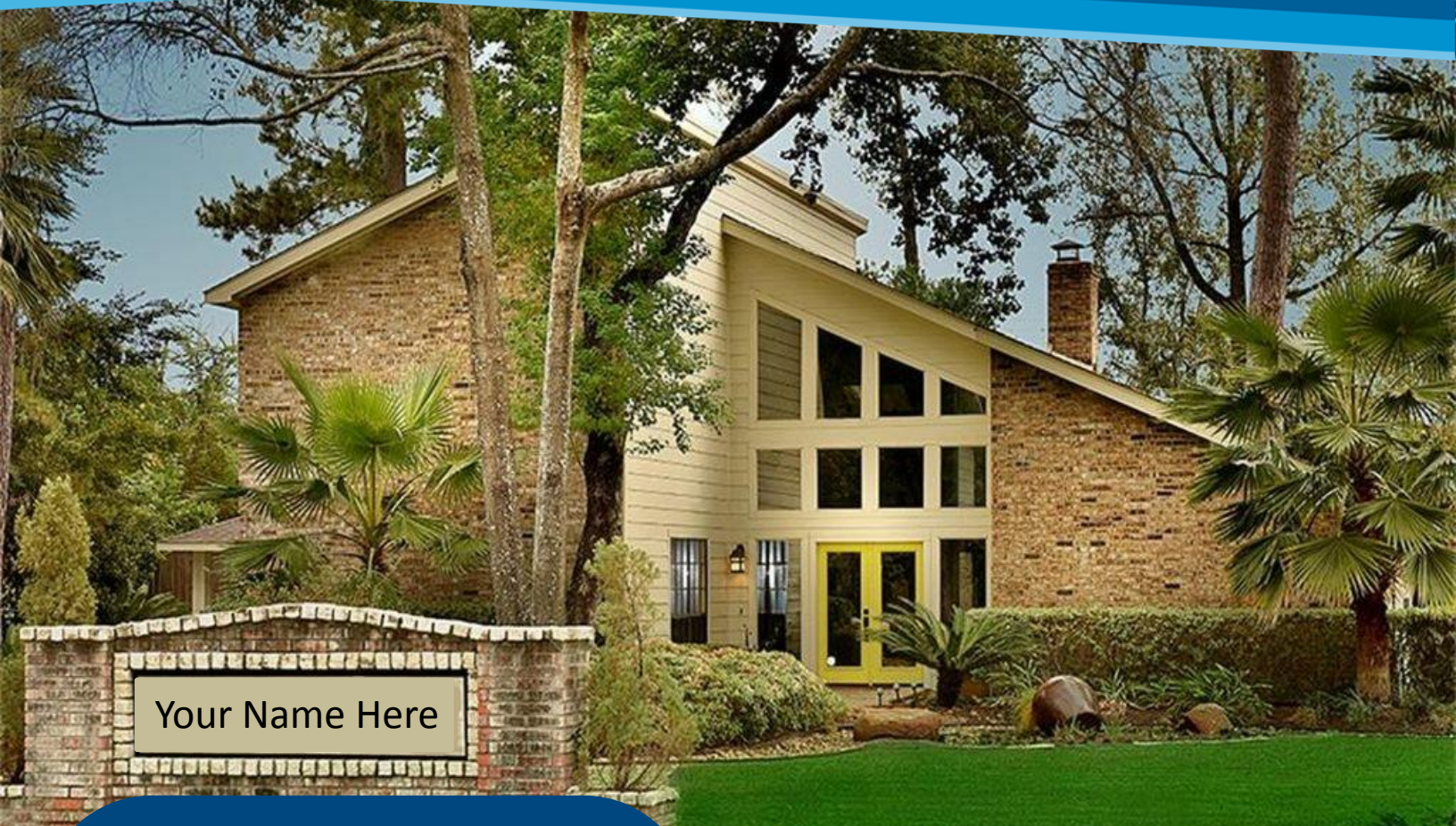


For Sale



Your Name Here

±3,754 SF Office

25910 Oak Ridge Drive
Spring, Tx 77380



TOM CONDON, JR.
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COLLIERS INTERNATIONAL
1790 Hughes Landing Blvd., Ste 250
The Woodlands, Texas 77380
+1 713 222 2111 (main)
colliers.com/texas

PROPERTY SUMMARY

- › ± 3,754 SF Office conversion property.
Key Map: 252N
- › Two buildings containing:
 - 5 Private Offices.
 - Large Conference Room.
 - Reception Area.
 - Full Kitchen.
 - 2.5 Bathrooms.
- › Additional ±160 SF Storage building included.

OFFERING

- › Property being offered in its “AS IS” condition.
Furniture is not included in the deal.
- › **SALES PRICE:** \$695,000 (±\$185 PSF)
- › **SITE:** ±0.55 Acres with parking upfront.
- › Owner may consider a lease under the following terms:
\$18.50 PSF Modified Gross with minimum 36 month Term;
Landlord responsible for Property Taxes and
Lawn/Landscaping maintenance.

For Sale



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2018 DEMOGRAPHICS



	2018 Estimate	1 mile radius	3 mile radius	5 mile radius
Population		12,638	60,684	162,495
Average HH Income		\$90,299	\$113,944	\$116,568
Households		5,035	24,480	60,693

COMMENTS

- › Excellent Demographics.
- › Great Space for Small Business that needs a Large Professional Presence in The Woodlands!
- › Location in the Oak Ridge Business District, with easy access to Interstate 45, Hardy Toll Rd, Grand Parkway and The Woodlands.
- › [Seacoast Commerce Bank SBA Financing.](#)

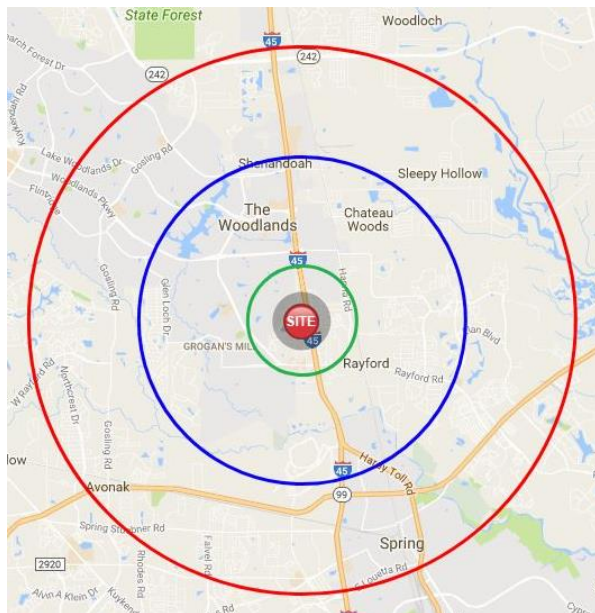
CONTACT OUR ADVISORS



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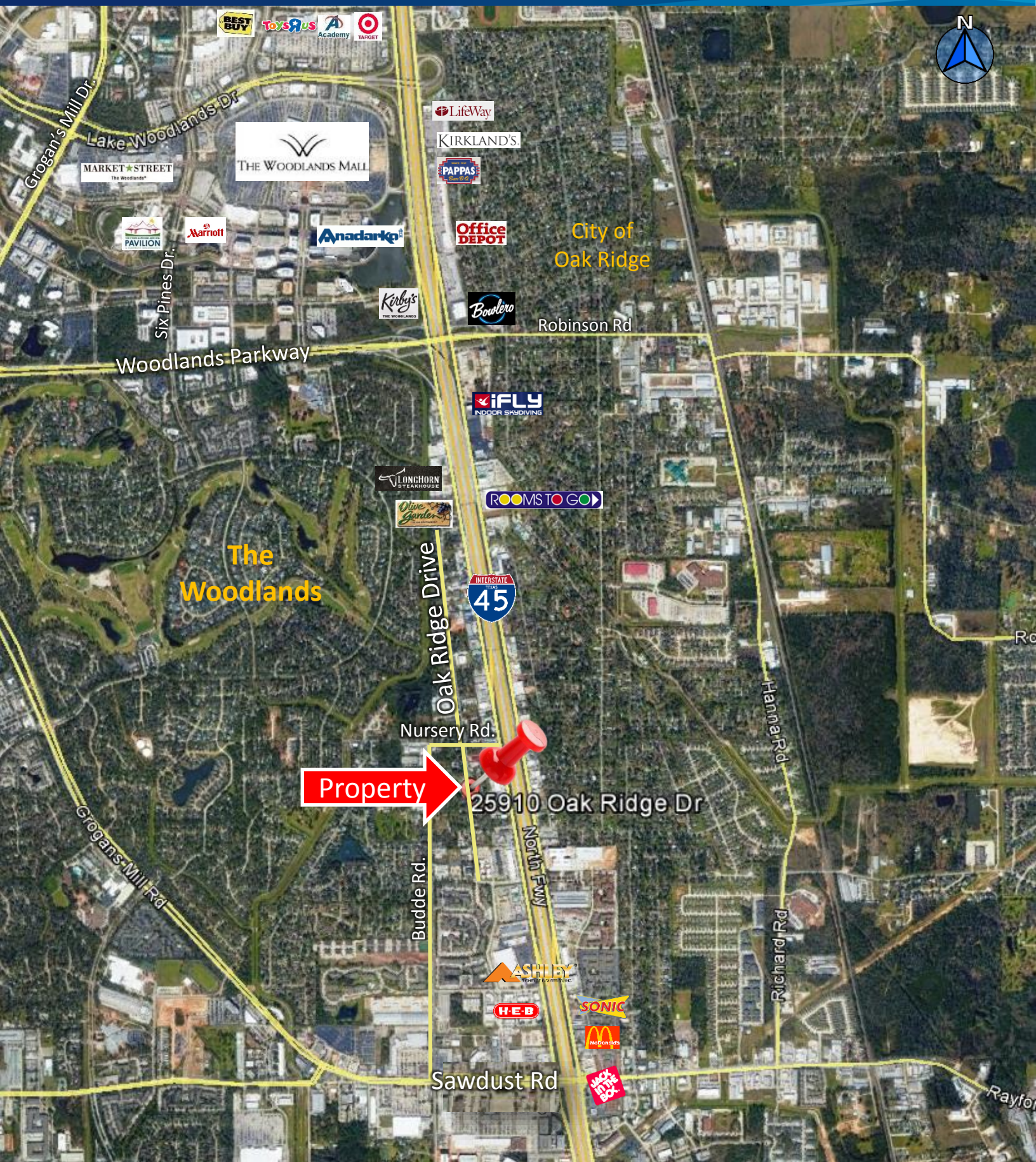
PHOTOS



For Sale



AERIAL



Property →

25910 Oak Ridge Dr

Grogan's Mill Dr.

Lake Woodlands Dr

Six Pines Dr.

Woodlands Parkway

Oak Ridge Drive

Nursery Rd.

Budde Rd.

Sawdust Rd

North Fwy

Robinson Rd

City of Oak Ridge

Hanna Rd

Richard Rd

Rayford

BEST BUY
Toys R Us
Academy
TARGET

THE WOODLANDS MALL

MARKET STREET
The Woodlands*

PAVILION

Marriott

Anadarko

LifeWay

KIRKLAND'S

PAPPAS

Office DEPOT

Kirby's

Bowlero

IFLY
INDOOR SKIING

LONGHORN
STEAKHOUSE

Olive Garden

ROOMS TO GO

INTERSTATE
45

ASHLEY

H-E-B

SONIC

McDonald's

Jack in the Box



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 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.

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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Tom Condon, Jr.</u>	<u>419324</u>	<u>tom.condon.jr@colliers.com</u>	<u>(713) 830-4007</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date