

FOR LEASE

📍 16510 AVENPLACE RD, TOMBALL, TX 77377

+/- 2,968 SF OFFICE BUILDING



TYLER TORRES

Principal

Tyler@TexasCRES.com

(281) 898-0895



PROPERTY HIGHLIGHTS



Location

16510 Avenplace Rd
Tomball, TX 77377



Rate Reduced

\$22.00 PSF +NNN



Size

+/- 2,968 SF

Contact Us

TYLER TORRES

Principal

Tyler@TexasCRES.com

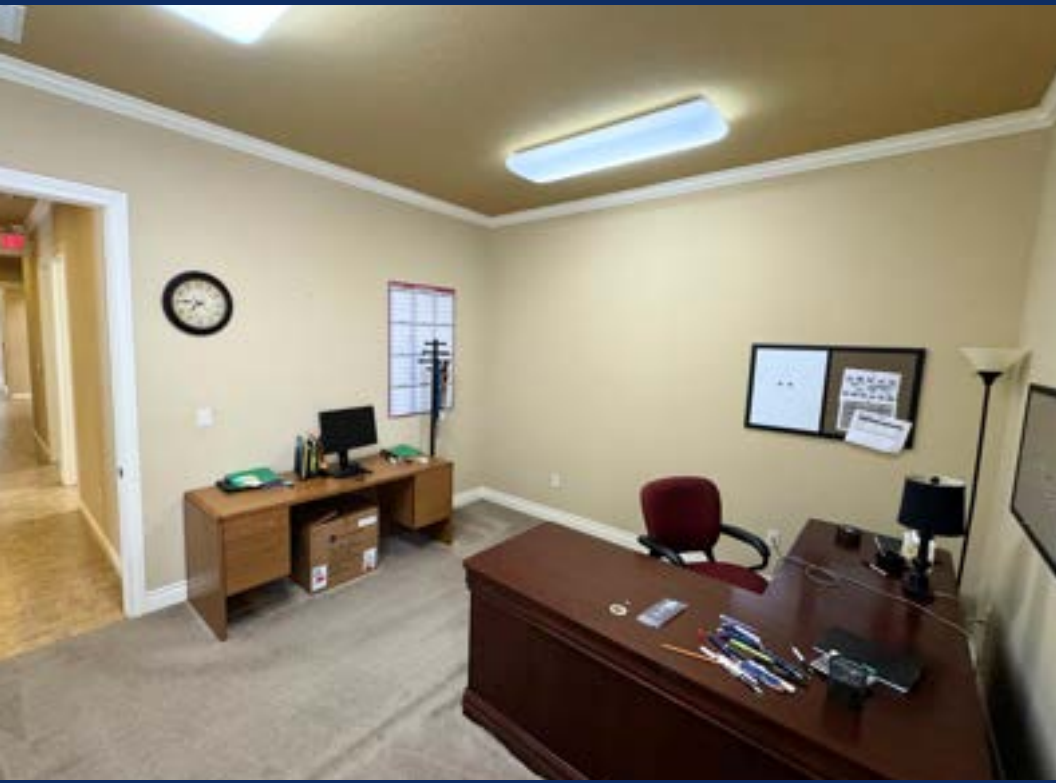
(281) 898-0895

- Beautiful 2,968 SF Office Building for lease in Tomball, TX.
-

- Office Space Includes:
 - 8 Private Offices
 - 2 Restrooms
 - Conference Room
 - Multiple Storage Rooms & Filing Room
 - Breakroom
 - 2 Entrances
-

- Excellent visibility on Alvenplace Rd, and less than 0.1 Miles to Spring Cypress.
-

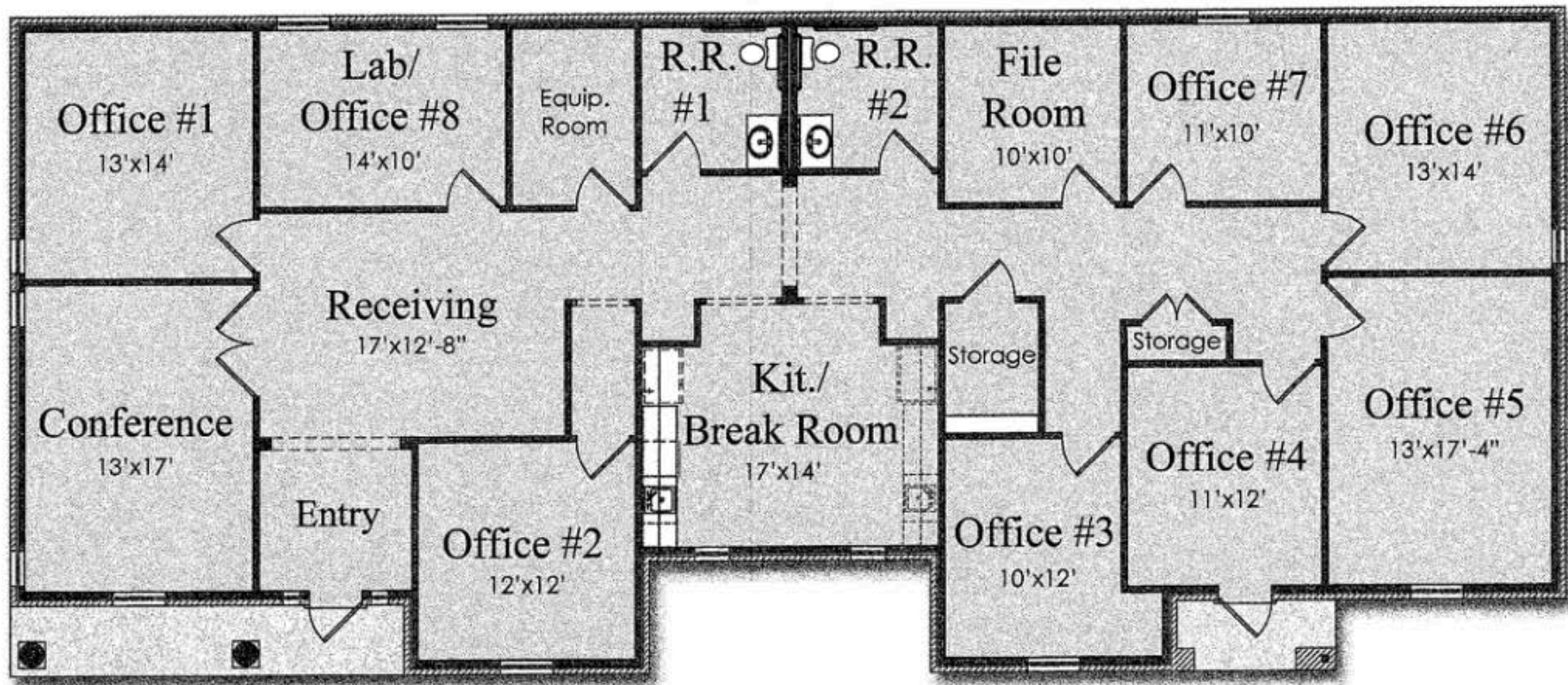
- About 1.25 Miles to SH 249.





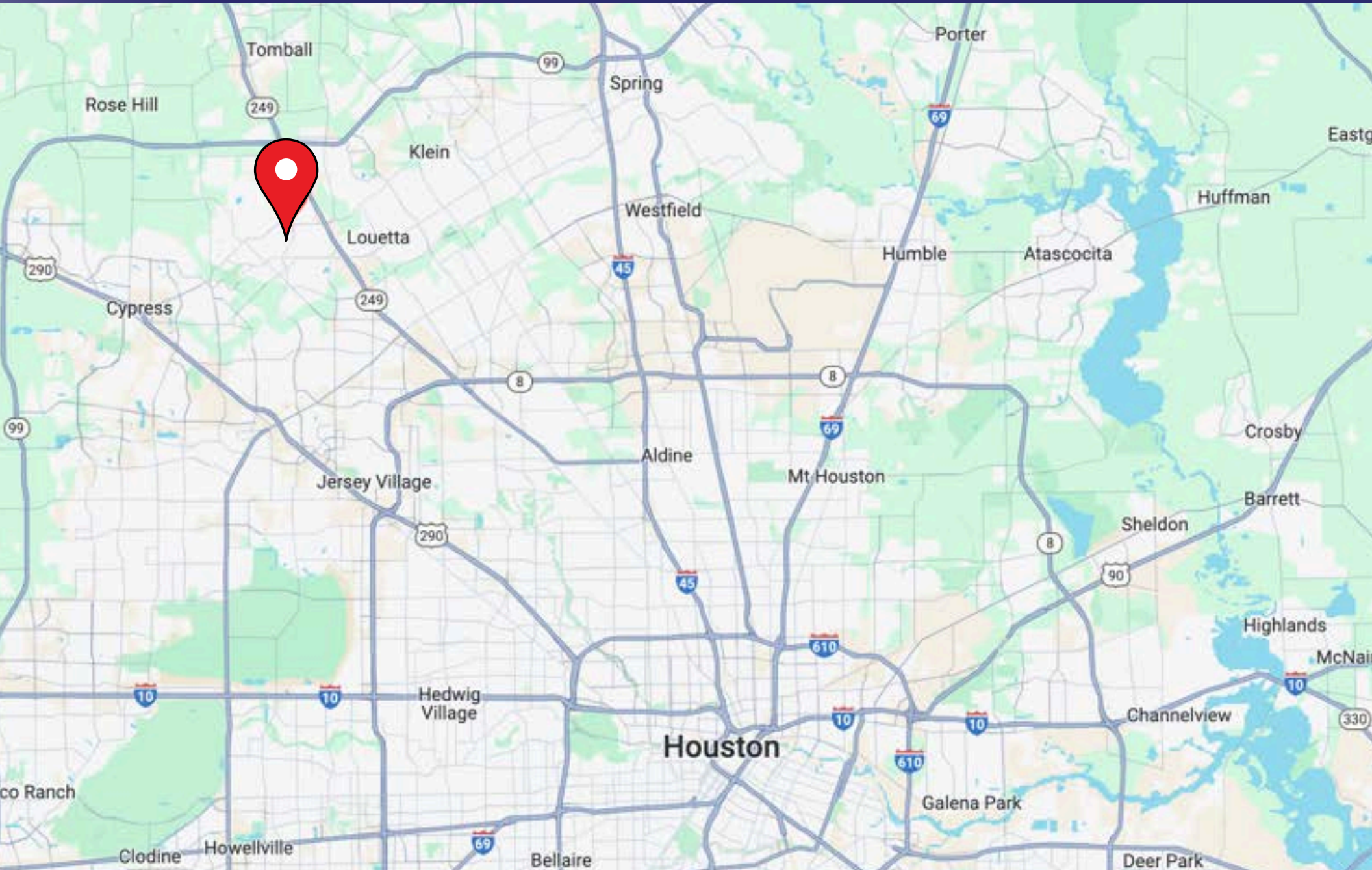
Acadiana Courte
at Avenplace

16510

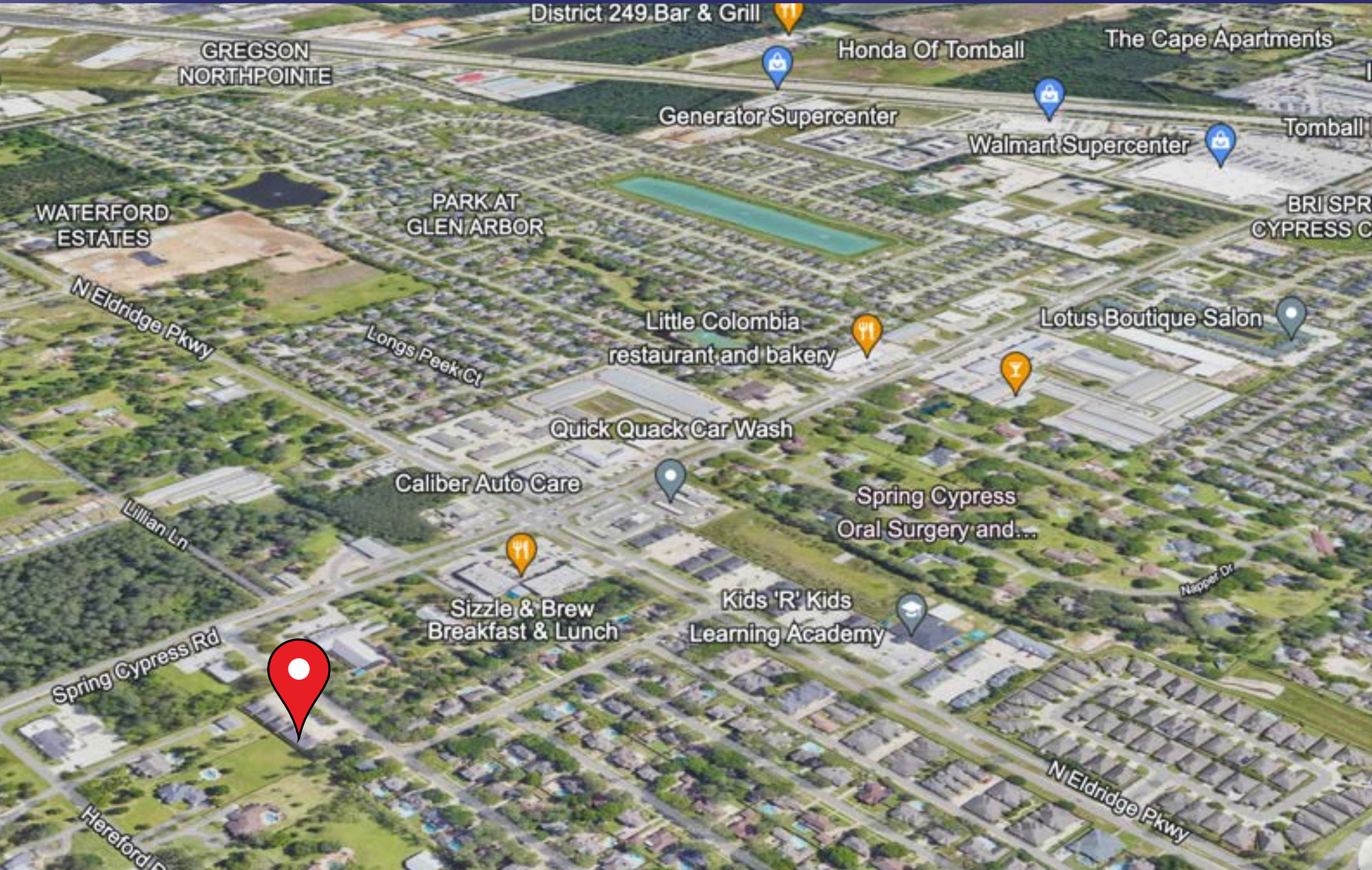


Plan #3002

LOCATION MAP



MARKET AERIAL



DEMOGRAPHICS



DEMOGRAPHIC SUMMARY

16510 Avenplace Rd, Tomball, Texas, 77377
Ring of 1 mile

KEY FACTS

14,909

Population

38.6

Median Age



5,037

Households

\$104,197

Median Disposable Income

EDUCATION

3.6%

No High School Diploma



16.0%

High School Graduate



26.4%

Some College/
Associate's Degree



54.0%

Bachelor's/Grad
/ Prof Degree



14,909

2023 Total Population (Esri)

INCOME



\$123,367

Median Household Income



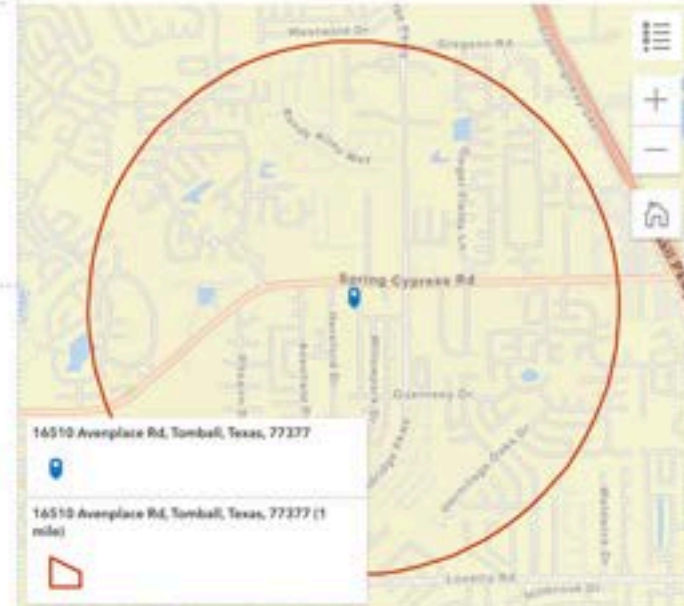
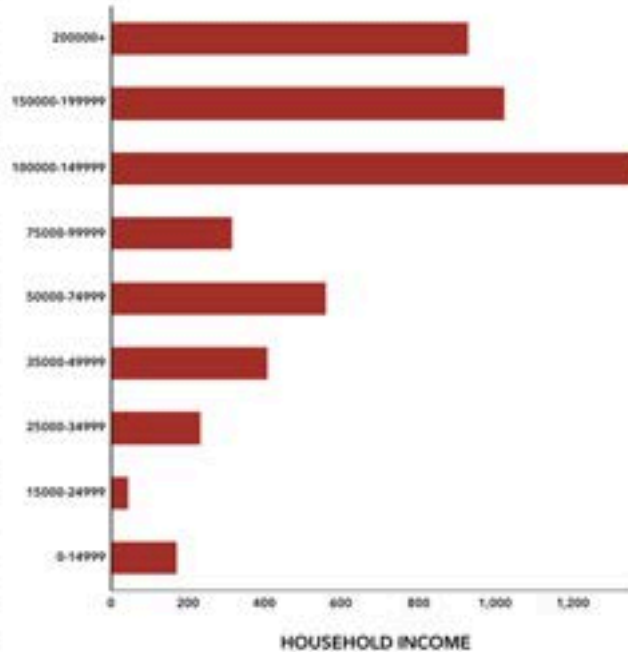
\$51,385

Per Capita Income



\$547,444

Median Net Worth



EMPLOYMENT



White Collar

78.1%



Blue Collar

13.4%



Services

11.1%

5.0%

Unemployment Rate

Source: This infographic contains data provided by Esri (2023, 2028). © 2024 Esri



Information About Brokerage Services

11-2-2015

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.

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.

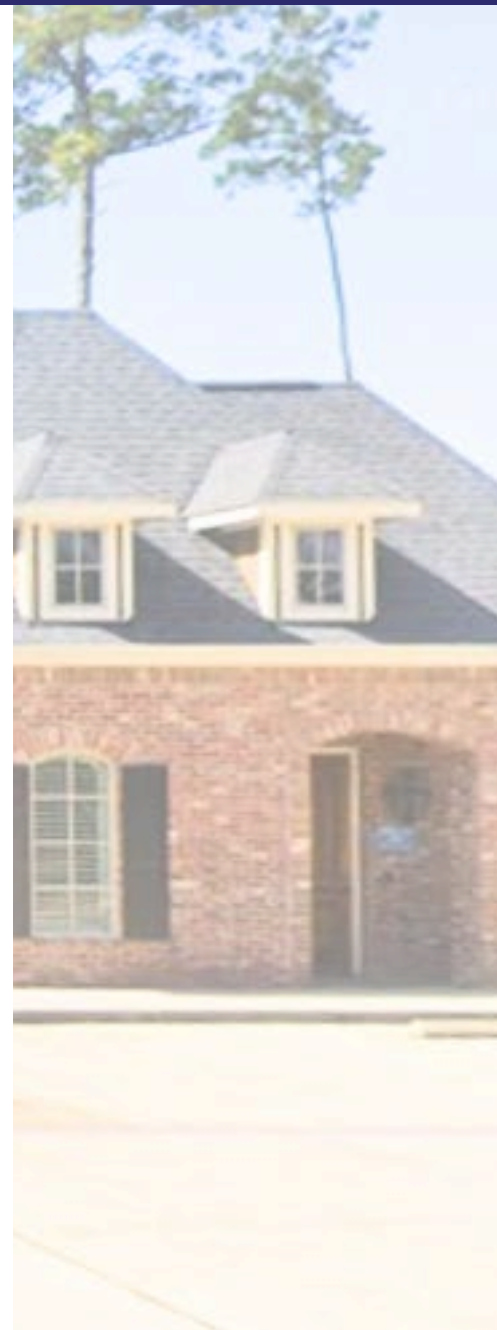
Texas CRE.S, LLC License No. 9004590 Email joel@texascre.s.com Phone (713) 473-7200
 Licensed Broker/Broker Firm Name or Primary Assumed Business Name

Joel C. English License No. 465800 Email joel@texascre.s.com Phone (713) 473-7200
 Designated Broker of Firm

Joel C. English License No. 465800 Email joel@texascre.s.com Phone (713) 473-7200
 Licensed Supervisor of Sales Agent/ Associate

Tyler Torres License No. 667430 Email tyler@texascre.s.com Phone (281) 898-0895
 Sales Agent/Associate's Name

MS Date 4/10/2024
 Buyer/Tenant/Seller/Landlord Initials





Information contained in this marketing piece is furnished by property owners and brokers who acquire the information from third party websites, county appraisal districts, appraisers, tax services and inspectors. The information is shared with Texas CRES, LLC for reference and for marketing purposes. Texas CRES, LLC makes no representations to the validity or accuracy of the information. Neither the listing Broker, or the property owner make any warranty, guarantee, or representation to the accuracy of the information. You should rely exclusively on your own property research and studies to confirm the accuracy of any information contained herein.

TYLER TORRES

Principal

Tyler@TexasCRES.com

(281) 898-0895

www.TexasCRES.com

