

FULLY LEASED INVESTMENT

114 Vision Park Blvd, Shenandoah, TX, 77384

Office: General For Sale

Prepared on July 11, 2025

1 of 1 Listings



Listing Details | Office For Sale

Secondary Uses	Specialty
Total Available Space	9,456 SF
Asking Price	\$3,400,000
Listing Price Per SF	-
Cap Rate (Actual)	-
Signage	On Building & Free-Standing
Show Instructions	Call broker

Vacant	No
Available Date	Now
Date Listed	9/12/2024
Last Modified	7/10/2025
Listing ID	41062855
Parking Spaces	35

Description

Fully leased office building in much desirable Shenandoah that's close to The Woodlands and the 2nd downtown outside of Houston area. Great investment with easy landlord responsibilities. Freshly renovated first floor offices are completed. Second Floor has also been renovated. Tastefully decorated spaces with elevator access to 2nd floor. Please call Ivan to arrange a showing as must be by appointment since all tenants are fully operational.

Property Features

Location Details

Address	114 Vision Park Blvd, Shenandoah, T...
Zoning	PDD-1
Submarket	CG - Woodlands West
County	Montgomery

Parcels	303112
Name	114 Vision Park Blvd
Cross Street	I-45 S

Building Details

Sub Type	General
Building Status	Existing
Building Size	9,456 SF
Land Size	0.79 Acres / 34,412 SF
Number of Buildings	1
Property Rent	\$22.03/SF (Average)
Number of Floors	2
Year Built/Renovated	2003, 2025
Primary Constr. Type	Wood
Occupancy Type	Multi-tenant
Building Class	B
Parking Spaces	35
Parking Ratio	-

Elevators	1
Office Space	7,476 SF
Floor Size	4,471 SF
Rentable Space	7,476 SF
Number of Tenants	2
Air Conditioned	Yes
Heated	Yes
Security System	Yes
Electricity	Yes
Water	Yes
Sanitary Sewer	Yes, City
Rail Service	No

Property Listings

1 Listing | 9,456 SF | \$3,400,000

Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Sale	No	Medical	-	9,456 SF	\$3,400,000	Now

Additional Photos

















Contact

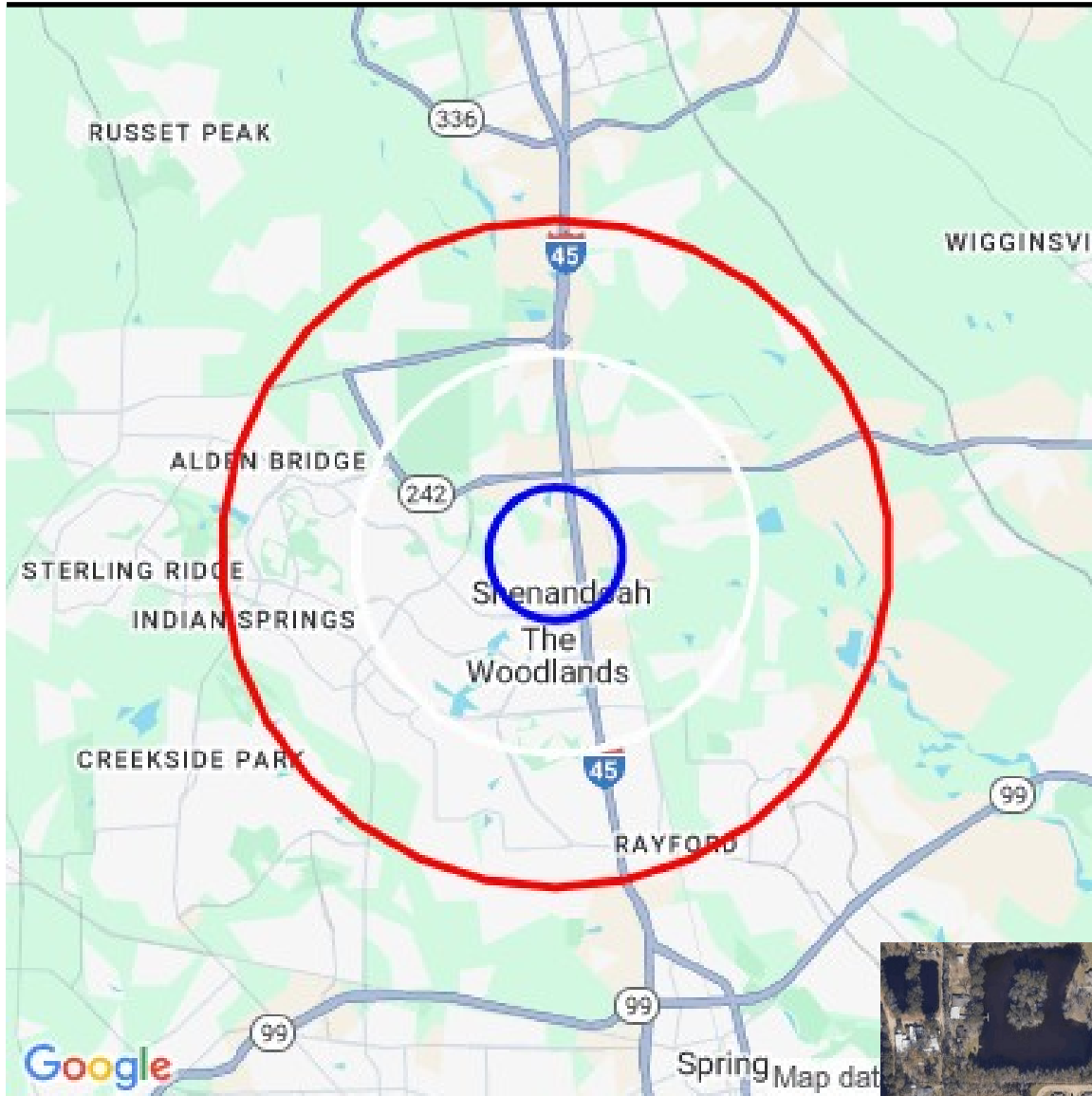


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RE/MAX

RE/MAX The Woodlands & Spring

Demographic Report



114 Vision Park Blvd

Population

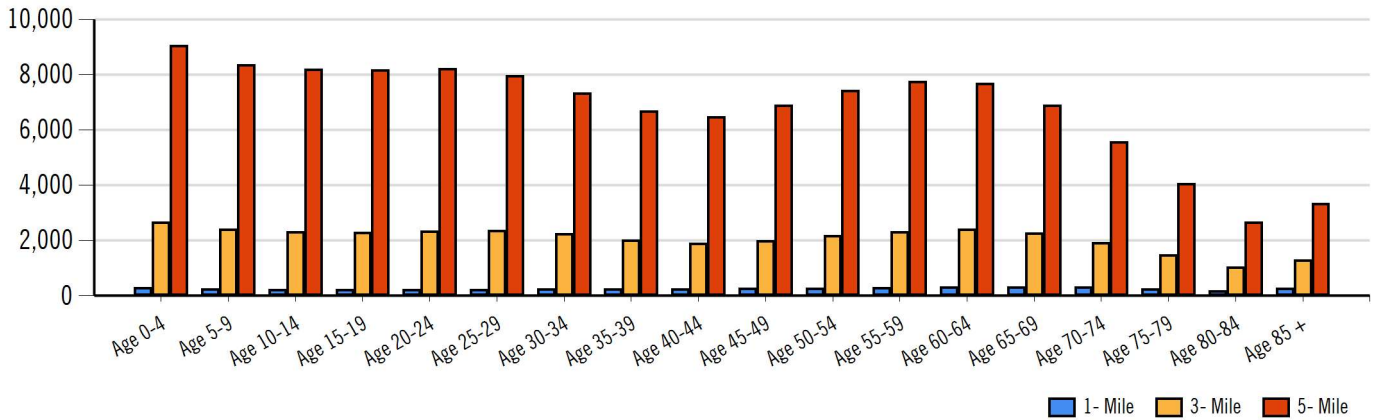
Distance	Male	Female	Total
1- Mile	2,482	2,525	5,007
3- Mile	18,485	19,236	37,721
5- Mile	60,192	62,799	122,991



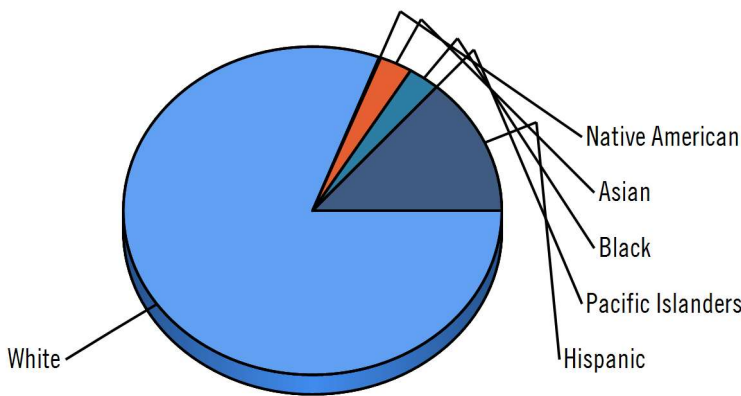
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Population by Distance and Age (2020)

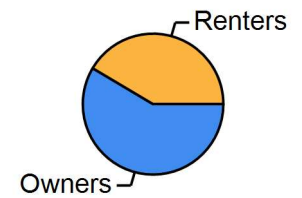


Ethnicity within 5 miles

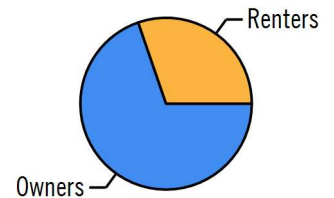


■ White
 ■ Native American
 ■ Asian
 ■ Black
 ■ Pacific Islanders
 ■ Hispanic

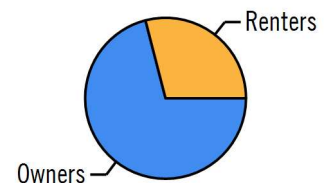
Home Ownership 1 Mile



Home Ownership 3 Mile



Home Ownership 5 Mile



Employment by Distance

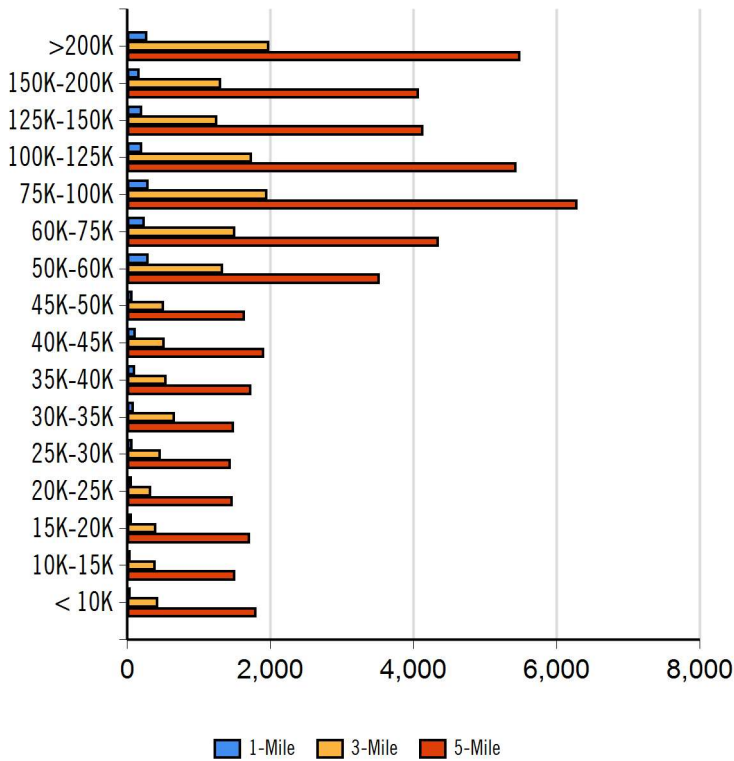
Distance	Employed	Unemployed	Unemployment Rate
1-Mile	2,469	34	0.62 %
3-Mile	18,748	514	1.51 %
5-Mile	61,715	1,562	2.11 %



Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	0	111	120	251	68	373	143	30	433	498	224	19	60
3-Mile	14	1,132	912	1,716	962	2,481	1,075	255	2,498	4,459	1,321	250	960
5-Mile	53	3,212	3,118	5,791	3,043	7,566	3,972	912	8,091	14,423	4,832	1,056	3,426

Household Income



Radius	Median Household Income
1-Mile	\$66,527.67
3-Mile	\$98,897.18
5-Mile	\$93,253.20

Radius	Average Household Income
1-Mile	\$87,291.00
3-Mile	\$110,964.77
5-Mile	\$101,659.25

Radius	Aggregate Household Income
1-Mile	\$247,198,710.63
3-Mile	\$1,612,474,360.48
5-Mile	\$4,738,228,655.61

Education

	1-Mile	3-mile	5-mile
Pop > 25	3,707	25,610	80,919
High School Grad	941	4,956	13,182
Some College	1,155	6,506	20,794
Associates	197	1,326	5,012
Bachelors	692	6,102	21,838
Masters	176	1,831	6,778
Prof. Degree	38	590	1,978
Doctorate	19	312	890

Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	34 %	44 %	54 %
Teen's	31 %	49 %	82 %
Expensive Homes	0 %	37 %	55 %
Mobile Homes	52 %	41 %	36 %
New Homes	62 %	87 %	121 %
New Households	22 %	42 %	80 %
Military Households	0 %	4 %	7 %
Households with 4+ Cars	62 %	62 %	79 %
Public Transportation Users	16 %	25 %	40 %
Young Wealthy Households	103 %	112 %	117 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	132,478,808		891,080,930		2,740,785,703	
Average annual household	52,293		61,673		59,182	
Food	6,752	12.91 %	7,853	12.73 %	7,564	12.78 %
Food at home	4,317		4,832		4,698	
Cereals and bakery products	613		688		668	
Cereals and cereal products	218		243		236	
Bakery products	395		444		431	
Meats poultry fish and eggs	862		957		931	
Beef	201		225		219	
Pork	153		163		161	
Poultry	162		181		176	
Fish and seafood	141		162		156	
Eggs	69		74		73	
Dairy products	438		505		488	
Fruits and vegetables	880		986		956	
Fresh fruits	129		145		141	
Processed vegetables	166		180		176	
Sugar and other sweets	158		175		171	
Fats and oils	136		152		147	
Miscellaneous foods	809		903		880	
Nonalcoholic beverages	363		394		387	
Food away from home	2,434		3,020		2,866	
Alcoholic beverages	389		482		458	
Housing	18,541	35.46 %	21,160	34.31 %	20,465	34.58 %
Shelter	11,218		12,904		12,465	
Owned dwellings	6,860		8,215		7,848	
Mortgage interest and charges	3,464		4,229		4,039	
Property taxes	2,323		2,817		2,677	
Maintenance repairs	1,073		1,168		1,130	
Rented dwellings	3,373		3,327		3,355	
Other lodging	984		1,362		1,261	
Utilities fuels	4,257		4,557		4,467	
Natural gas	405		449		436	
Electricity	1,682		1,761		1,736	
Fuel oil	169		190		182	
Telephone services	1,324		1,416		1,389	
Water and other public services	676		740		721	
Household operations	1,302	2.49 %	1,573	2.55 %	1,504	2.54 %
Personal services	387		492		468	
Other household expenses	915		1,080		1,035	
Housekeeping supplies	628		742		712	
Laundry and cleaning supplies	166		186		181	
Other household products	370		440		421	
Postage and stationery	92		114		108	
Household furnishings	1,135		1,383		1,316	
Household textiles	84		105		100	
Furniture	262		365		338	
Floor coverings	30		41		38	
Major appliances	141		129		129	
Small appliances	99		119		113	
Miscellaneous	517		621		597	
Apparel and services	1,414	2.70 %	1,726	2.80 %	1,653	2.79 %
Men and boys	280		363		343	
Men 16 and over	233		302		284	
Boys 2 to 15	47		61		58	
Women and girls	506		609		582	



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Women 16 and over	432	537	509
Girls 2 to 15	74	71	72
Children under 2	93	103	101

Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	132,478,808		891,080,930		2,740,785,703	
Average annual household	52,293		61,673		59,182	
Transportation	7,116	13.61 %	8,154	13.22 %	7,864	13.29 %
Vehicle purchases	1,704		2,065		1,962	
Cars and trucks new	872		1,095		1,031	
Cars and trucks used	790		925		887	
Gasoline and motor oil	2,191		2,354		2,310	
Other vehicle expenses	2,680		3,002		2,909	
Vehicle finance charges	183		202		197	
Maintenance and repairs	935		1,090		1,048	
Vehicle insurance	1,219		1,290		1,263	
Vehicle rental leases	343		418		399	
Public transportation	540		732		681	
Health care	3,977	7.61 %	4,374	7.09 %	4,237	7.16 %
Health insurance	2,599		2,814		2,734	
Medical services	845		965		928	
Drugs	400		440		428	
Medical supplies	132		153		147	
Entertainment	3,091	5.91 %	3,582	5.81 %	3,454	5.84 %
Fees and admissions	628		845		790	
Television radios	1,059		1,118		1,101	
Pets toys	1,134		1,326		1,275	
Personal care products	677		813		777	
Reading	60		73		69	
Education	1,476		2,147		1,980	
Tobacco products	391		382		385	
Miscellaneous	847	1.62 %	1,015	1.65 %	971	1.64 %
Cash contributions	1,390		1,519		1,470	
Personal insurance	6,169		8,389		7,828	
Life and other personal insurance	185		213		205	
Pensions and Social Security	5,984		8,175		7,623	

Distance	Year	Estimated Households			Housing Occupied By		Housing Occupancy		
		Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	6,133	5,044	25.80 %	2,278	3,478	3,200	2,933	1,314
3-Mile	2020	27,921	22,130	25.44 %	7,008	19,876	20,813	7,108	4,143
5-Mile	2020	63,562	49,645	27.33 %	15,348	45,270	45,156	18,406	8,381
1-Mile	2023	6,230	5,044	30.04 %	2,296	3,552	3,246	2,984	1,647
3-Mile	2023	29,266	22,130	32.18 %	7,261	20,926	21,909	7,357	4,748
5-Mile	2023	67,249	49,645	35.34 %	16,156	47,981	47,858	19,391	9,283



Location Facts & Demographics

Demographics are determined by a 10 minute drive from 114 Vision Park, Shenandoah, TX 77384



CITY, STATE

Shenandoah, TX

POPULATION

29,576

AVG. HH SIZE

2.59

MEDIAN HH INCOME

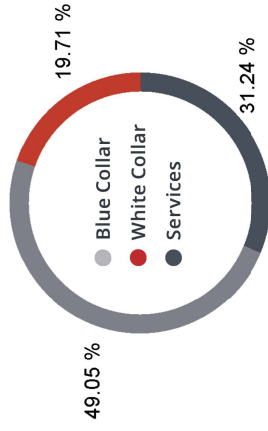
\$85,035

HOME OWNERSHIP

Renters: **4,993**

Owners: **7,124**

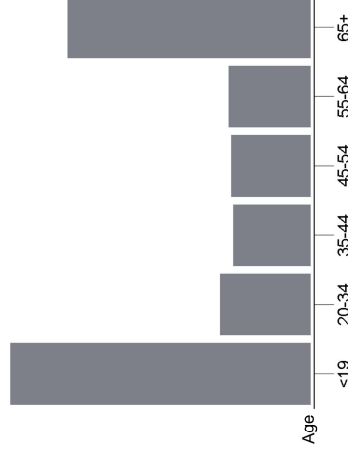
EMPLOYMENT



50.73 %
Employed

1.43 %
Unemployed

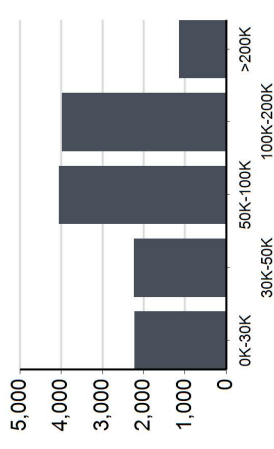
GENDER & AGE



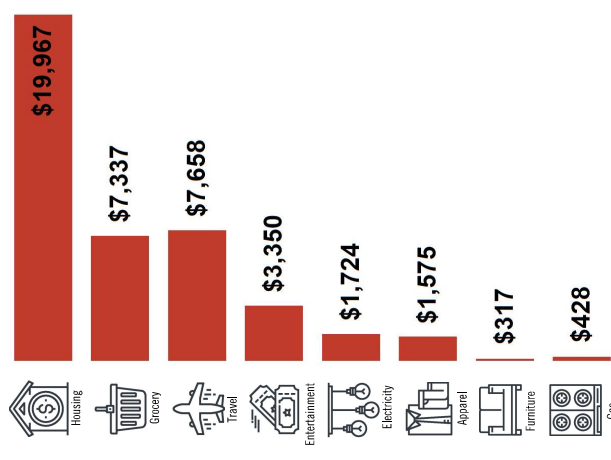
RACE & ETHNICITY

White:	81.81 %
Asian:	3.73 %
Native American:	0.06 %
Pacific Islanders:	0.00 %
African-American:	2.52 %
Hispanic:	9.81 %
Two or More Races:	2.08 %

INCOME BY HOUSEHOLD



HH SPENDING



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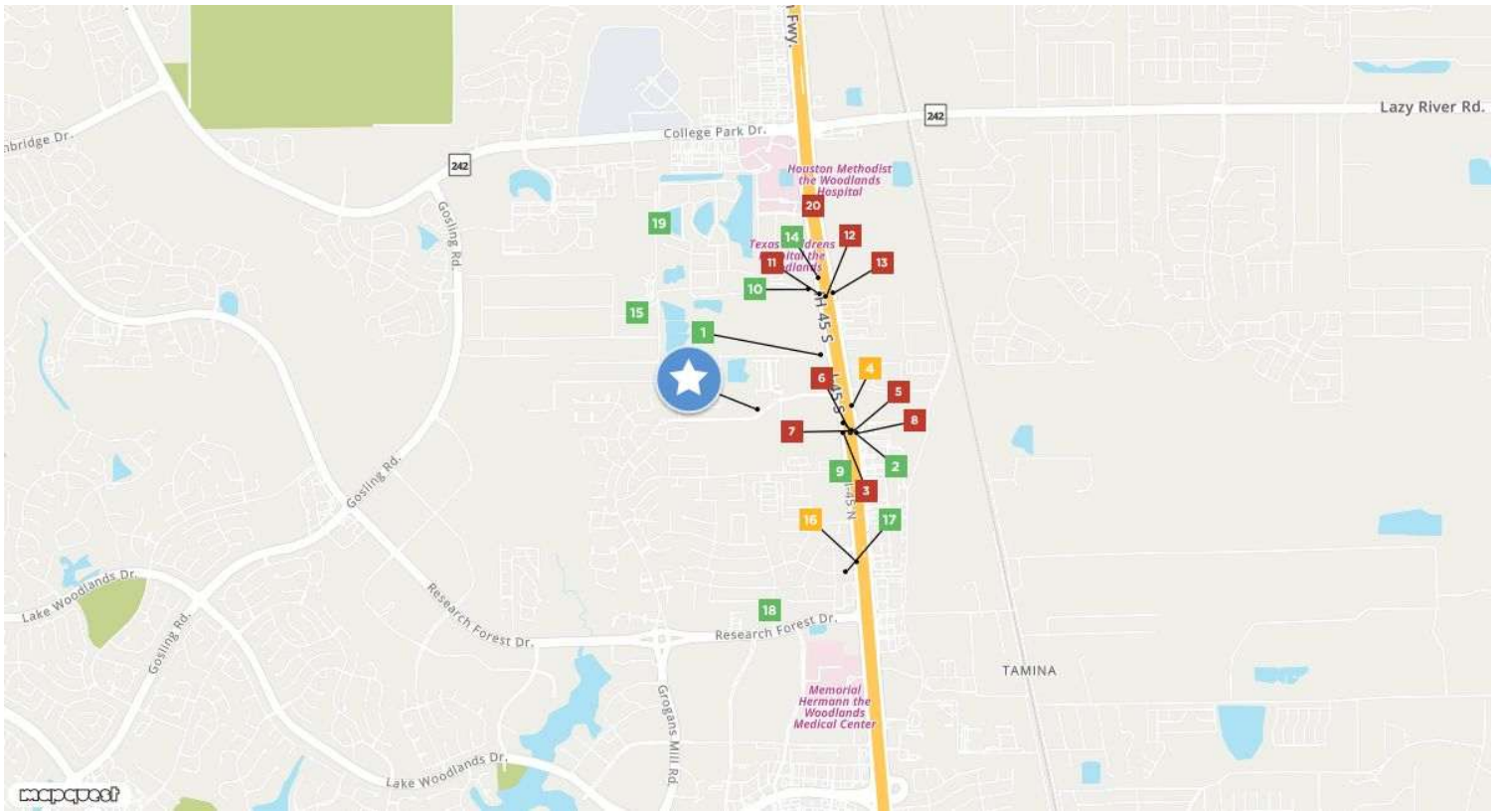
114 Vision Park Blvd



RE/MAX The Woodlands & Spring

6620 Woodlands Parkway The Woodlands, TX 77382 | 281-367-7770

Traffic Counts



Country Ln 1 I- 45 S Year: 2011 180 Year: 2006 230 Year: 1996 170	I- 45 Frontage Rd 2 Year: 1997 4,487 Year: 1996 3,590	3 Pinewood Dr Year: 2022 39,149	I- 45 Svc Rd 4 Needham Rd Year: 1997 7,077 Year: 1996 3,550	5 Pinewood Dr Year: 2021 152,218
6 Pinewood Dr Year: 2022 157,754	I- 45 7 Hope Rd Year: 2011 179,160 Year: 2006 192,330 Year: 2001 132,170	8 I- 45 Year: 2022 43,931	Wellman Rd 9 I- 45 N Year: 2011 1,270 Year: 2006 1,010 Year: 1996 590	Hope Rd 10 I- 45 S Year: 2011 1,060 Year: 2006 1,100 Year: 2001 800
11 Hope Rd Year: 2022 27,131	I- 45 12 Hope Rd Year: 1996 114,050	Interstate 45 South 13 Needham Rd Year: 2022 34,654 Year: 2021 35,818 Year: 1997 5,365	I- 45 Frontage Rd 14 Year: 1997 4,475 Year: 1996 11,500	Meadow Road 15 Mail Route Rd Year: 2022 216 Year: 2021 256 Year: 2020 247
I- 45 Frontage Rd 16 Year: 1998 9,000	Shenandoah Dr 17 Savannah Dr Year: 2011 1,790 Year: 2006 1,930 Year: 1996 1,480	Holly Hill Dr 18 Research Forest Dr Year: 2011 1,700 Year: 2008 1,846 Year: 2006 2,510	Blue Gill Rd 19 Rock Bass Rd Year: 2011 80 Year: 2006 140	I- 45 20 Needham Rd Year: 1996 91,246



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