Office Condos For Sale

8220 Jones Rd, Houston, TX 77065

Building A | 6,222 SF

The **Ambrose** Group

BROKER CONTACT (CALL FOR PRICING):

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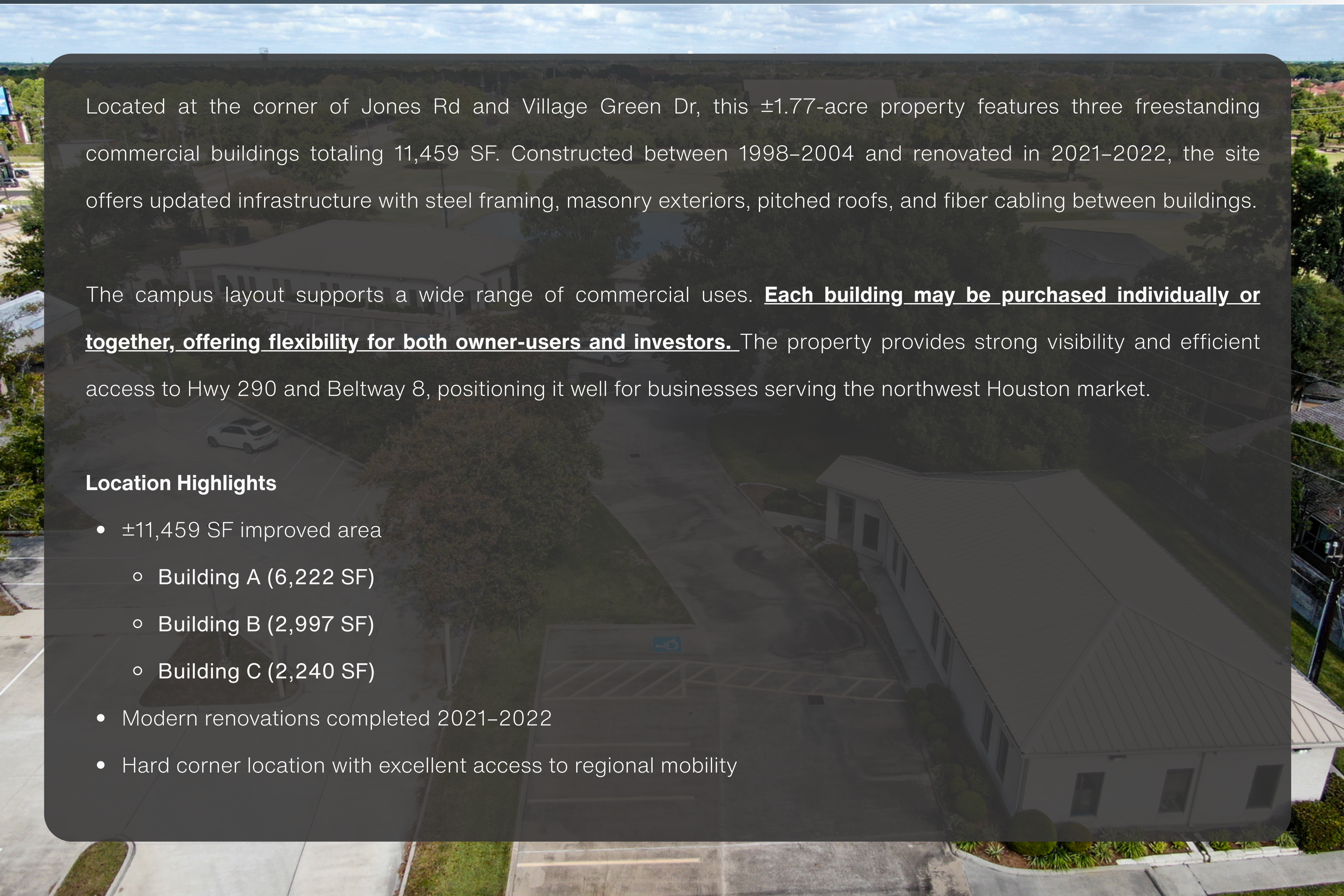
Executive Summary



Located at the corner of Jones Rd and Village Green Dr, this ±1.77-acre property features three freestanding commercial buildings totaling 11,459 SF. Constructed between 1998–2004 and renovated in 2021–2022, the site offers updated infrastructure with steel framing, masonry exteriors, pitched roofs, and fiber cabling between buildings.

The campus layout supports a wide range of commercial uses. **Each building may be purchased individually or together, offering flexibility for both owner-users and investors.** The property provides strong visibility and efficient access to Hwy 290 and Beltway 8, positioning it well for businesses serving the northwest Houston market.

Location Highlights

- ±11,459 SF improved area
  - Building A (6,222 SF)
  - Building B (2,997 SF)
  - Building C (2,240 SF)
- Modern renovations completed 2021–2022
- Hard corner location with excellent access to regional mobility

Site Details

Address

8220 Jones Rd, Houston, TX 77065

Building Size

Building A (6,222 SF)

Coordinates

29.8936°,-95.5836°

Zoning

J - Third Business District

Tax Parcel (APN)

1145320000006

Tax Rate

2.596214%

Schools / Utilities

Cypress-Fairbanks ISD

Legal

RES A4 NW VILLAGE SHOPPING CTR PH 1

Frontage

Jones Rd & Village Green Dr

Building A

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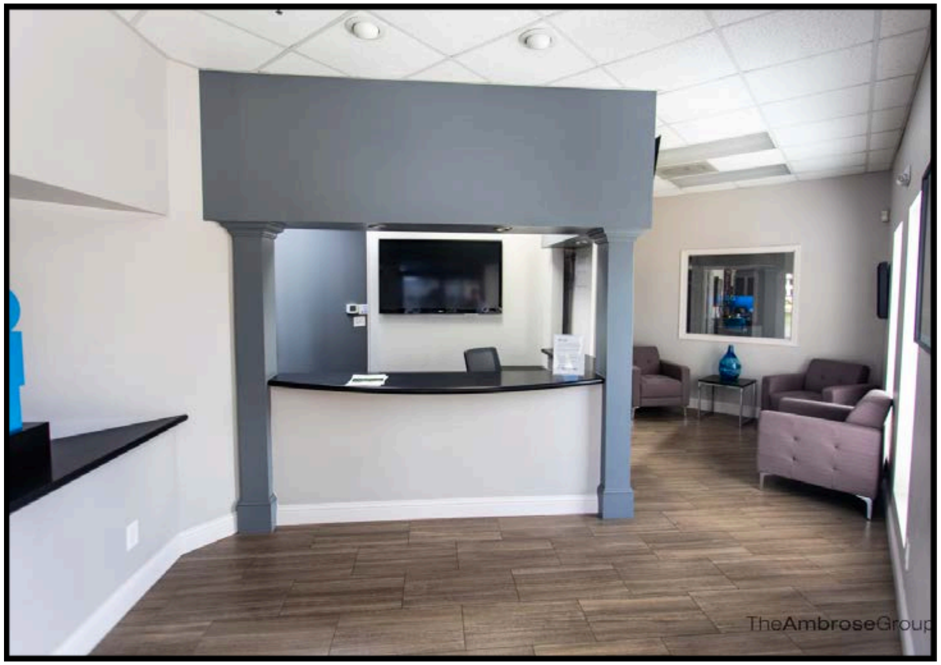

Property Aerial

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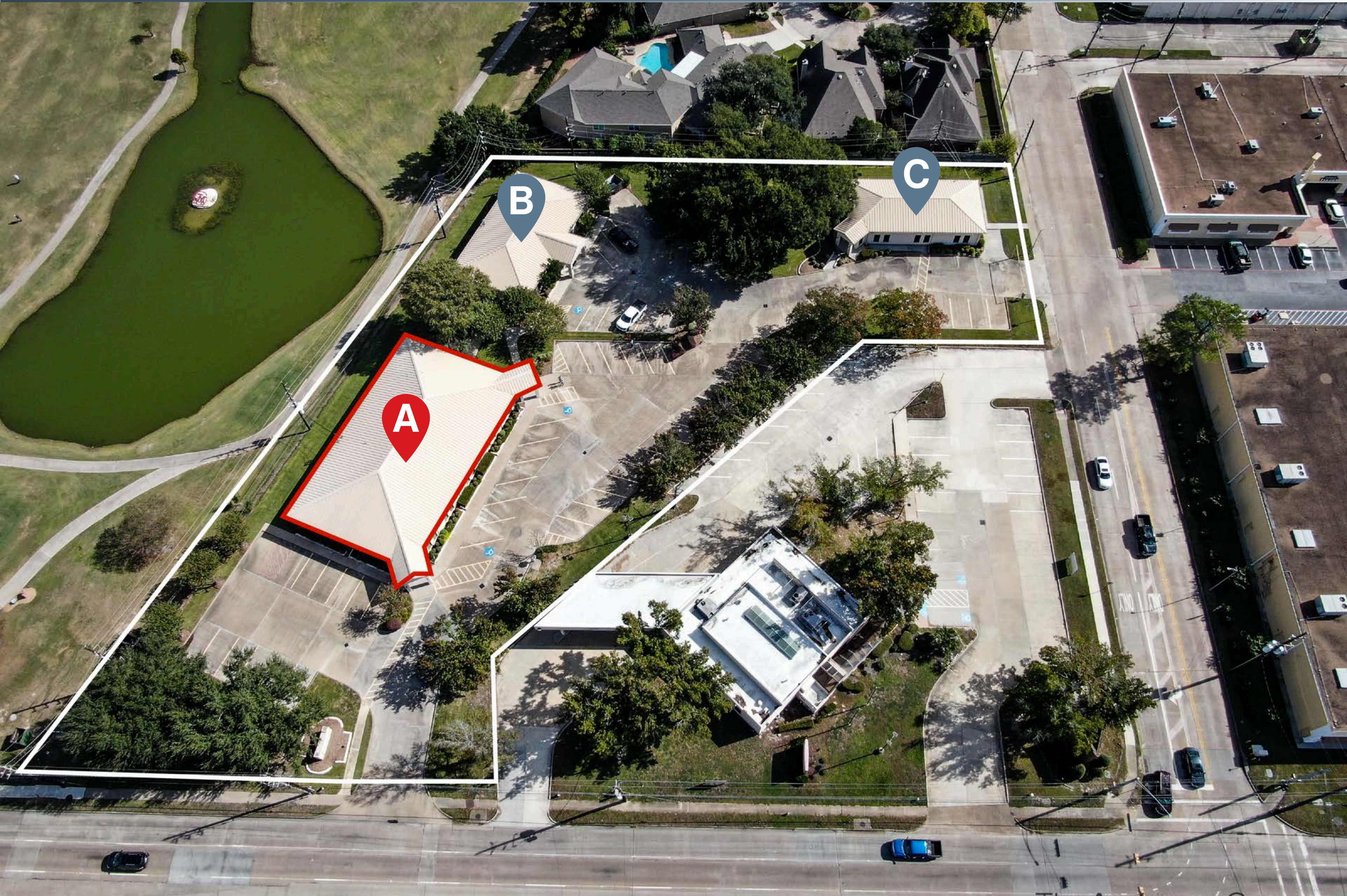

Property Aerial

Property Aerial

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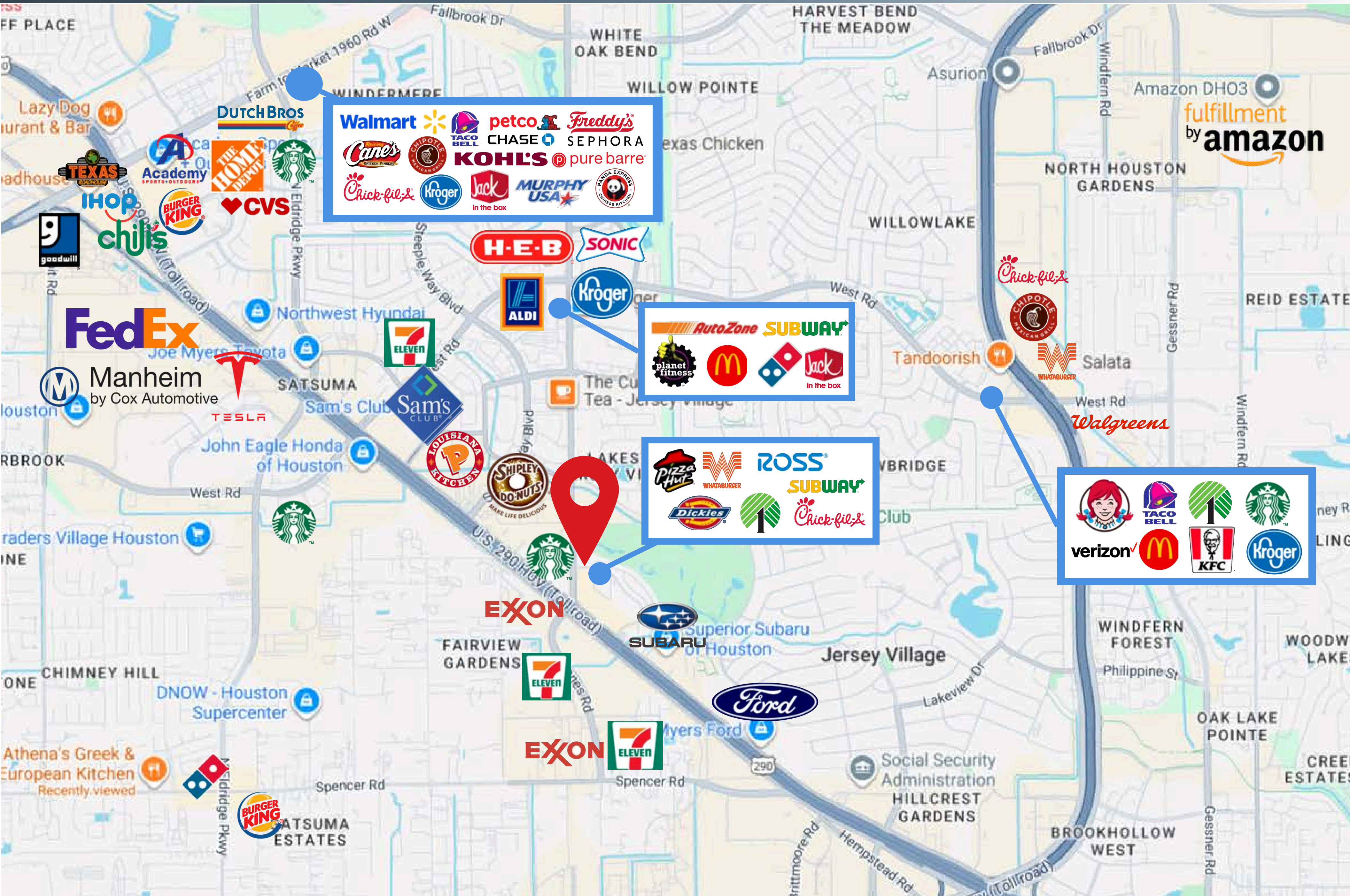
Area Highlights



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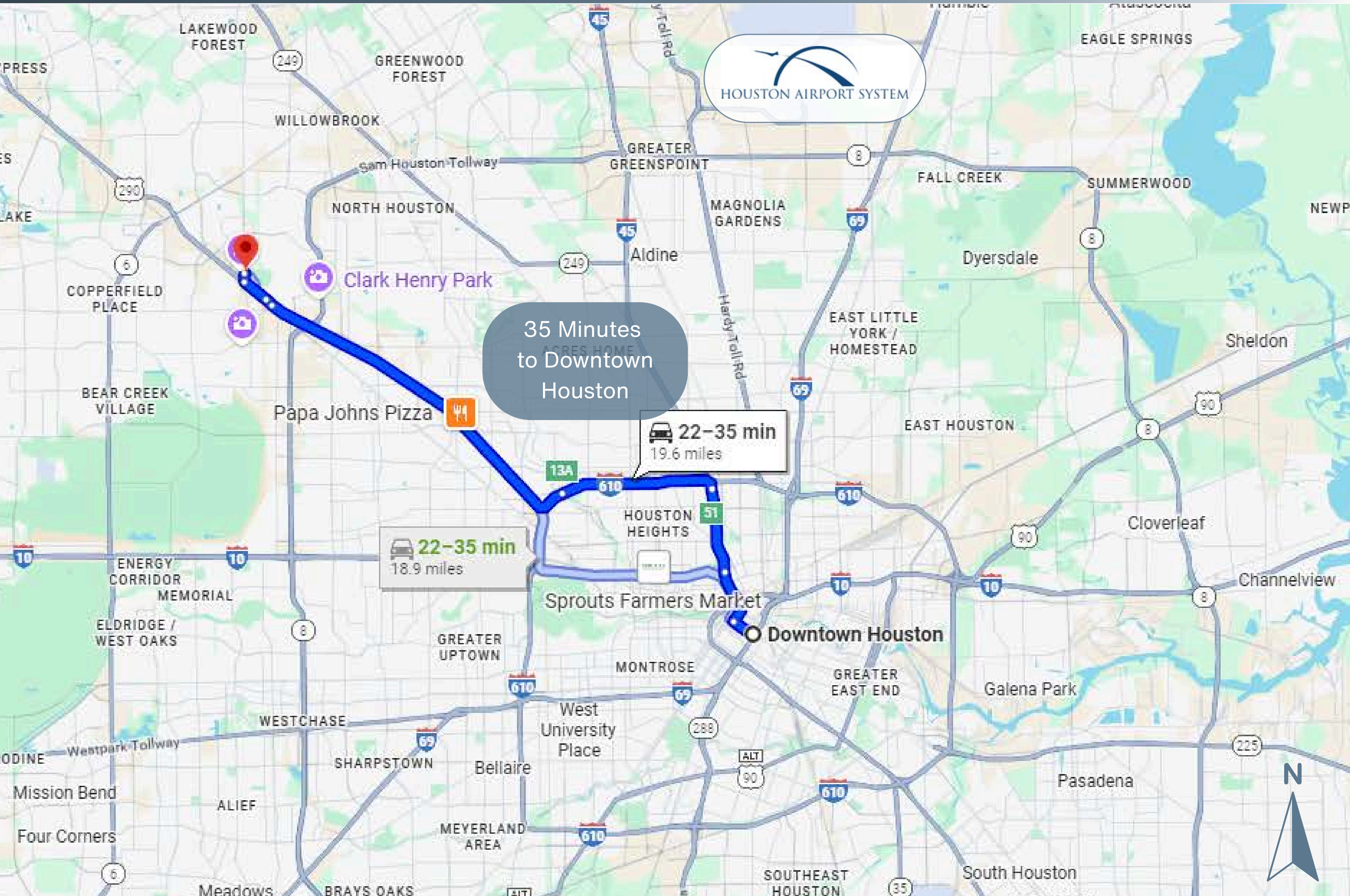
Excellent Linkage



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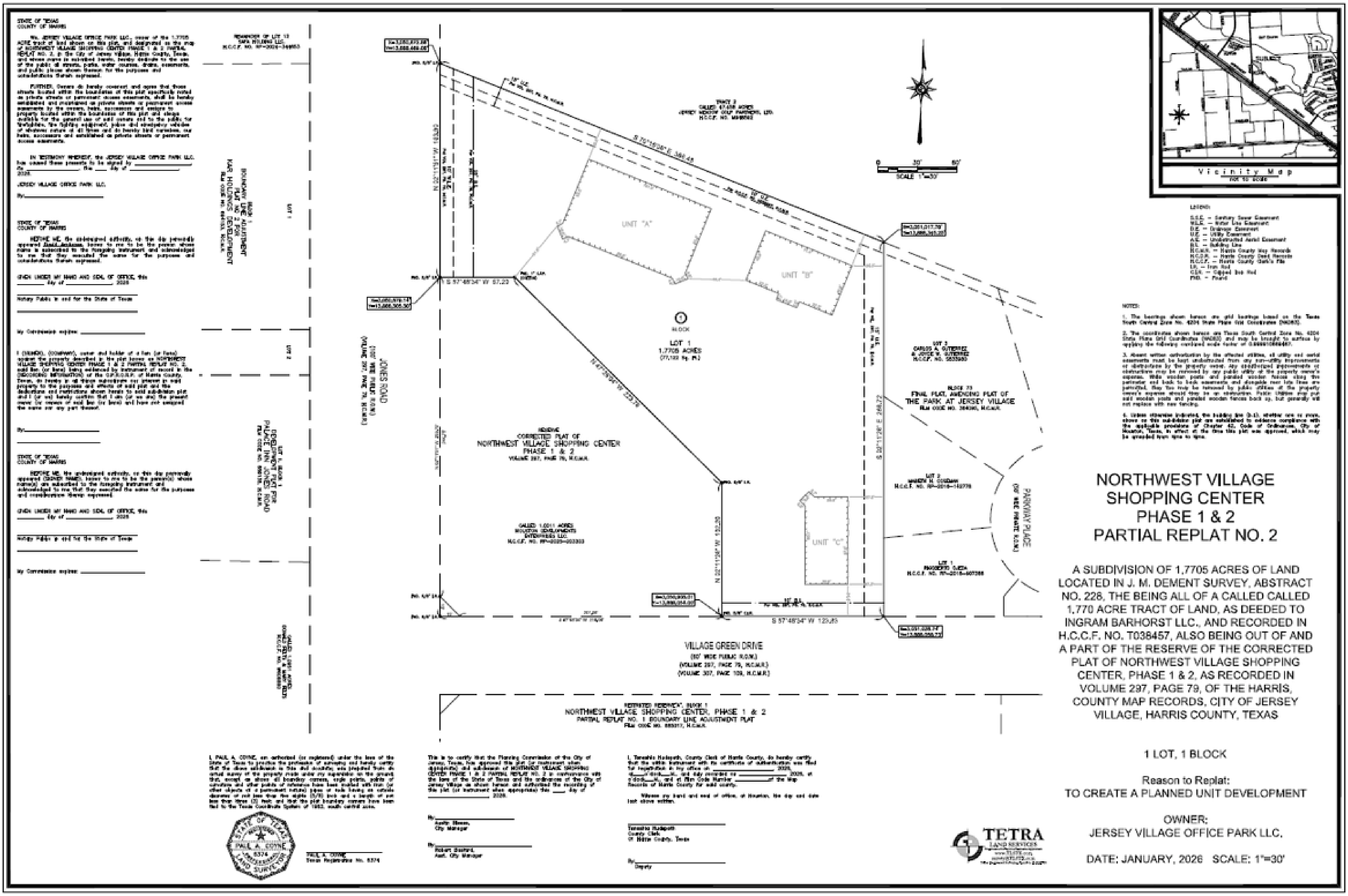
Plat Map



2024 Demographics

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Income

	1 mile	3 miles	5 miles
Avg. Household Income	$89,979	$99,201	$94,888
Median Household Income	$66,774	$74,691	$71,746

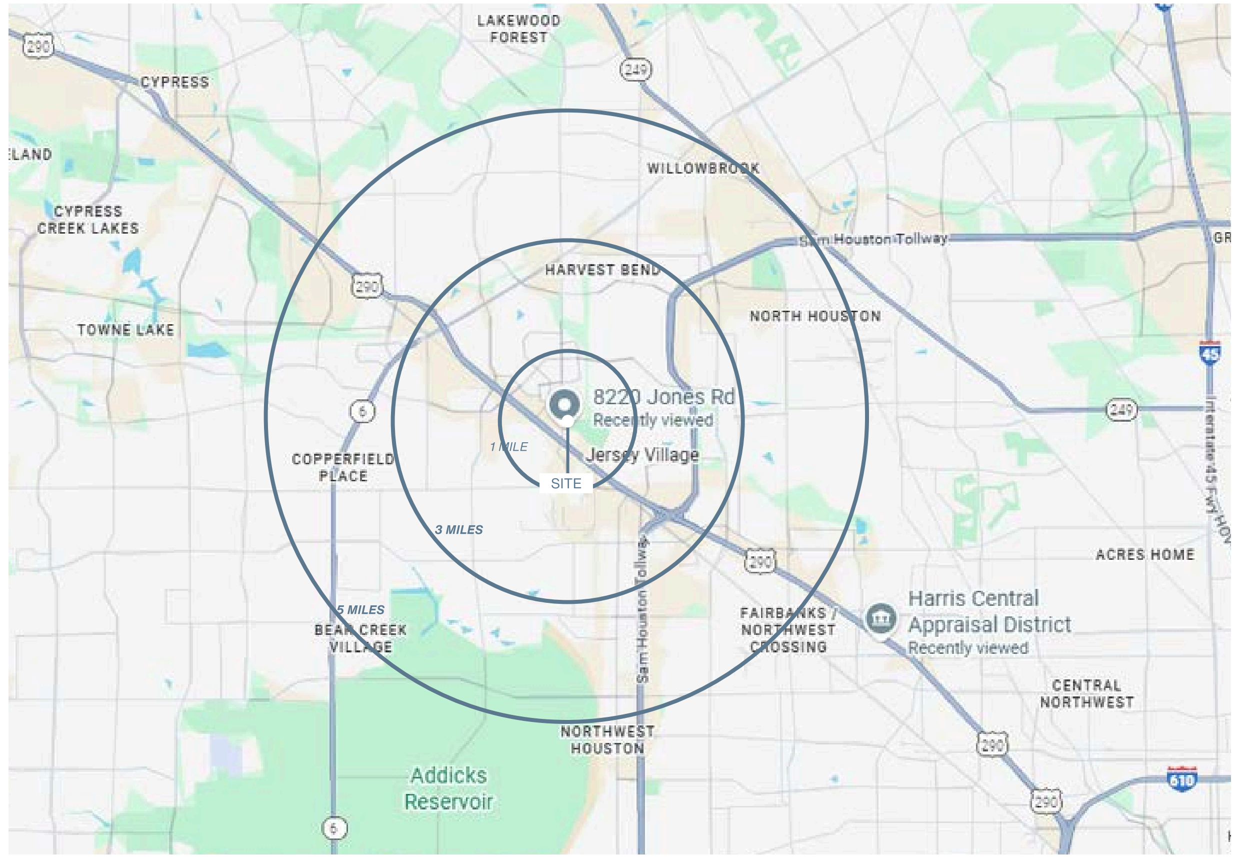
Population

	1 mile	3 miles	5 miles
2024 Population	3,835	34,501	88,555
2020 Population	4,038	37,119	93,831
2029 Population Projection	3,885	34,769	89,502
Growth 2020-2024	0.4%	0%	0.1%
Growth 2024-2029	0.2%	0.2%	0.2%

Housing

	1 mile	3 miles	5 miles
Median Home Value	$303,625	$242,700	$224,955
Median Home Year Built	1992	1992	1990

Demographics sourced from ***CoStar***



2024 TAX RATES

026 - Tomball ISD:	1.062900
040 - Harris County:	0.385290
041 - Harris Co Flood Cntrl:	0.048970
042 - Port of Houston Authy:	0.006150
043 - Harris Co. Hosp Dist:	0.163480
044 - Harris Co Educ Dept:	0.004799
045 Lone Star College Syst:	0.107600
083 - City of Tomball:	0.336365
665 - HC ESD 15:	0.048810
679 HC Emerg Serv Dist 8:	0.097754
A33: Tomball Business ID 1:	0.615000

TOTAL $2.877118

Houston Market Overview

Houston is a dynamic metro region of over 7.8 million people, making it the fifth-largest in the U.S. and the largest in Texas. Spanning 9,444 square miles, it's geographically bigger than several U.S. states. The region boasts a GDP of over $700 billion ranking as the 23rd-largest economy globally if it were a country and supports 3.5 million jobs across diverse industries like energy, healthcare, tech, and aerospace. Houston is also a major global hub, with two international airports serving 63 million passengers and trade totaling nearly $374 billion. In 2024, it welcomed over 92 million visitors, generating $27 billion in economic impact. The city is home to 24 Fortune 500 headquarters and continues to grow as a leader in innovation and global connectivity.

Texas By The Numbers

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Texas is the **second-largest state** by land area in the US, with 268,596 square miles.

#1 STATE

For corporate relocations & expansions

Texas Economy is 8th largest in the world

Around **32.4 million residents**, making it the **second** most populous state after California

GDP

Texas's GDP reached **$2.77 trillion** in 2024, making it the second-largest economy in the US after California

#1 STATE

For Exports

Texas has a **large** and **diverse** workforce, contributing to its economic strength.

ExxonMobil Sysco American Airlines AT&T

54 Fortune 500 companies that are headquartered there, which include **ExxonMobil, AT&T, American Airlines, and Sysco.**

Leading producer of crude oil **nationwide**

Texas is home to **3.2 million** small businesses

and **hundreds** of publicly traded firms

TAX

Texas **does not** have an **estate** tax or **inheritance** tax.

Number **1** jobs creator in 2024, Texas added **165,700 jobs**

Texas Employment

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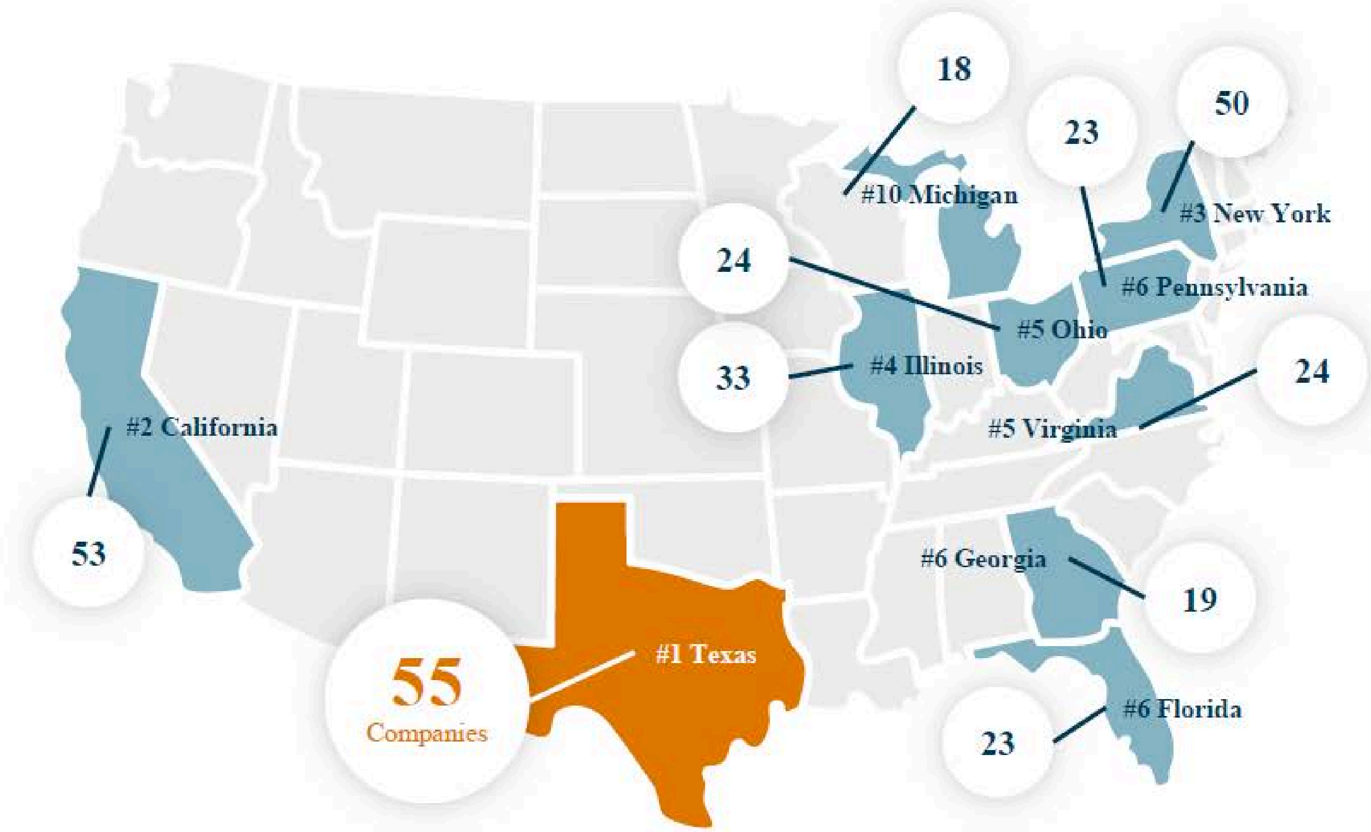

TOP PORT IN MATION = JOB DRIVER		
	MARKET	TOTAL TRADE
1	Port of Houston, TX	275,940,289
2	Port of South Louisiana, LA	225,086,697
3	Port of Corpus Christi, TX	150,755,485
4	Port of New York & New Jersey	123,697,438
5	Port of New Orleans, LA	81,067,448
6	Port of Long Beach, CA	79,178,087
7	Port of Greater Baton Rouge, LA	71,686,872
8	Port of Beaumont, TX	70,567,386
9	Port of Los Angeles, CA	59,452,139
10	Port of Hampton Roads (Port of Virginia)	58,048,785

TOP MARKETS FOR EMPLOYMENT GROWTH		
	MARKET	TOTAL TRADE
1	Dallas-Forth Worth	165,700
2	New York	146,500
3	Houston	118,900
4	Los Angeles	111,800
5	Philadelphia	88,800
6	Boston	86,693
7	Chicago	83,000
8	Atlanta	79,400
9	Washington D.C.	67,500
10	Tampa	64,500

HOUSTON FORTUNE 500 HEADQUARTERS

Phillips 66 · ConocoPhillips · Baker Hughes · Crown Castle · Group 1

Sysco · Hewlett Packard Enterprise · CenterPoint Energy · nrg · Quanta

Plains · WM Waste Management · Kinder Morgan · Westlake Chemical · Apache

OXY Occidental · Enterprise Products Partners L.P. · Calpine Energy Solutions · Halliburton · Targa

Listing Team

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2-10-2025

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.

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.

Name	License No.	Email	Phone
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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
David Michael Ambrose	382964	david@theambrosegroup.com	713.688.7733
Designated Broker of Firm	License No.	Email	Phone
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

Regulated by the Texas Real Estate Commission — Information available at www.trec.texas.gov

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