

FOR LEASE

\$27.00 PSF +
\$9.00 NNN

**19515 CHAMPION FOREST DR, SUITE 300,
SPRING, TX 77379**

±1,354 SF OFFICE CONDO ON ±0.11 AC



PAIGE COOPER

Associate Broker

Paige@TexasCRES.com

(713) 805-7353



PROPERTY HIGHLIGHTS



Location

19515 Champion Forest Dr,
Suite 300, Spring, TX
77379



Asking Rate

\$27.00 PSF + \$9.00 NNN



Size

±1,354 SF Office Condo
on ±0.11 AC

Contact Us

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- **Turnkey showroom configuration** allows for an immediate move-in opportunity with a dedicated customer-facing showroom ideal for retail display, client presentations, or specialty service users
- **Private backroom with kitchenette & restroom** provides a fully self-contained suite perfect for employee workspace, storage, operational support, or light prep functionality
- **Exterior signage opportunity on Champion's Forest Dr** offers valuable brand exposure along one of Northwest Houston's most highly traveled commercial corridors
- **Located in the affluent Champions/Spring submarket** surrounded by established residential communities including Gleannloch Farms, Memorial Northwest, and highly regarded Klein ISD neighborhoods
- **Strong area demographics with household incomes exceeding \$130,000+** within a 3-mile radius supporting retail, wellness, and professional service use
- **Efficient ±1,354 SF footprint** ideally sized for boutique retail, wellness concepts, professional offices, beauty services, or specialty operators seeking a polished presence without excessive overhead
- **Positioned within a mature commercial corridor** offering strong surrounding tenancy, established consumer traffic, and long-term area stability
- **Excellent accessibility to major Northwest Houston thoroughfares** including FM 1960, SH 249, and The Grand Parkway

PROPERTY PICTURES



PROPERTY PICTURES



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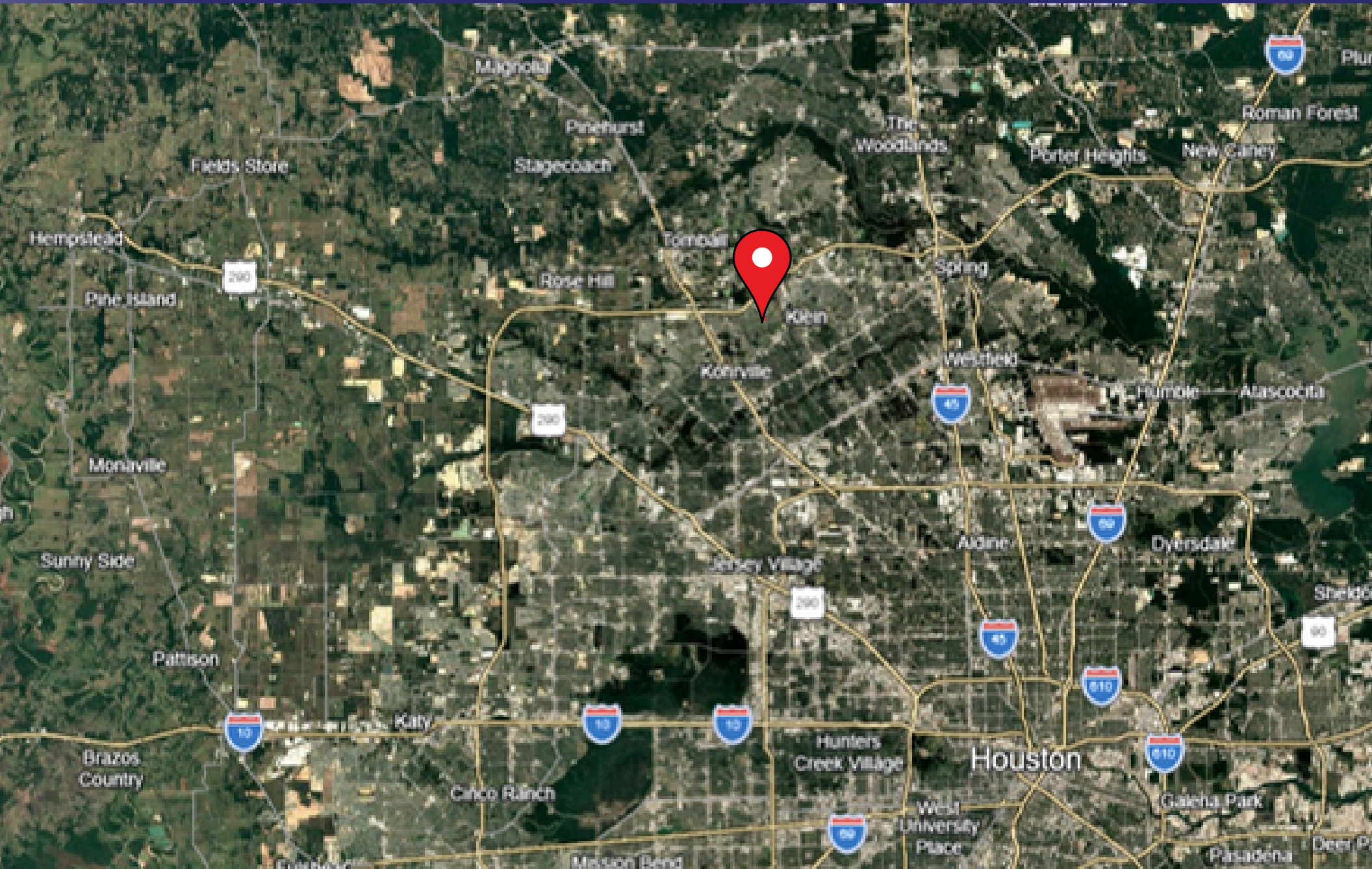
PROPERTY PICTURES



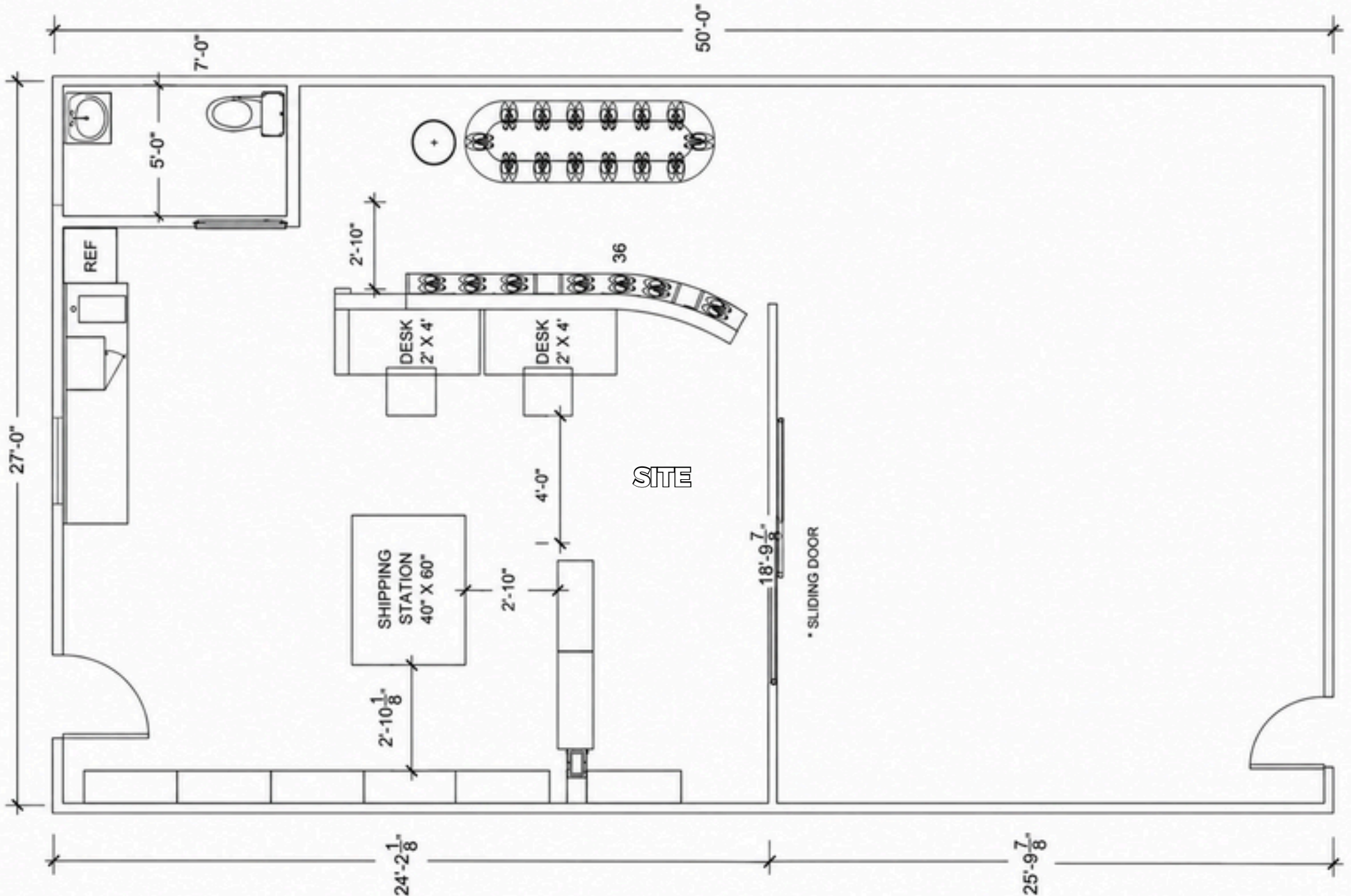
PROPERTY PICTURES



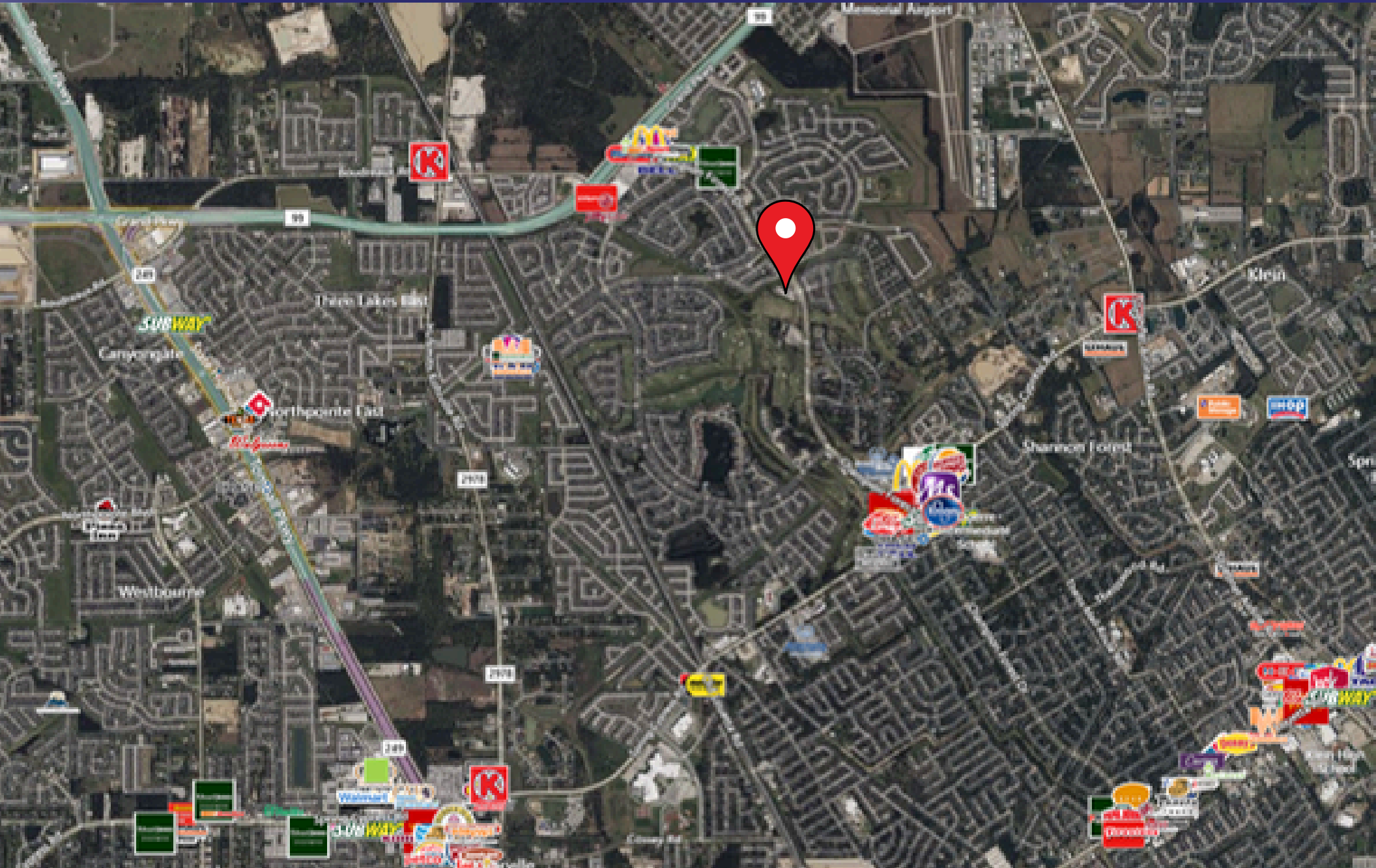
LOCATION MAP



SITE FLOORPLAN



MARKET AERIAL



DEMOGRAPHICS



DEMOGRAPHIC SUMMARY

19515 Champion Forest Dr, Spring, Texas, 77379

Ring of 3 miles

KEY FACTS

91,651

Population



30,908

Households

36.4

Median Age

\$95,032

Median Disposable Income

EDUCATION

4.7%

No High School Diploma

19.1%

High School Graduate

28.3%

Some College/
Associate's Degree

47.9%

Bachelor's/Grad
/ Prof Degree

91,651

2023 Total
Population (Esri)

INCOME



\$113,487

Median Household
Income



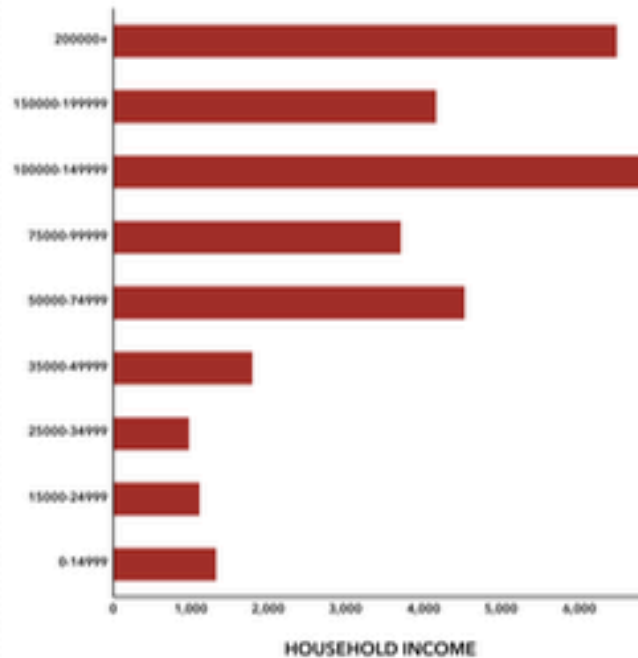
\$48,320

Per Capita Income



\$413,404

Median Net Worth



EMPLOYMENT



White Collar

74.9%



Blue Collar

14.0%



Services

12.7%

3.9%

Unemployment
Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2026 Esri

Full demographic package available upon request.



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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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IABS 1-1
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