



16000 Dillard Drive | Houston, Texas 77040

For Sale | Office/Retail Building

**Fully Leased
Investment
Opportunity**

**Houston's Prime Submarket
NW/290/Beltway**

TODD N. EDMONDS, SIOR CCIM
281 893 4000 Ext 1
Todd@Edmonds-Co.com

MADELYN IRWIN
281 893 4000 Ext 3
Madelyn@Edmonds-Co.com

CONTACT BROKER FOR MORE INFORMATION

Edmonds & Company | 20008 Champion Forest Dr Ste 303 | Houston, TX 77379

For Sale | 16000 Dillard Dr. Houston, TX 77040



Opportunity Overview

16000 Dillard Drive is a **fully leased mixed-use property** strategically located at **Highway 290 and Beltway 8** in Northwest Houston. The building offers investors **stable in-place cash flow**, a diverse tenant mix, and excellent visibility and accessibility in one of Houston's most connected submarkets.

TODD N. EDMONDS, SIOR CCIM
281 893 4000 Ext 1
Todd@Edmonds-Co.com

MADELYN IRWIN
281 893 4000 Ext 3
Madelyn@Edmonds-Co.com

CONTACT BROKER FOR MORE INFORMATION

For Sale | 16000 Dillard Dr. Houston, TX 77040



Building Features

- 20,811 SF total building
- 62,808 SF Lot Size
- Class “A” finishes
- 2018 Tilt wall Construction
- Monument Signage
- +/- 338’ frontage on Senate Ave
- Tenant controlled HVAC
- +/- 3.5 parking spaces per 1,000 SF leased
- 84 total parking spaces



TODD N. EDMONDS, SIOR CCIM
281 893 4000 Ext 1
Todd@Edmonds-Co.com

MADELYN IRWIN
281 893 4000 Ext 3
Madelyn@Edmonds-Co.com

CONTACT BROKER FOR MORE INFORMATION

For Sale | 16000 Dillard Dr. Houston, TX 77040



Location

16000 Dillard Drive is a multi-tenant office building located in Northwest Houston with a stable tenant base. This building is in close proximity to US HWY 290 and Beltway 8. The Senate Avenue building is a great investment opportunity conveniently located in the city of Jersey Village at the corner of Senate Avenue and Dillard Drive.

TODD N. EDMONDS, SIOR CCIM
281 893 4000 Ext 1
Todd@Edmonds-Co.com

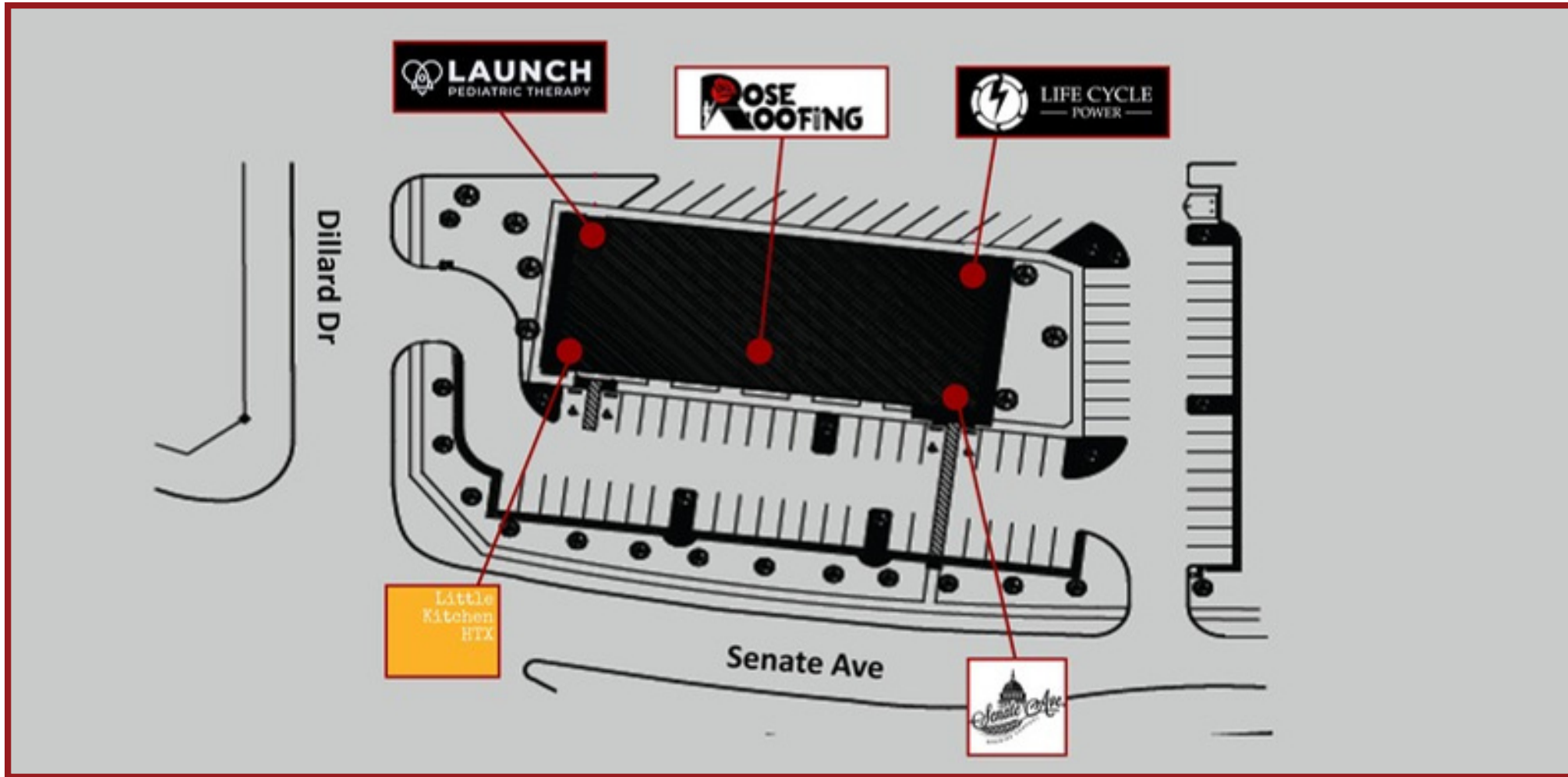
MADELYN IRWIN
281 893 4000 Ext 3
Madelyn@Edmonds-Co.com

CONTACT BROKER FOR MORE INFORMATION

For Sale | 16000 Dillard Dr. Houston, TX 77040



TENANT OVERVIEW



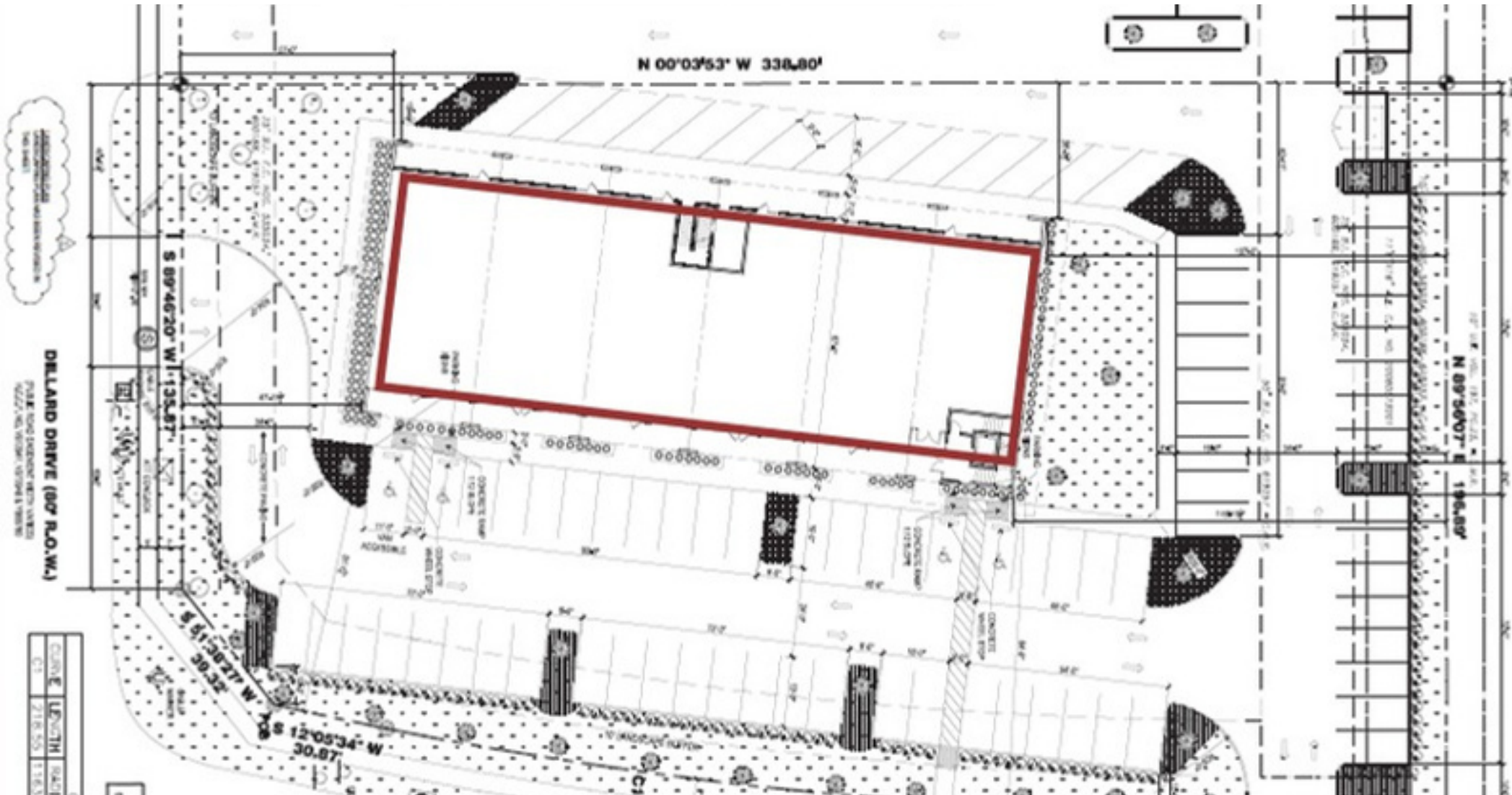
TODD N. EDMONDS, SIOR CCIM
281 893 4000 Ext 1
Todd@Edmonds-Co.com

MADELYN IRWIN
281 893 4000 Ext 3
Madelyn@Edmonds-Co.com

CONTACT BROKER FOR MORE INFORMATION

Edmonds & Company | 20008 Champion Forest Dr Ste 303 | Houston, TX 77379

For Sale | 16000 Dillard Dr. Houston, TX 77040



TODD N. EDMONDS, SIOR CCIM
281 893 4000 Ext 1
Todd@Edmonds-Co.com

MADELYN IRWIN
281 893 4000 Ext 3
Madelyn@Edmonds-Co.com

CONTACT BROKER FOR MORE INFORMATION

Edmonds & Company | 20008 Champion Forest Dr Ste 303 | Houston, TX 77379

For Sale | 16000 Dillard Dr. Houston, TX 77040



Regional & Area Overview

Houston is the most populous city in Texas and the 4th largest city in the United States. Currently, the estimated metro area population of Houston in 2022 is 6,603,000, with a projected population of 9.28M by 2030. Harris County is the principal county of the Greater Houston metropolitan area and ranks fifth in the most populous metropolitan areas in the US. Houston area is known as the most ethnically diverse metropolitan area in the US with at least 145 languages spoken by area residents. The City of Houston is supported by multiple world class communities like Sugar Land, The Woodlands, Baytown, Jersey Village.

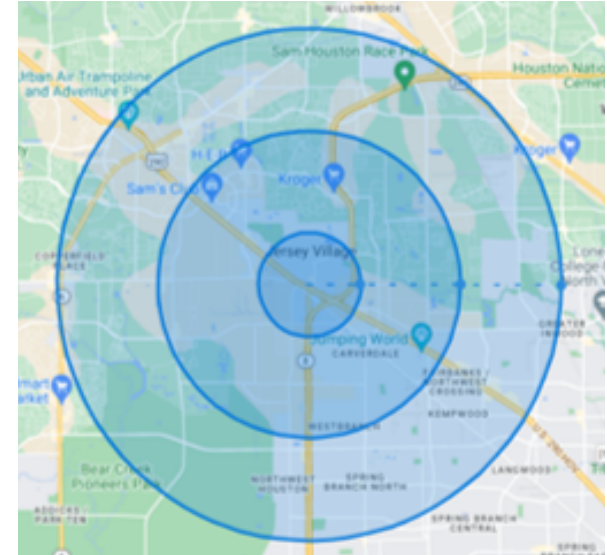
The City of Jersey Village is known as small town with big plans as its residents and businesses enjoy a level of service unmatched by any municipality in the Houston area. Through careful and deliberate planning, JV has established itself among the premier communities in the greater Houston area.

Drive Times

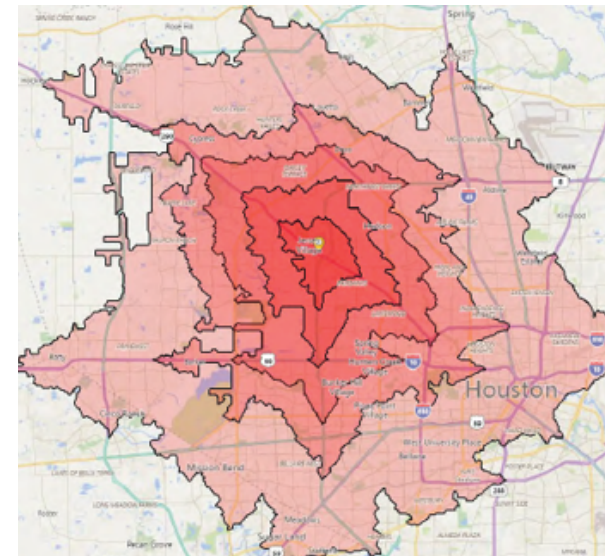
- 1 minute to US Hwy 290
- 2 minutes to Sam Houston Tollway/Beltway
- 10 Minutes to Hwy 6/Cypress Creek Pkwy
- 15 minutes to The Grand Parkway
- 20 Minutes to Loop 610, I-10 and Cypress
- 30 Minutes to Katy, CBD, I-45 and Sugar Land

Area Amenities Include:

- Jersey Village Police Department
- Jersey Village Fire Department
- Numerous Parks/Green Space & Golf
- Variety of Specialty Restaurants
- Area Retail Shopping
- Public & Private Schools
- Churches



	1 Mile	2 Mile	3 Mile
Estimated Population (2022)	3,441	67,900	255,000
Average Household Income	\$62,800	\$81,400	\$69,300
Number of Employees	8,298	81,400	176,000



TODD N. EDMONDS, SIOR CCIM
281 893 4000 Ext 1
Todd@Edmonds-Co.com

MADELYN IRWIN
281 893 4000 Ext 3
Madelyn@Edmonds-Co.com

CONTACT BROKER FOR MORE INFORMATION

BROKER INFORMATION

BROKER CONTACT INFORMATION

TODD N. EDMONDS, SIOR CCIM

281-893-4000 Ext 1

Todd@Edmonds-Co.com

MADELYN IRWIN

972-408-5065

Madelyn@Edmonds-Co.com

Edmonds & Company

www.EdmondsCompany.com

281.893.4000 • 20008 Champion Forest Drive Ste 303, Houston, TX 77379

This document/email has been prepared by Edmonds-Co for advertising and general information only. Edmonds-Co makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Edmonds-Co excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This communication is not intended to cause or induce breach of an existing listing agreement.



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.

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.

Edmonds & Company Real Estate LLC	9011214	Todd@Edmonds-Co.com	(281)893-1000 ext 1
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
Todd N. Edmonds	397499	Todd@Edmonds-co.com	(281)893-1000 ext 1
Designated Broker of Firm	License No.	Email	Phone
Todd N. Edmonds	397499	Todd@Edmonds-Co.com	(281)893-1000 ext 1
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
Madelyn Irwin	827610	Madelyn@Edmonds-Co.com	(281)893-1000 ext 3
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

IABS 1-0 Date