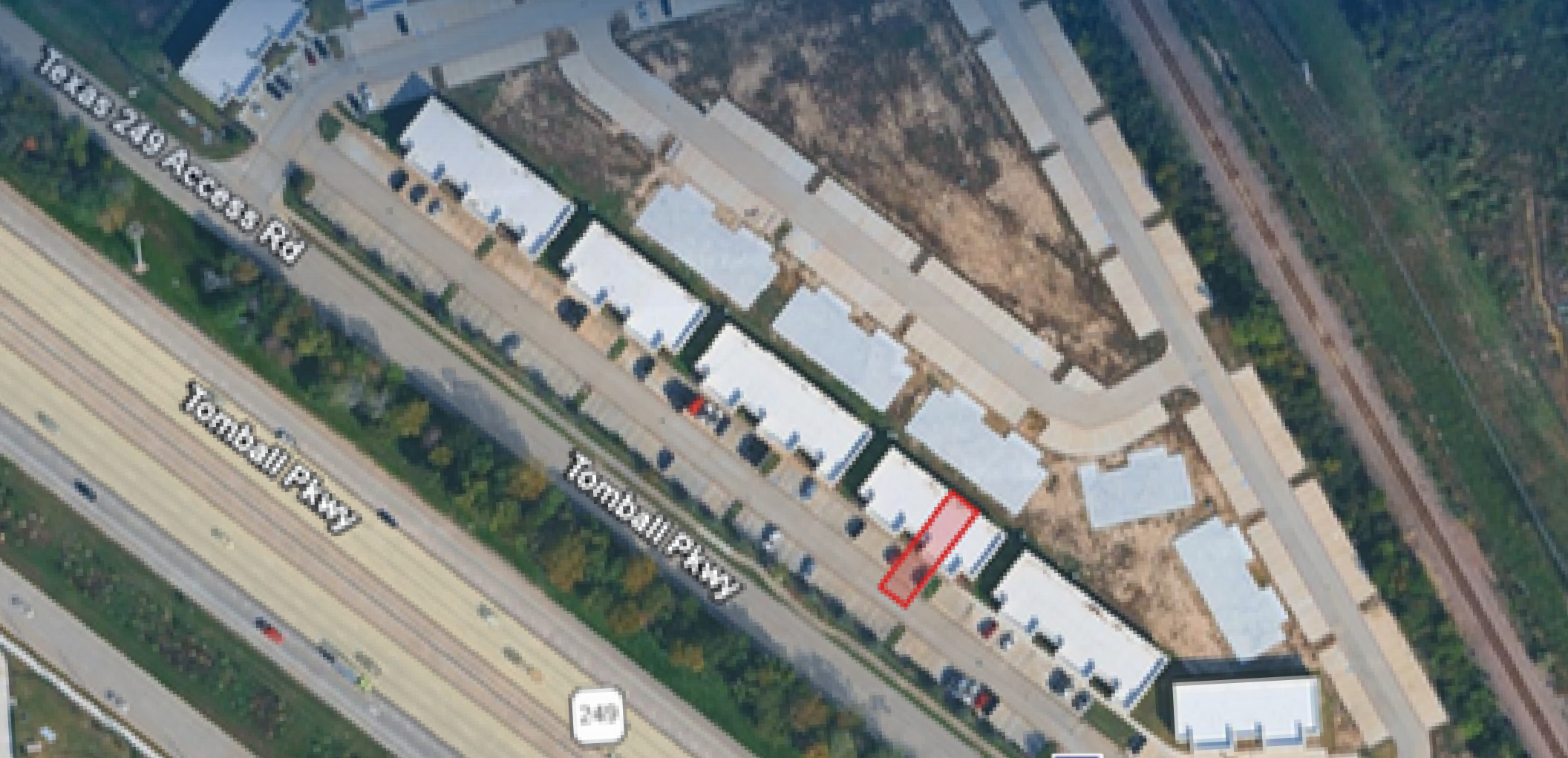


FOR SALE OR LEASE

**\$265,000.00 or
\$28.00 PSF**

**16310 TOMBALL PKWY, #402, HOUSTON, TX 77064
+/- 1,150 SF OFFICE CONDO ON +/- 0.29 AC**



DOUG LARSON

Principal/Associate Broker
Doug@TexasCRES.com
(713) 824-3799

CHRIS JOYCE

Principal
Chris@TexasCRES.com
(936) 577-0836

VICTOR LAWRENCE

Associate Broker
Victor@TexasCRES.com
(832) 289-6974



PROPERTY HIGHLIGHTS



Location

16310 Tomball Pkwy,
#402, Houston, TX
77064

Asking Price

\$265,000 or
\$28.00 PSF

Size

+/- 1,150 SF Office
Condo on +/- 0.29 AC

Contact:

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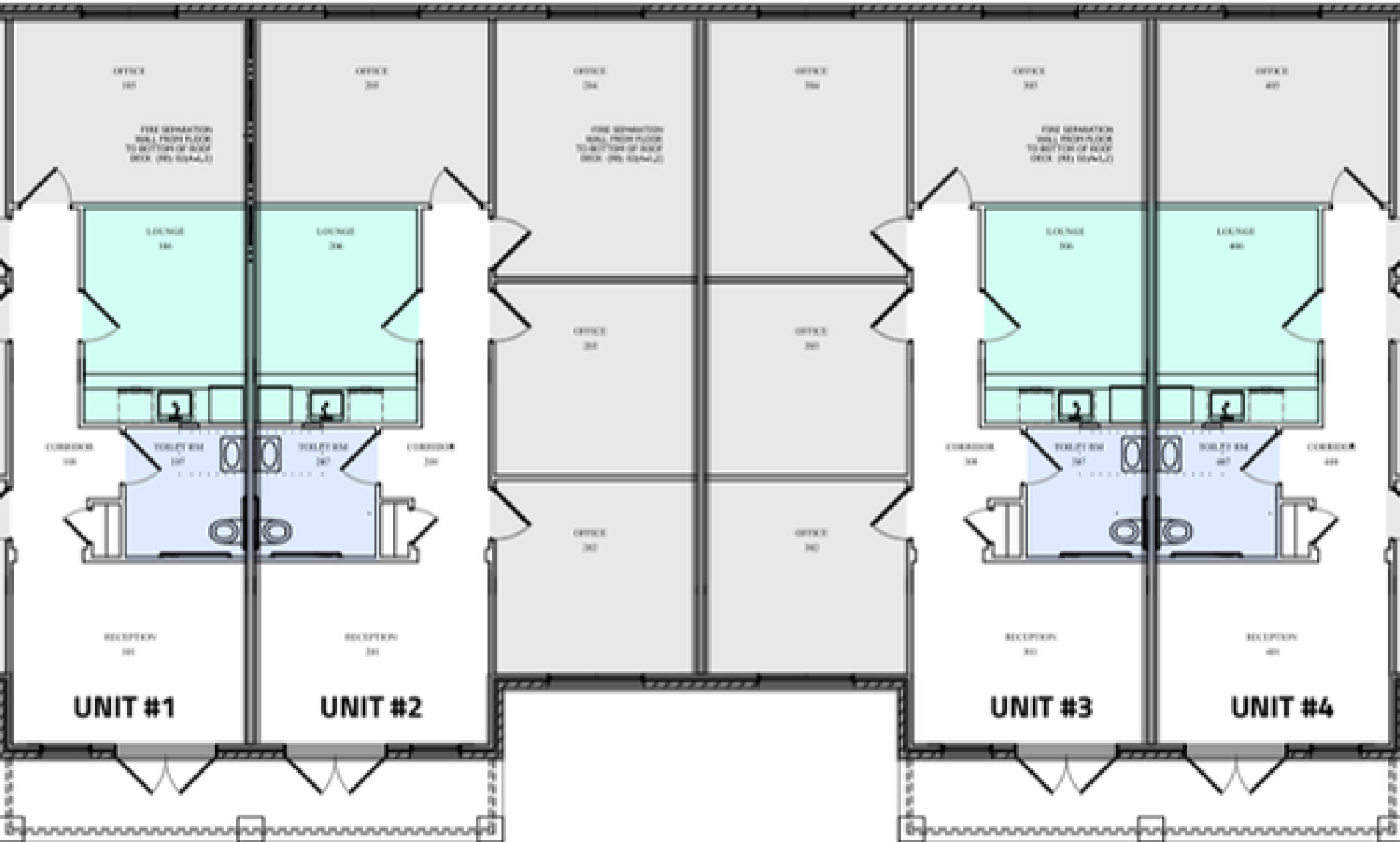
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(832) 289-6974

- **Turnkey Office Condominium** located in the established Willowbrook Office Center with direct frontage and visibility along Tomball Pkwy (SH 249)
- **Move-in Ready Professional Office Space** ideal for medical, consulting, administrative, real estate, or general professional users seeking a clean and functional layout
- **Excellent Regional Connectivity** with quick access to SH 249, Beltway 8, and FM 1960, allowing convenient access throughout Northwest Houston
- **Strong Surrounding Demographics and Business Activity** in the highly active Willowbrook submarket surrounded by established retail, restaurants, and commercial development
- **Ideal Owner-user or Investment Opportunity** with flexible usability for small businesses, satellite offices, or professional service firms
- **Professional Office Setting with Shared Common Areas** designed to provide a polished experience for both employees and clients
- **Ample On-site Parking** available for tenants and visitors within the office complex
- **Strategically Positioned Near Major Employment Corridors** and dense residential growth areas supporting long-term office demand

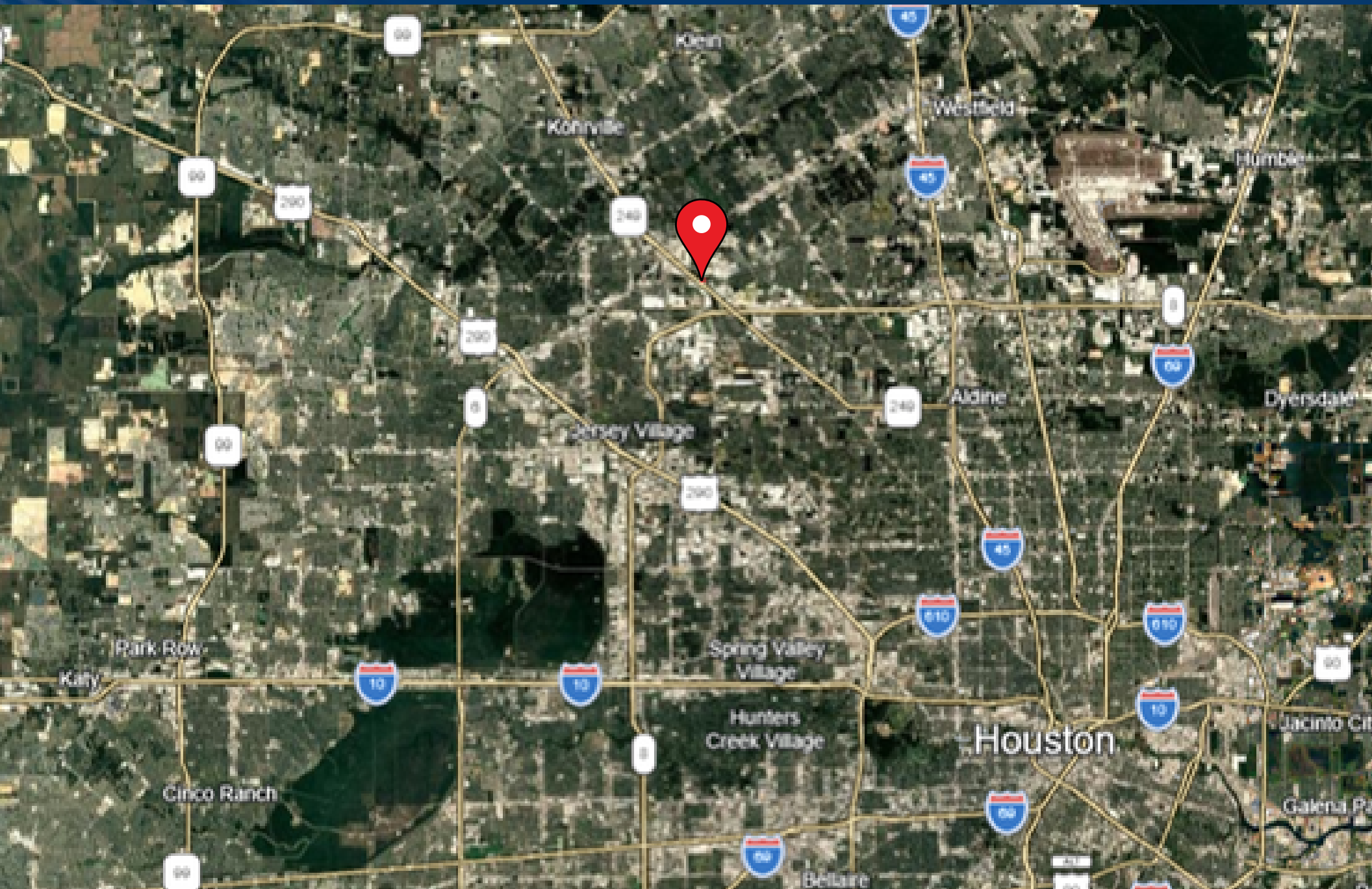
(713) 473-7200

FLOOR PLAN

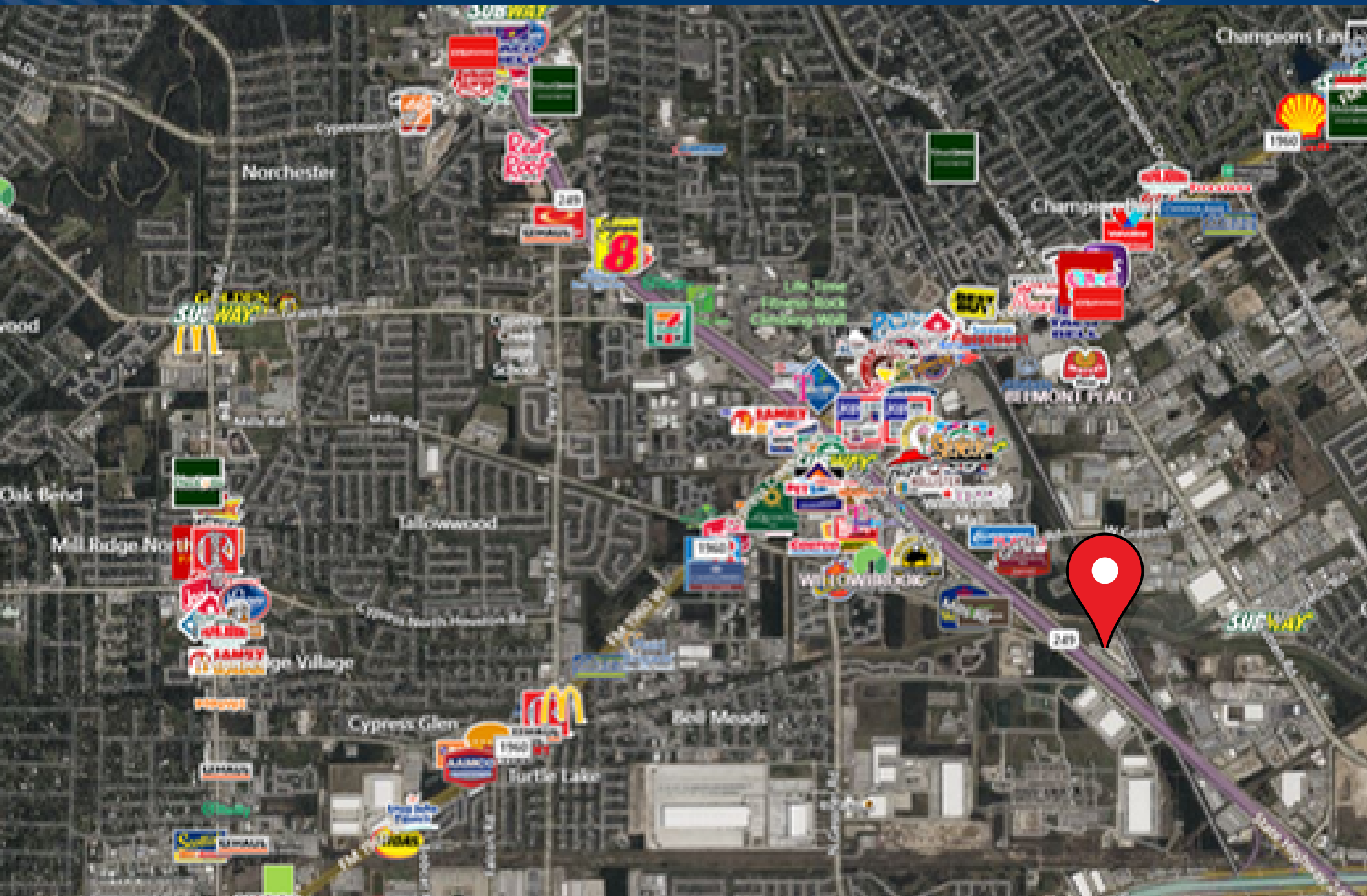




LOCATION MAP



MARKET AERIAL



DEMOGRAPHICS

DEMOGRAPHIC SUMMARY

16310 State Highway 249, Houston, Texas, 77064

Ring of 1 mile

KEY FACTS

2,793

Population



1,036

Households

32.9

Median Age

\$61,781

Median Disposable Income

EDUCATION

6.8%

No High School Diploma



24.9%

High School Graduate

34.2%

Some College/
Associate's Degree

34.1%

Bachelor's/Grad
/ Prof Degree

2,793

2023 Total
Population (Esri)

INCOME



\$75,386

Median Household
Income



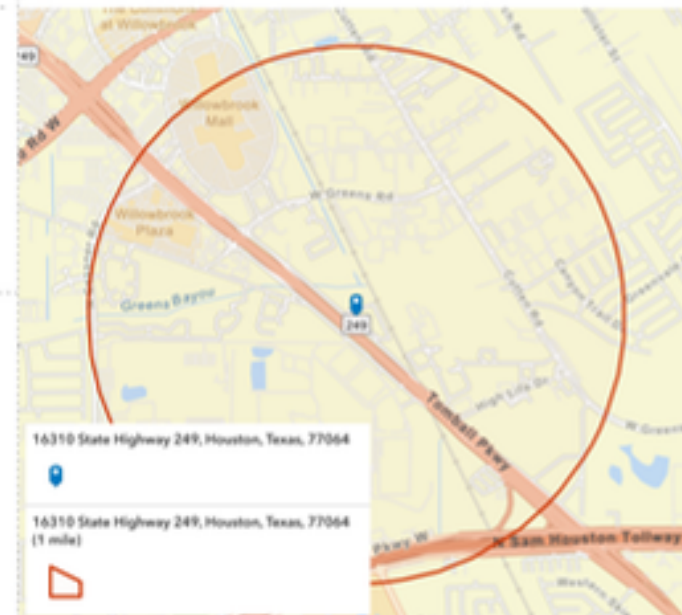
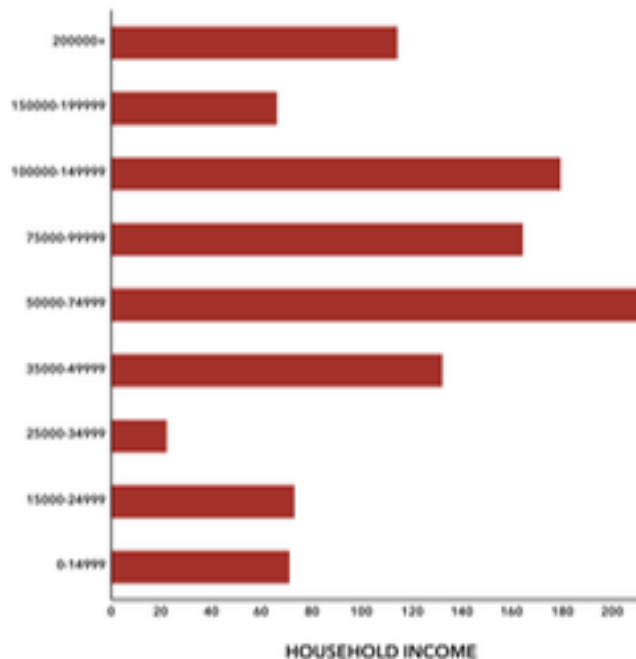
\$38,147

Per Capita Income



\$65,866

Median Net Worth



EMPLOYMENT



White Collar



Blue Collar



Services

57.4%

26.6%

17.8%

4.9%

Unemployment
Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2026 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.

<u>Texas CRES, LLC</u>	<u>9004590</u>	<u>joel@texasgres.com</u>	<u>(713) 473-7200</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Joel C. English</u>	<u>465800</u>	<u>joel@texasgres.com</u>	<u>(713) 473-7200</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Joel C. English</u>	<u>465800</u>	<u>joel@texasgres.com</u>	<u>(713) 473-7200</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Chris Joyce</u>	<u>695869</u>	<u>chris@texasgres.com</u>	<u>(936) 577-0836</u>
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

TAR 2501

IABS 1-0

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Tracy Karp

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Phone: (713) 907-1707 Fax:

New IABS



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