

FOR SALE



DEVIN BAKER
Broker Associate



281.407.0601, ext 5



Devin@SenderoGroup.net

813 SF OFFICE CONDO

Portofino Plaza Office Condominium
256 Ed English Dr, Bldg 4, Ste E
Shenandoah TX 77385



SENDERO
REAL ESTATE

PROPERTY INFO

Portofino Plaza Office Condos
256 Ed English Dr, Bldg 4, Ste E
Shenandoah, TX 77385



PROPERTY DETAILS

Portofino Plaza is a welcoming and convenient office condominium community in Shenandoah. Located just off I-45 north of The Woodlands, Portofino Plaza sits within a retail centric corridor boasting Sam's Club, Portofino Shopping Center (Old Navy, TJ Maxx, and PetSmart), as well as Pappasito's Cantina within minutes. The community is home to businesses specializing in insurance, wellness, tax preparation, and would be perfect for a complimentary business needing professional office space with private access for practitioners and clients alike. The simple layout boasts a nice reception area, private bathroom, kitchenette, and two offices.

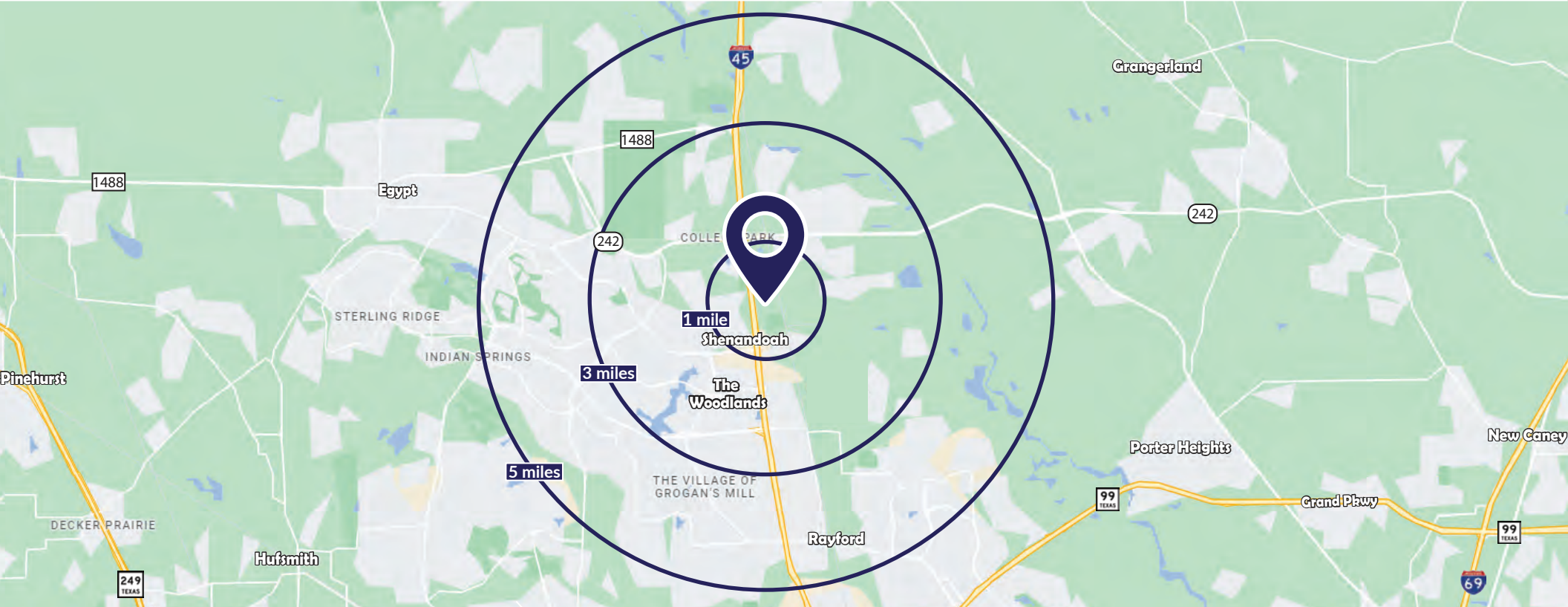
LOCATION INFORMATION

LOCATION	Ed English Dr, just east of I-45, south of Hwy 242, north of Research Forest Dr
SUBMARKET	The Woodlands/Shenandoah
UNIT SIZE	813 SF
SALE PRICE	\$ 215,000
UTILITIES	Water/Sewer & Trash covered
LEGAL	S957100 - PORTOFINO PLAZA OFFICE CONDO MINIUMS BLDG 4 UNIT E

PROPERTY HIGHLIGHTS

- ⊕ CURRENTLY LEASED THROUGH OCT 2026, 8% CAP
- ⊕ PLUG AND PLAY OPTIONS FROM 200-800 SF
- ⊕ LARGE RECEPTION, TWO OFFICES, KITCHENETTE AND PRIVATE RESTROOM
- ⊕ MULTIPLE DINING/SHOPPING CHOICES
- ⊕ CONVENIENT ACCESS FROM I-45 AND DAVID MEMORIAL
- ⊕ LOCATED ON I-45 - 2 MILES FROM THE WOODLANDS MALL AND 7 MILES FROM GRAND PKWY/99 NESTLED JUST EAST OF THE WOODLANDS

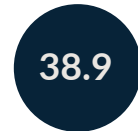
DEMOGRAPHICS



2023 SUMMARY	1 MILE	3 MILES	5 MILES
Population	4,095	51,274	143,749
Daytime Employees	9,752	58,781	81,596
Households	1,611	20,636	56,190
Median Home Value	\$...	\$150,396	\$138,265
Average Household Size	2.5	2.5	2.5
Owner Occupied Housing Units	1,186	14,843	40,641
Renter Occupied Housing Units	567	7,567	19,838
Median Age	42.2	40.9	38.9
Average Household Income	\$134,300	\$141,891	\$133,099



143,749
POPULATION



38.9 MEDIAN AGE



2.5
AVERAGE HH SIZE

\$141,891
AVG HH INCOME



...
TOTAL BUSINESSES



19,838
TOTAL EMPLOYEE

INTERIOR IMAGES

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RECEPTION



RECEPTION



KITCHENETTE



PRIVATE OFFICE



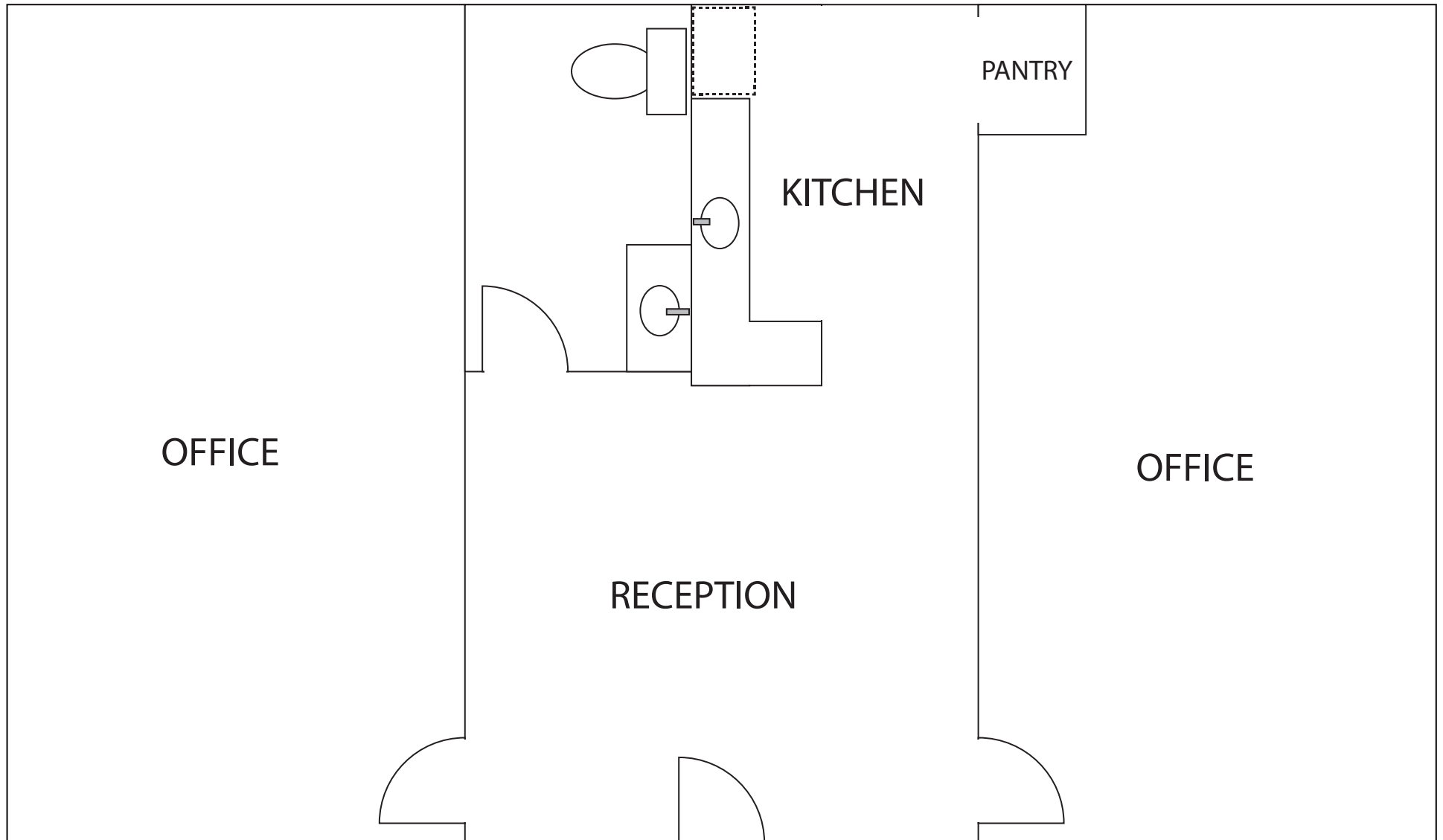
2ND PRIVATE OFFICE



RESTROOM

FLOOR PLAN

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RETAIL MAP

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CITY MAP





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.

11-2-2015



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>SENDERO REAL ESTATE</u>	<u>9010551</u>	<u>JUAN@SENDEROGROUP.NET</u>	<u>281-407-0601</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>JUAN C. SANCHEZ</u>	<u>520895</u>	<u>JUAN@SENDEROGROUP.NET</u>	<u>281-407-0601 ext 1</u>
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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