

8511

South Sam Houston
Parkway East
Houston, TX 77075

18,265 SF Office
Building Opportunity



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BUILDING

Year Built	2007
Land Area	1.4907 Acres
Size	18,265 Rentable Square Feet
Stories	Two
First Floor	8,678 RSF (Built for Multiple Tenants)
Second Floor	9,587 RSF (Built for One Single Tenant)
Condition of Property	Like New
Parking	64 Surface Spaces (3.5 / 1,000 Ratio)
Visibility	Excellent
Access	Immediate Access to Beltway 8 with Front and Rear Driveways

LOCATION

The building is located in the city limits of Houston, TX on Sam Houston Parkway (Beltway 8) in Harris County.

- 3 miles west of the Gulf Freeway (I-45 S)
- Situated between the cross streets Pearland Parkway and Blackhawk Blvd.
- 18 minutes to Hobby Airport.
- 0.5 miles from the City of Pearland
- There has been substantial road construction over the past two years with the widening of the Beltway, and it is completed where this building is located and traffic flows smoothly.

SALE: \$3,947,000 (\$216 PSF)

Owner-Occupier opportunity

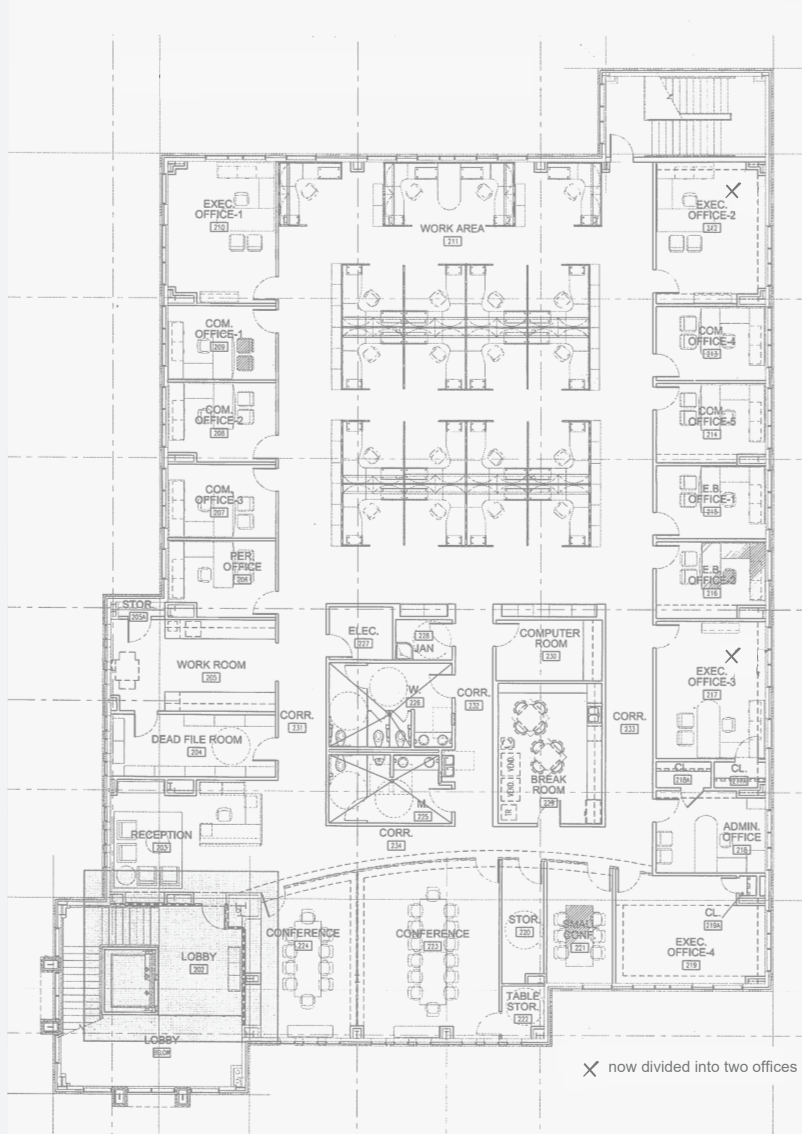
LEASE: Available to one master tenant on a NNN Lease Basis.

- No deferred maintenance
- Below replacement cost



SECOND FLOOR PLAN

9,587 RSF



SECURITY

- 100% automatic fire-sprinklered-wet pipe system
- Protection 1/ADT central-station monitored fire, smoke and perimeter burglar alarm with common-area motion detection for entire building.
- Optional Protection 1/ADT central-station monitored burglar/motion detection alarm available for individual suites – currently in place for Suite 200 (second floor).
- Nine exterior cameras provide recorded views of exterior walks, parking area and driveways.
- Brivo® (cloud-based) access control system enables owner to set times for entrances and alarm, grant different levels of user access and monitor events.
- Programmable key fobs

ADDITIONAL AMENITIES

- Suite 200 (second floor) conference rooms have removable partition wall separating the two.
- Architectural frosted glass and imported wood partition and doors along corridor in Suite 200.
- Suite 200 (second floor) break room equipped with sink and built-in dishwasher, refrigerator and microwave oven.
- First floor coffee bar equipped with sink.
- Workstations and office furniture from departing tenant in Suite 100 and Suite 200 may be available for use by new occupant

SIGNAGE

- Prominent building name identification available
- Lighted monument sign with panels at entrance to parking lot

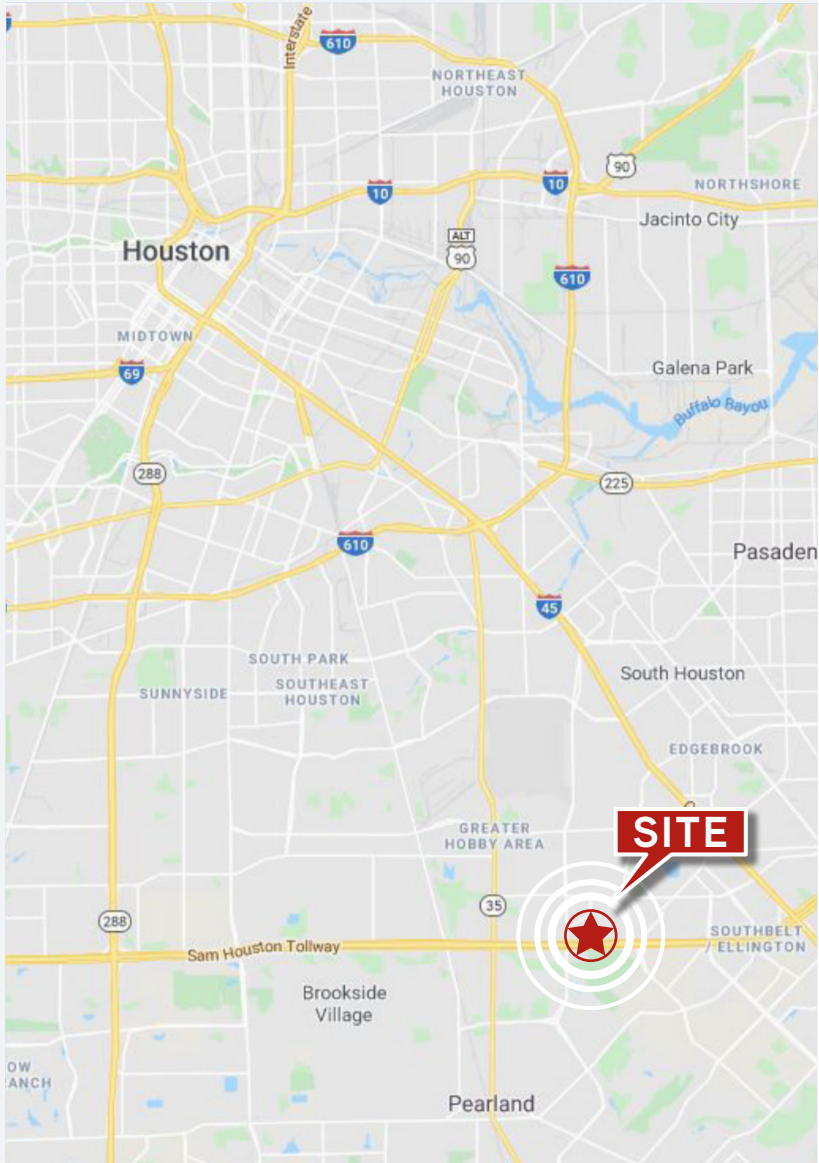




Easy and comfortable access to the building through the front drive on Beltway 8 frontage road and rear driveway to Hall Road. The building has high visibility on Beltway 8.

PROPERTY TAX INFORMATION

Pasadena ISD	\$32,336.99
Harris County	\$9,551.19
Harris County Flood Control	\$665.00
Port of Houston Authority	\$251.96
Harris County Hospital District	\$3,892.22
Harris County Education Department	\$117.30
San Jacinto Community College	\$4,179.81
City of Houston	\$13,323.29
Total 2019 Taxes:	\$64,317.76



AREA DEMOGRAPHICS

3 Mile Radius



Projected Population (2024)
104,499



Projected Population Growth (2019-2024)
0.8%



Average Household Income (2019)
\$78,578



Median Home Value (2019)
\$158,021



Unemployment Rate (2019)
2.0%

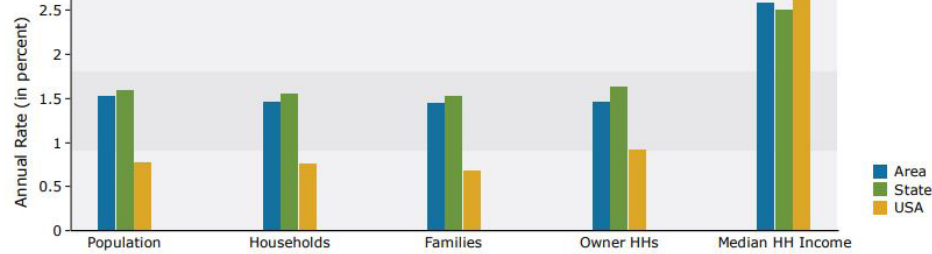


Renter Occupied (2019)
36.0%

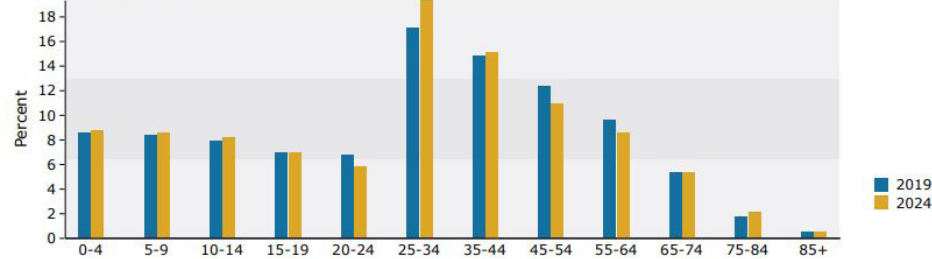


Education Attainment
Highschool Diploma : 28.4%
Associate Degree : 8.5%
College Diploma : 14.8%
Post-Secondary Degree : 7.4%

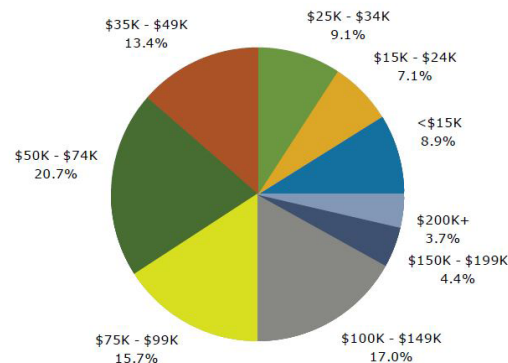
Trends 2019-2024



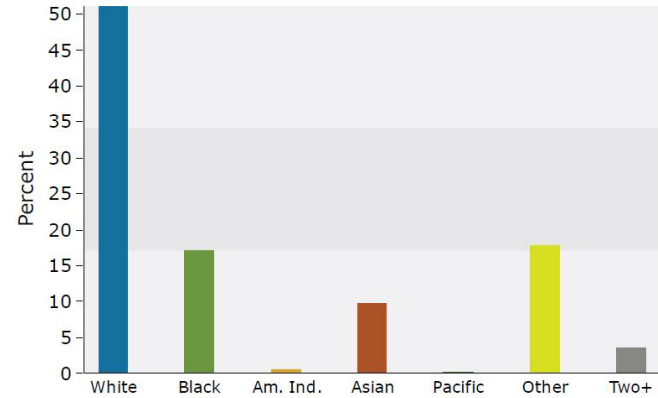
Population by Age



2019 Household Income



2019 Population by Race



2019 Percent Hispanic Origin: 53.2%

*Source: SitesUSA



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Information About Brokerage Services

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 other, including the broker's own interest;
- 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 buyers/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 opinion 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 ESTABLISHED:

- 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.

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Buyer/Tenant/Seller/Landlord Initials

Date