



Park at Champions II

13810 Champion Forest Dr, Houston, TX 77069

AVAILABLE SPACES

Suite	SF Available
202	1,702
203	554
220	2,406
256	1,682

PROPERTY HIGHLIGHTS

- Small Move-in-Ready Suites Available
- Stable Private Ownership
- On-site Management
- Covered Parking Available
- Card-key Access
- Security Cameras
- Close Proximity to Restaurants, Shopping and more

PROPERTY INFORMATION

Total Building SF:	33,027
Floors:	2
Class:	B
Submarket:	FM 1960/Champions
Rental Rate:	\$18.00/SF
Parking Ratio:	2.27/1000 SF

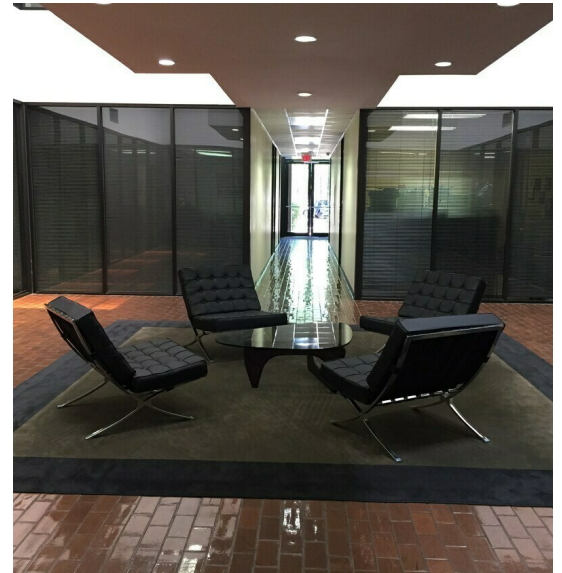
FOR MORE INFORMATION

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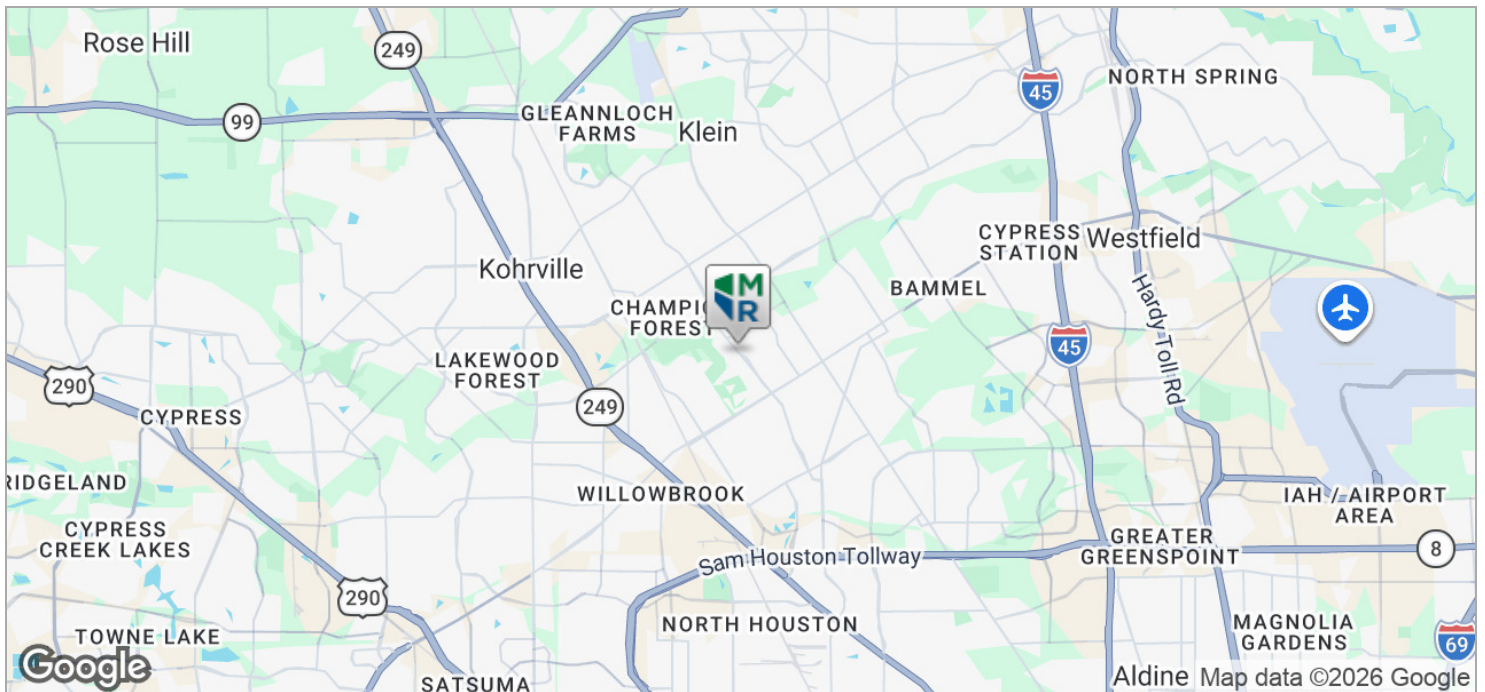
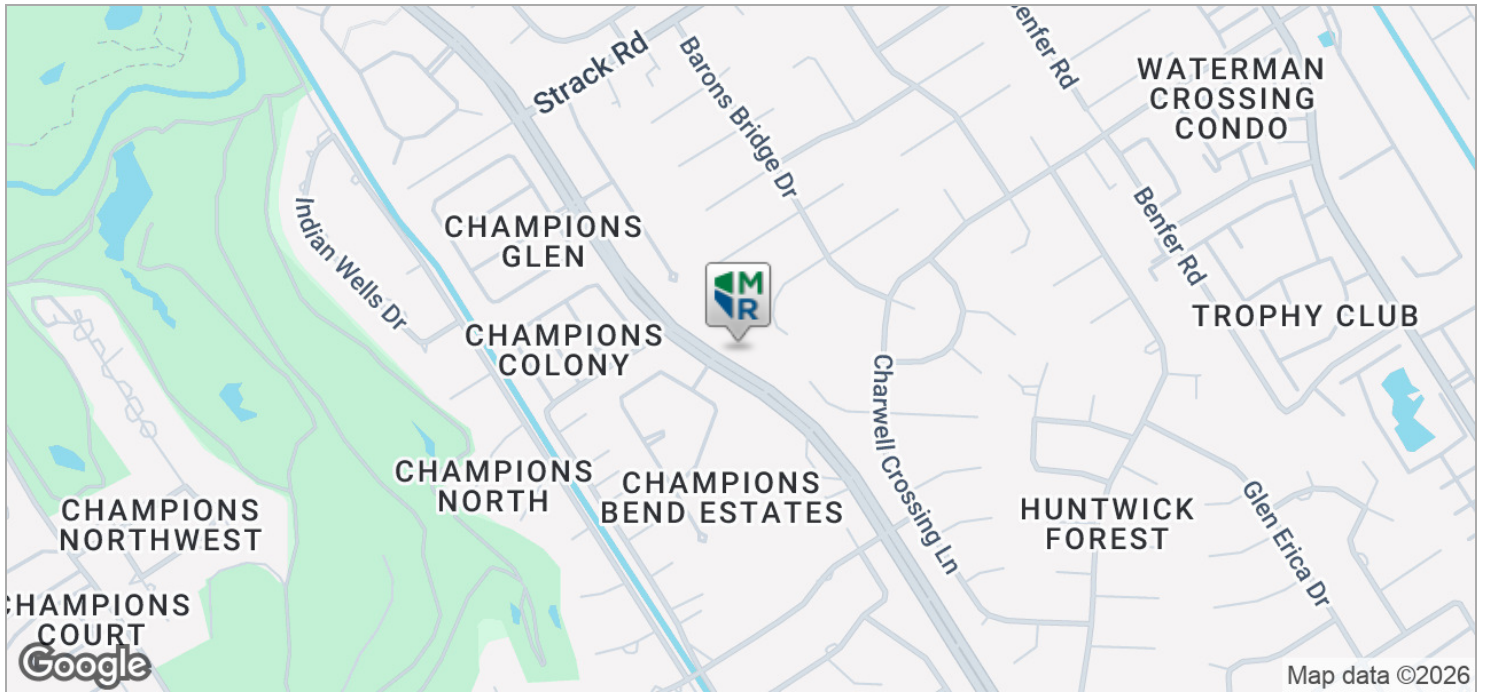
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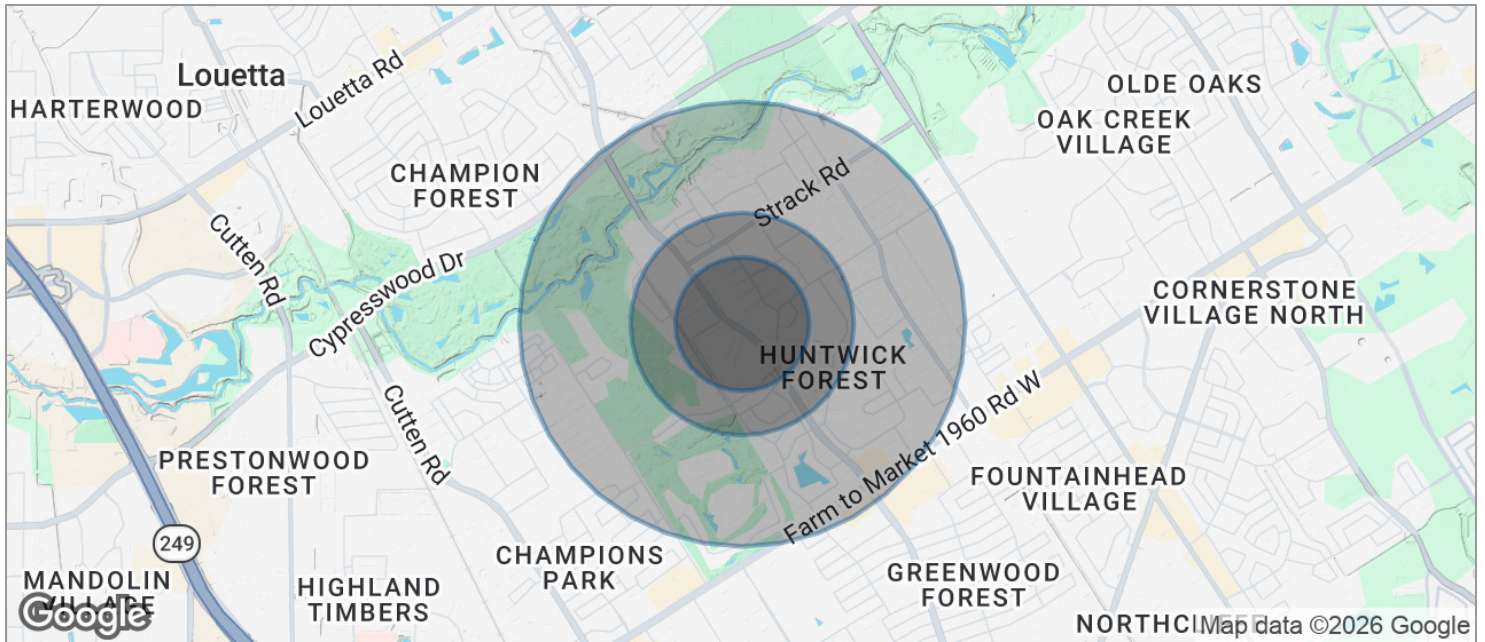
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	0.3 MILES	0.5 MILES	1 MILE
POPULATION			
TOTAL POPULATION	995	2,691	11,926
MEDIAN AGE	52	51	45
MEDIAN AGE (MALE)	51	50	44
MEDIAN AGE (FEMALE)	53	52	46
HOUSEHOLDS & INCOME			
TOTAL HOUSEHOLDS	416	1,091	5,240
# OF PERSONS PER HH	2.4	2.5	2.3
AVERAGE HH INCOME	\$151,462	\$155,198	\$115,550
AVERAGE HOUSE VALUE	\$416,774	\$433,783	\$385,614
RACE			
% WHITE	72.7%	68.5%	50.2%
% BLACK	7.1%	8.5%	22.1%
% ASIAN	3.4%	5.6%	6.3%
% HAWAIIAN	0.2%	0.1%	0.1%
% INDIAN	0.6%	0.5%	0.8%
% OTHER	3.2%	4.0%	7.9%
ETHNICITY			
% HISPANIC	15.2%	16.2%	22.6%

* Demographic data derived from 2020 ACS - US Census

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