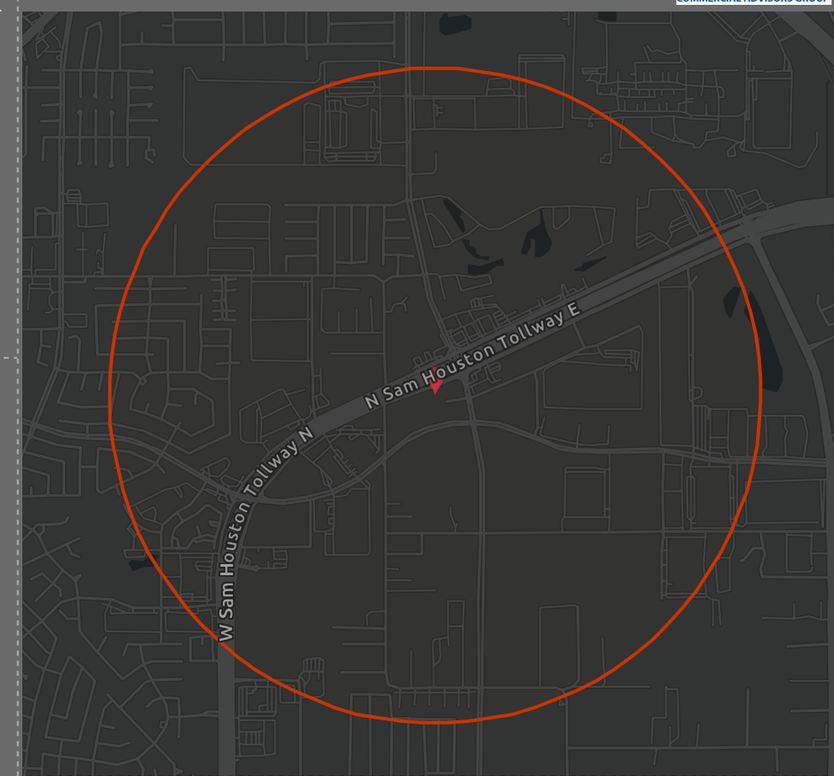
$28,559

Per Capita Income

$171,767

Median Net Worth





EMPLOYMENT

57.1%

White Collar

30.3%

Blue Collar

14.2%

Services

6.9%

Unemployment Rate

Source: This infographic contains data provided by Esri (2024, 2029). © 2025 Esri

Retail Demand by Industry

8125 N Sam Houston Pkwy W, Houston, Texas, 77064
8125 N Sam Houston Pkwy W, Houston, Texas, 77064
Ring of 1 mile

NAICS Code	Industry Summary	Spending Potential Index	Average Spent	Total
44-45, 722	Retail Trade, Food Services & Drinking Places	80	$24,066.12	$48,445,106
44-45	Retail Trade	80	$20,487.41	$41,241,158
722	Food Services & Drinking Places	81	$3,578.71	$7,203,948

NAICS Code	Industry Subsector & Group	Index	Average Spending	Total
441	Motor Vehicle & Parts Dealers	78	$2,426.42	$4,884,383
4411	Automobile Dealers	78	$2,017.03	$4,060,291
4412	Other Motor Vehicle Dealers	75	$184.85	$372,112
4413	Auto Parts, Accessories & Tire Stores	84	$224.53	$451,980
442	Furniture and Home Furnishings Stores	80	$876.39	$1,764,181
4421	Furniture Stores	81	$579.50	$1,166,541
4422	Home Furnishings Stores	78	$296.89	$597,640
443, 4431	Electronics and Appliance Stores	84	$270.91	$545,348
444	Bldg Material & Garden Equipment & Supplies Dealers	79	$1,207.41	$2,430,526
4441	Building Material and Supplies Dealers	79	$1,100.71	$2,215,726
4442	Lawn and Garden Equipment and Supplies Stores	76	$106.71	$214,800
445	Food and Beverage Stores	78	$4,425.77	$8,909,071
4451	Grocery Stores	78	$4,146.52	$8,346,953
4452	Specialty Food Stores	79	$139.60	$281,007
4453	Beer, Wine, and Liquor Stores	73	$139.65	$281,111
446, 4461	Health and Personal Care Stores	77	$605.70	$1,219,277
447, 4471	Gasoline Stations	85	$3,093.16	$6,226,541
448	Clothing and Clothing Accessories Stores	85	$1,026.76	$2,066,877
4481	Clothing Stores	85	$813.60	$1,637,785
4482	Shoe Stores	88	$198.51	$399,603
4483	Jewelry, Luggage, and Leather Goods Stores	80	$14.65	$29,489
451	Sporting Goods, Hobby, Musical Inst., and Book Stores	83	$392.36	$789,821
4511	Sporting Goods, Hobby, and Musical Inst Stores	84	$318.16	$640,459
4512	Book Stores and News Dealers	81	$74.20	$149,362
452	General Merchandise Stores	80	$3,540.44	$7,126,897
4522	Department Stores	83	$320.07	$644,301
4523	Merch. Stores, incl. Warehouse Clubs, Supercenters	80	$3,220.37	$6,482,597

Source: Esri 2024 Consumer Spending.

© 2025 Esri

Retail Demand by Industry

8125 N Sam Houston Pkwy W, Houston, Texas, 77064
8125 N Sam Houston Pkwy W, Houston, Texas, 77064
Ring of 1 mile

NAICS Code	Industry Summary	Spending Potential Index	Average Spent	Total
453	Miscellaneous Store Retailers	79	$471.97	$950,081
4531	Florists	76	$23.26	$46,819
4532	Office Supplies, Stationery, and Gift Stores	79	$76.33	$153,648
4533	Used Merchandise Stores	84	$67.62	$136,119
4539	Other Miscellaneous Store Retailers	77	$304.77	$613,494
454	Nonstore Retailers	77	$2,150.10	$4,328,155
4541	Electronic Shopping and Mail-Order Houses	79	$1,910.97	$3,846,789
4542	Vending Machine Operators	81	$32.17	$64,760
4543	Direct Selling Establishments	59	$206.96	$416,606
722	Food Services & Drinking Places	81	$3,578.71	$7,203,948
7223	Special Food Services	80	$12.65	$25,468
7224	Drinking Places (Alcoholic Beverages)	76	$80.67	$162,396
7225	Restaurants and Other Eating Places	81	$3,485.39	$7,016,085

Data Note:The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100.

Source: Esri 2024 Consumer Spending data are derived from the 2019, 2020, and 2022 Consumer Expenditure Surveys Bureau of Labor Statistics; and industry estimates derived from 2017 Economic Census, U.S. Census Bureau.

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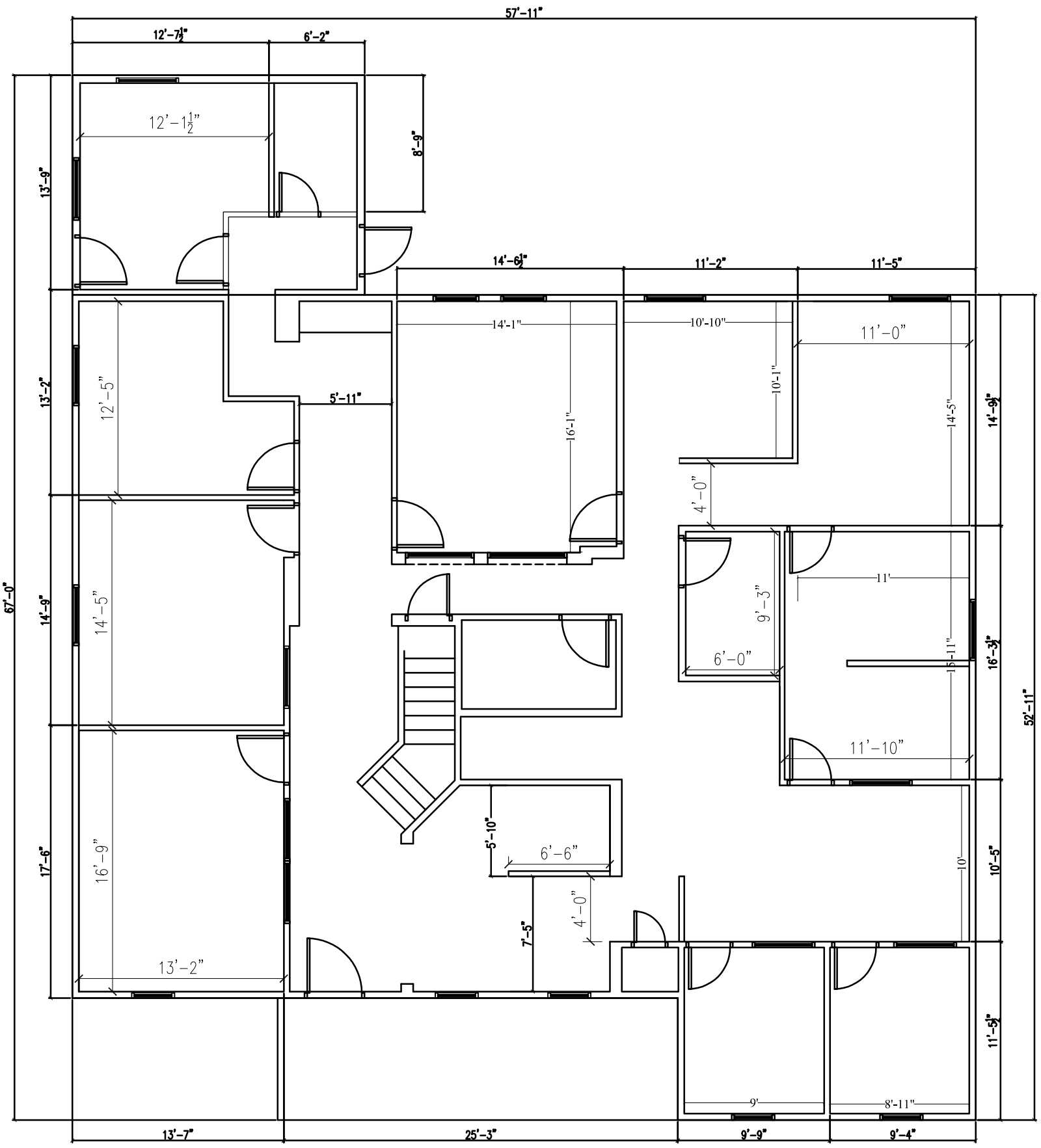
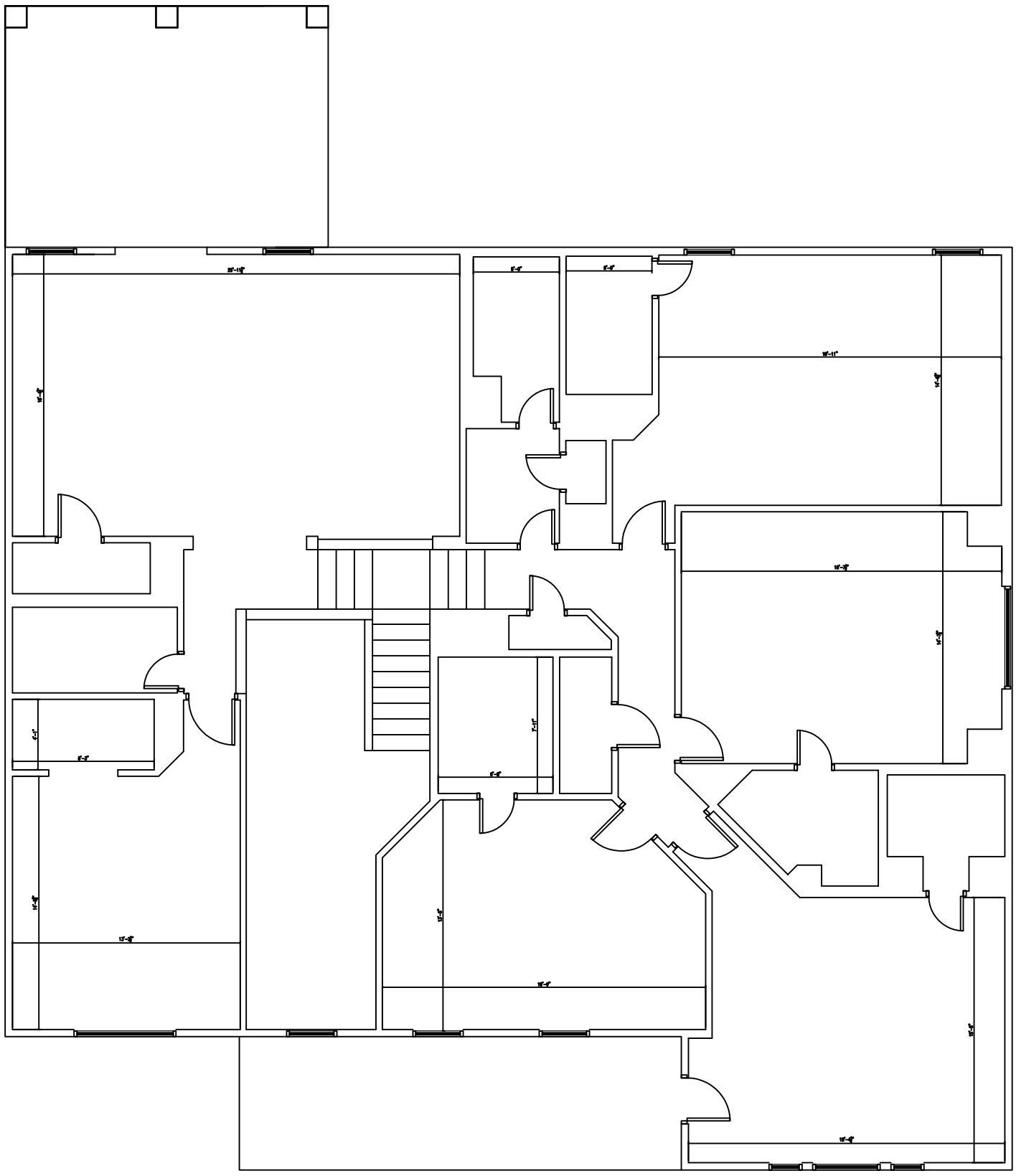


FIRST FLOOR PLAN
Existing Sq. Ft: 2763
Proposed Additional Sq. Ft: 264

8125 N Sam Houston, Houston, TX 77064



SECOND FLOOR PLAN
Existing Sq. Ft: 2920

8125 N Sam Houston, Houston, W Suite B TX 77064

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

NORTH

LINE TABLE
L1 – S 65°55'30" W 7.19'

LEGEND:
AE – AERIAL EASEMENT
BL – BUILDING LINE
BLDG – BUILDING
ESMT – EASEMENT
FND – FOUND
HL&P – HOUSTON LIGHTING & POWER
IP – IRON PIPE
IR – IRON ROD
CIR – CAPPED IRON ROD
"STS" – STAMPED SOUTH TEXAS SURVEYING
HCCF – HARRIS COUNTY CLERKS FILE
HCDR – HARRIS COUNTY DEED RECORDS
HCMR – HARRIS COUNTY MAP RECORDS
POB – POINT OF BEGINNING
POC – POINT OF COMMENCING
PS – PARKING SPACES
ROW – RIGHT OF WAY
SQ. FT. – SQUARE FEET
UE – UTILITY EASEMENT
—x— BARBED WIRE FENCE
—o— CHAIN LINK FENCE
CONCRETE
COVERED CONCRETE
—E— OVERHEAD ELECTRIC LINES
WOOD FENCE
WROUGHT IRON FENCE
GUY WIRE
CATCH BASIN
CABLE BOX
ELECTRIC BOX
ELECTRIC MH
FIRE HYDRANT
FIBER OPTIC MARKER
FLAG POLE
GAS METER
GAS VALVE
CURB INLET
LIGHT POLE
MANHOLE
MONITORING WELL
PIPELINE MARKER
POWER POLE
SERVICE POLE
SANITARY MANHOLE
STORM MANHOLE
TELEPHONE PEDESTAL
TRANSFORMER
TRAFFIC SIGNAL BOX
TRAFFIC SIGNAL POLE
UNDERGROUND CABLE MARKER
WATER WELL
WATER METER
WATER VALVE
TEMPORARY BENCHMARK

INVERT DETAIL

1. INLET GRATE
TOP–113.70
NE 18" PVC–110.30

2. STORM MANHOLE
RIM–112.77
NW 8" PVC–106.69
SE 8" PVC–109.59
SW 48" RCP–104.87

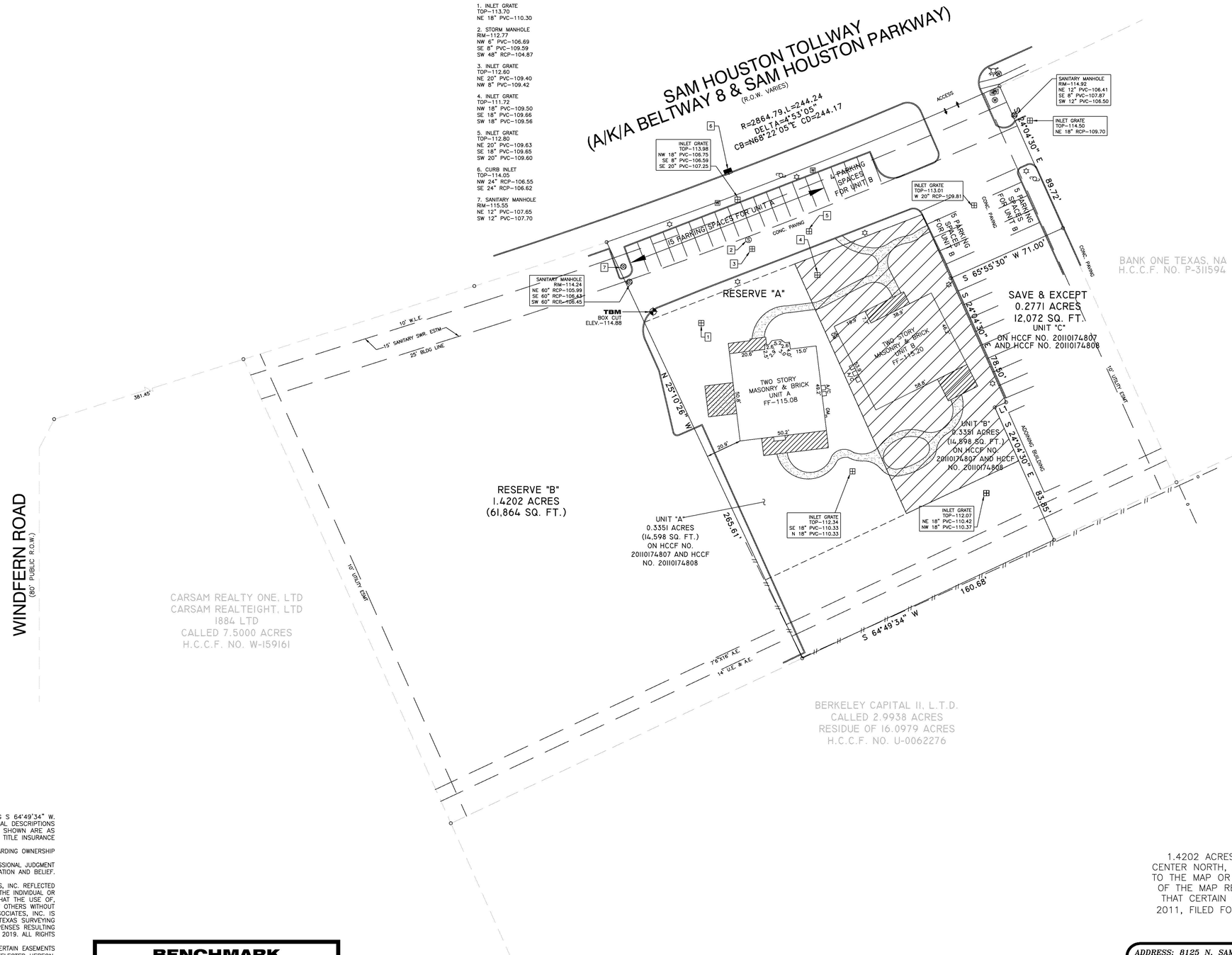
3. INLET GRATE
TOP–112.60
NE 20" PVC–109.40
NW 8" PVC–109.42

4. INLET GRATE
TOP–111.72
NW 18" PVC–109.50
SE 18" PVC–109.66
SW 18" PVC–109.56

5. INLET GRATE
TOP–112.80
NE 20" PVC–109.63
SE 18" PVC–109.65
SW 20" PVC–109.60

6. CURB INLET
TOP–114.05
NW 24" RCP–106.55
SE 24" RCP–106.62

7. SANITARY MANHOLE
RIM–115.55
NE 12" PVC–107.65
SW 12" PVC–107.70



NOTES:
1. BASIS OF BEARING IS THE SOUTH LINE OF SUBJECT TRACT BEING S 64°49'34" W.
2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY. EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY GF NO. FTH–72F–FTH11005879AL OF FIDELITY NATIONAL TITLE INSURANCE COMPANY.
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
6. THE FINDINGS AND OPINIONS OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED, IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED. SOUTH TEXAS SURVEYING ASSOCIATES, INC. SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT 2019. ALL RIGHTS RESERVED.
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8. THIS IS A TOPOGRAPHIC SURVEY AND IS NOT CERTIFIED FOR BOUNDARY.

FLOOD NOTE:

PROPERTY LIES WITHIN FLOOD ZONE "X", ACCORDING TO F.I.R.M. MAP NO. 48201C 0445M, DATE 06-09-2014, BY GRAPHING PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.
BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

BENCHMARK
RM NO. 050475
A HCFCD BRASS DISK STAMPED 050475 FROM THE INTERSECTION OF FALLBROOK AND WINDFERN, WEST APPROXIMATELY 200 FEET TO THE BENCHMARK ON THE LEFT IN KEYMAP 370W IN THE WHITE OAK WATERSHED NEAR STREAM E141-00-00.
ELEV. = 115.40 FEET
NAVD 88, 2001 ADJUSTMENT
ELEVATIONS SHOWN ARE 2001 ADJUSTMENT.

SURVEY OF

1.4202 ACRES OF LAND BEING ALL OF RESERVE "A", OF ROYCE CENTER NORTH, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED AT FILM CODE NO. 544041 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS. SAVE & EXCEPT THAT CERTAIN 0.2771 ACRES CONVEYED IN DEED DATED APRIL 29, 2011, FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NO. 20110174808.

ADDRESS: 8125 N. SAM HOUSTON PARKWAY
HOUSTON, TEXAS 77064

JOB NO: 1726-19 *SCALE: 1" = 30'*
DATE: 08-22-19 *SHEET 1 OF 1*

REVISIONS:

NO.	DATE	DESCRIPTION

SOUTH TEXAS SURVEYING ASSOCIATES, INC.
11281 Richmond Ave. Bldg J, Suite 101, Houston, Texas 77082
281-556-6918 FAX 281-556-9331
Firm Number: 10045400

Copyright 2019 South Texas Surveying Associates, Inc.

K:\COMRES 2019\1726-19.DWG (KT/BP)

JOB NO: 1726-19

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies.

23309 Kuykendahl Road
Tomball, TX 77375

Each Office Independently Owned and Operated

PRESENTED BY:

PATRICK BUCKHOFF
Principal & Broker Associate
O: (281) 686-9445
C: (832) 560-2100
Patrick@commercialspacehouston.com
587831, Texas

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Information About Brokerage Services

Texas law requires all real estate licensees 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.

RE/MAX Integrity-Commercial Advisors Group,	**9004133**	**patrick@commercialspacehouston.com**	**(281)370-5100**
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Esther Cordova	**0208532**	**esther@thecordovateam.com**	**(281)370-5100**
Designated Broker of Firm	License No.	Email	Phone
Esther Cordova	**0208532**	**esther@thecordovateam.com**	**(281)370-5100**
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Patrick J Buckhoff, CCIM	**587831**	**patrick@commercialspacehouston.com**	**(832)560-2100**
Sales Agent/Associate's Name	License No.	Email	Phone

_____ _____ _____

Buyer/Tenant/Seller/Landlord Initials Date