

FOR SALE

13715 OFFICE PARK DR, HOUSTON, TX 77070

±2,772 SF ON ±0.22 AC OF LAND

SALE PRICE

\$699,000

LEASE RATE

\$19.50 PSF NNN



JOEL C. ENGLISH

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PROPERTY HIGHLIGHTS



Location

13715 Office Park Dr.
Houston, TX 77070



Asking Price

For Sale: \$699,000

For Lease: \$19.50 PSF NNN



Size

±2,772 SF on ±0.22 Acres

- ±2,772 SF Freestanding Office Building on ±0.22 Acres

- Functional layout with **multiple private offices, conference room, and reception area**

- **Ample natural light, efficient floor plan, and high ceilings** throughout

- **Dedicated parking** directly on side of building and additional street parking available

- **Ideal for medical, legal, financial, or general professional use**

- Strategically located with easy access to **SH-249, FM 1960, and Beltway 8**

- Surrounded by dense residential and strong commercial corridors

- **Move-in ready** for owner-users or a great addition to an investment portfolio

- Located in a **quiet and professional business park environment**

Contact Us

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EXTERIOR



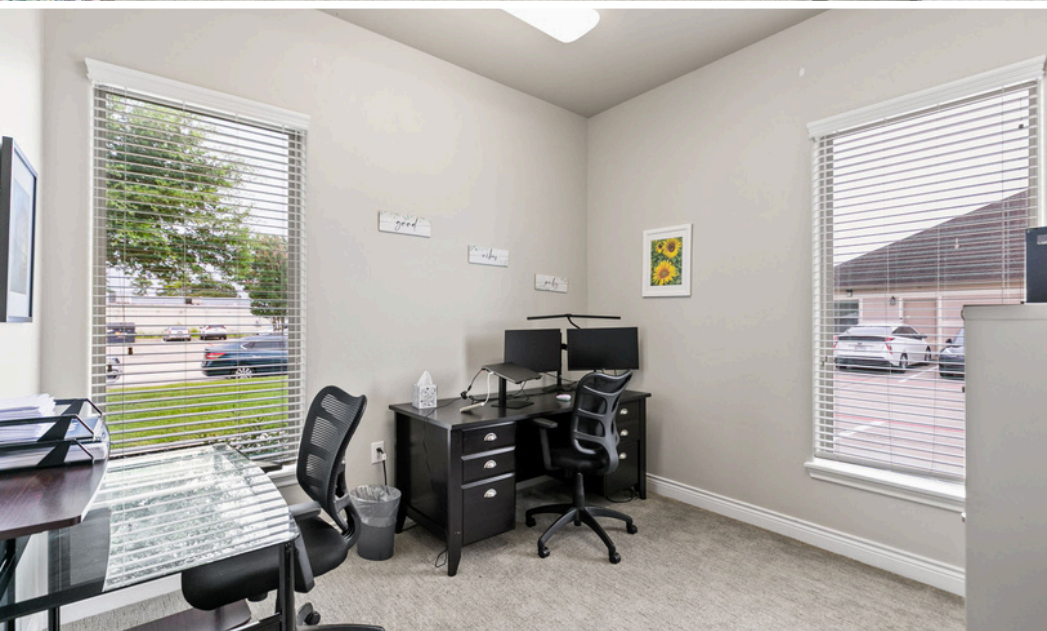
INTERIOR



Tap to
View the
Matterport!



INTERIOR



INTERIOR

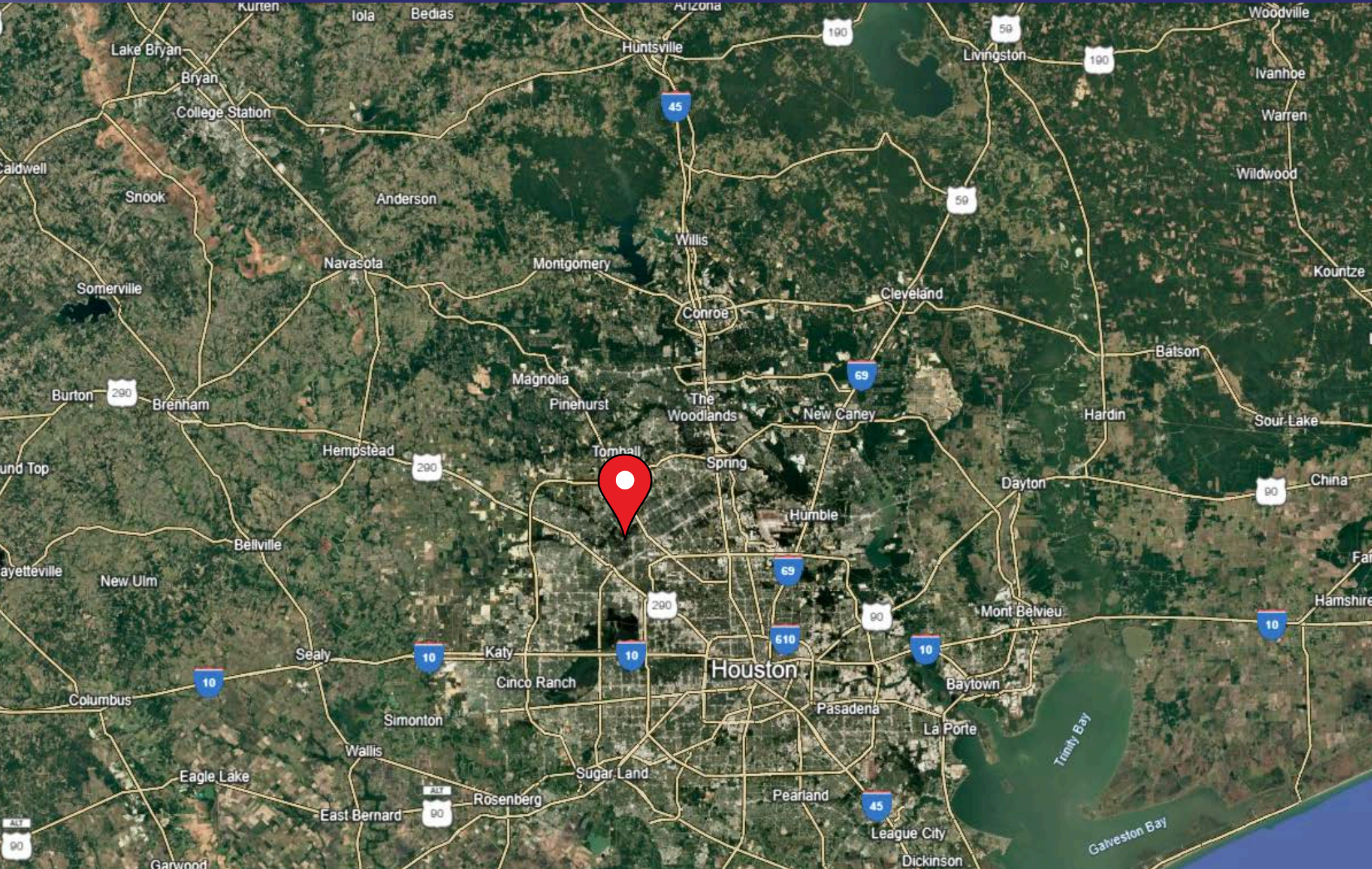


INTERIOR

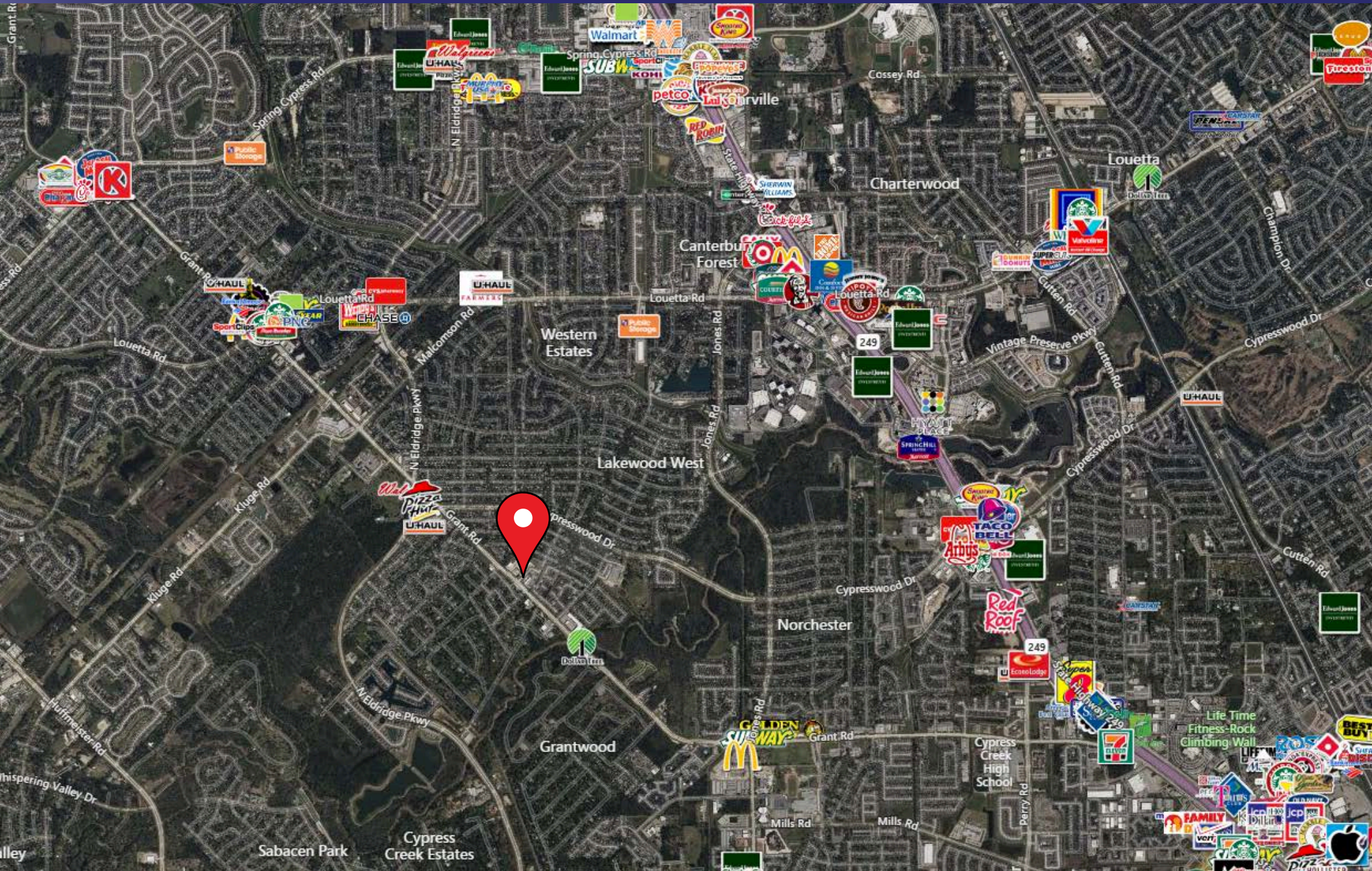




LOCATION MAP



MARKET AERIAL



MARKET GROWTH



**BRIDGELAND ±11,400 ACRE
PLANNED COMMUNITY**

**±20,000 Homes
in Development**

**LAKEWOOD
FOREST
±2,617 Homes**

**LAKEWOOD
WEST
±86 Homes**

**DELI
EATS**



Shell

UFIT HEALTH

**GRANT RD
±15,863 VPD (±22)**

**BUILDING
BLOCKS
THERAPY**

ZTERS

**GAS
STATION**

OFFICE PARK DR

**MILK MUSTACHE
COOKIES**

MARKET GROWTH



**LAKEWOOD
FOREST**
±2,617 Homes

**AQUA
REMACH**

**LUCKY STAR
GROCER SHOP**

**NATURAL
REMEDIES**

**COUNTRY
FOOD MART**

**MELTED
ESTHETICS**



**MILK MUSTACHE
COOKIES**

OFFICE PARK DR

DEMOGRAPHICS



DEMOGRAPHIC SUMMARY

13715 Office Park Dr, Houston, Texas, 77070

Ring of 3 miles

KEY FACTS

100,362

Population



38,299

Households

38.6

Median Age

\$79,403

Median Disposable Income

EDUCATION

6.5%

No High School Diploma



20.4%

High School Graduate



27.3%

Some College/
Associate's Degree



45.9%

Bachelor's/Grad
/ Prof Degree



100,362

2023 Total
Population (Esri)

INCOME



\$95,798

Median Household
Income



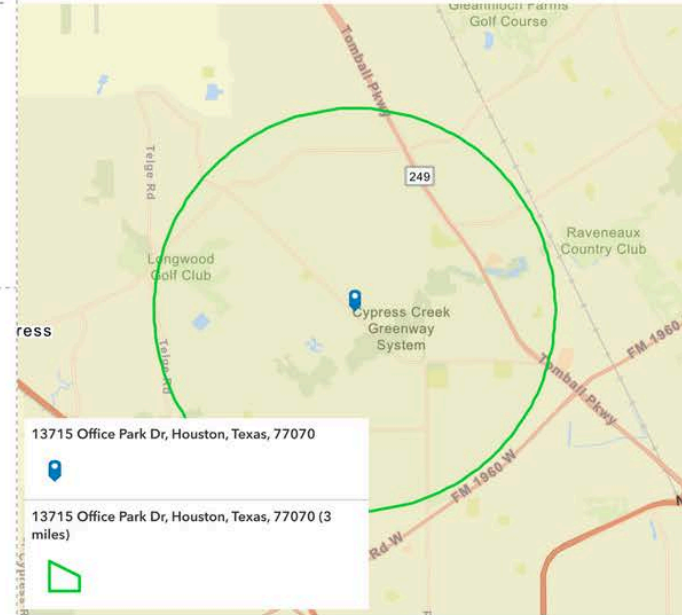
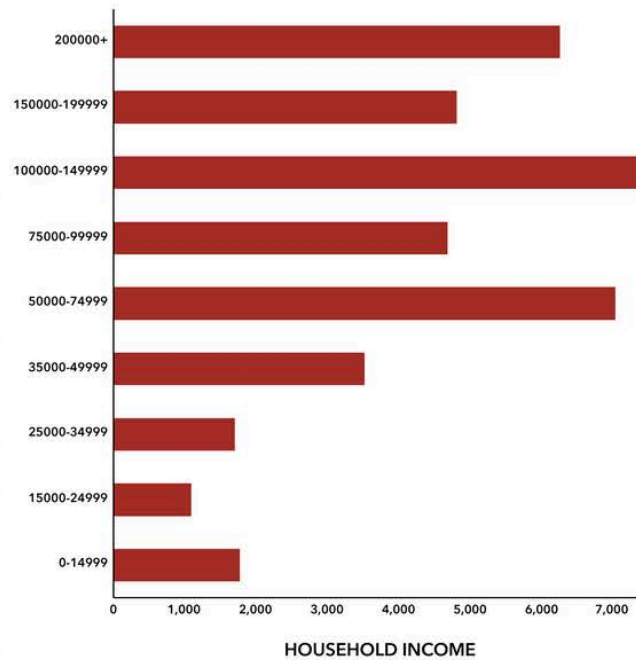
\$49,078

Per Capita Income



\$294,496

Median Net Worth



EMPLOYMENT



75.8%

White Collar



14.4%

Blue Collar



12.0%

Services

4.3%

Unemployment
Rate

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

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Designated Broker of Firm	License No.	Email	Phone
Joel C. English	465800	joel@texasgres.com	(713) 473-7200
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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