

STONEHOLLOW DRIVE

1404 Stonehollow Drive, Kingwood, TX 77339



BELVOIR
REAL ESTATE GROUP, LLC

FOR SALE & FOR LEASE: OFFICE SPACE



PROPERTY HIGHLIGHTS

- 1,680 SQFT of Office Space
- Lease Rate: \$17.50/SQFT + Electric
- Sale Price: \$230,000
- Includes 4 Offices, Kitchenette, and 2 Restrooms
- Newly Renovated Restroom and
- New A/C Unit
- Lots of Natural Light
- Beautifully Landscaped by Landlord of Stonehollow Place

PROPERTY OVERVIEW

This subject office is for lease and sale. The property is right off of Kingwood Dr., Loop 494, and has great access to I-69. Surrounded by retail and other office, this is a prime location spot!



Map data ©2019

For More Information Please Contact:

Sean Harman
713.332.8213
seanh@belvoir.net

15835 Park Ten Place, Suite 150 | Houston, TX 77084

The information contained herein was obtained from sources believed reliable; however, Belvoir Real Estate Group, LLC, makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.

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ADDITIONAL PHOTOS



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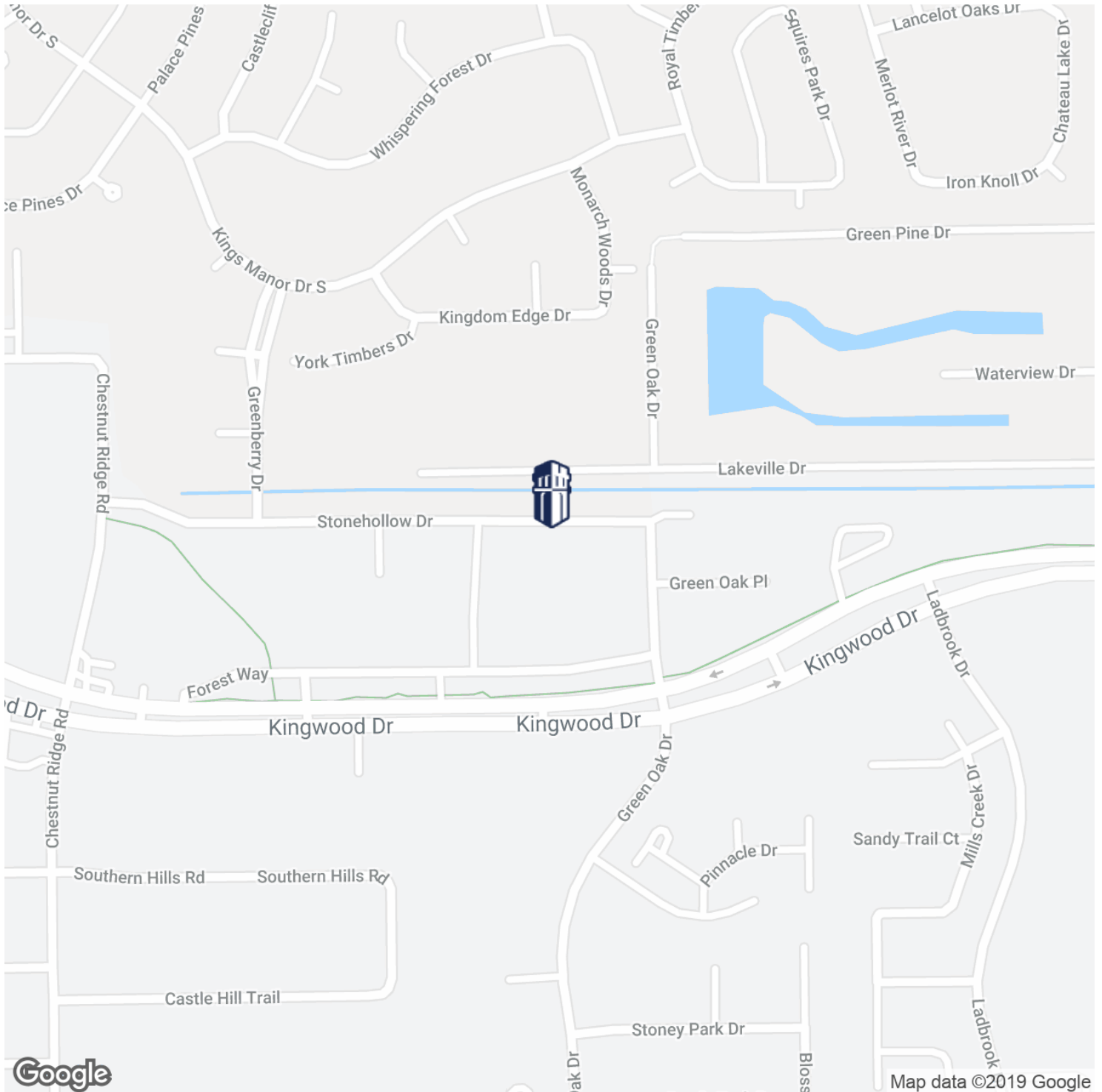
1404 Stonehollow Drive, Kingwood, TX 77339



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LOCATION MAPS



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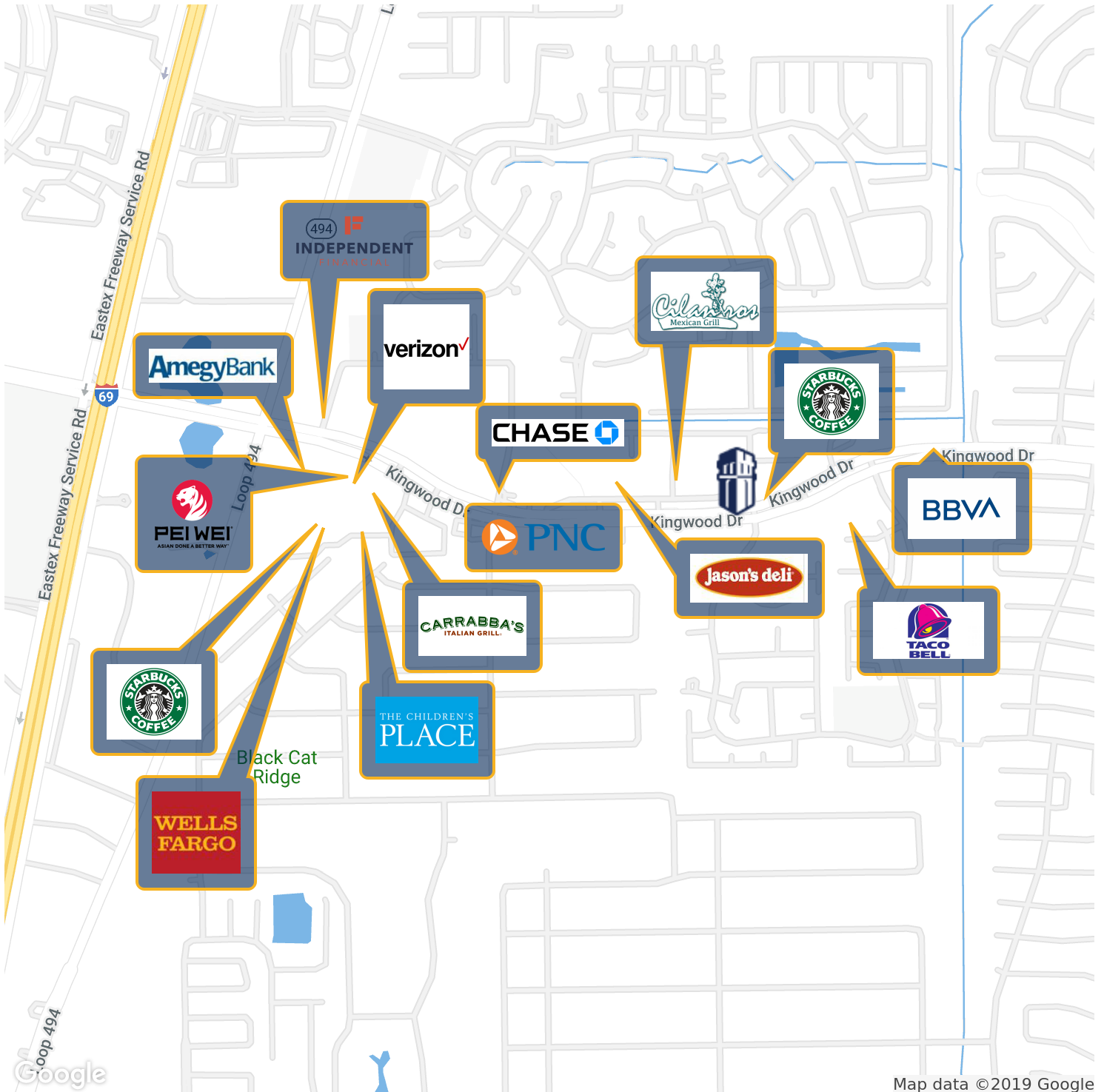
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RETAILER MAP



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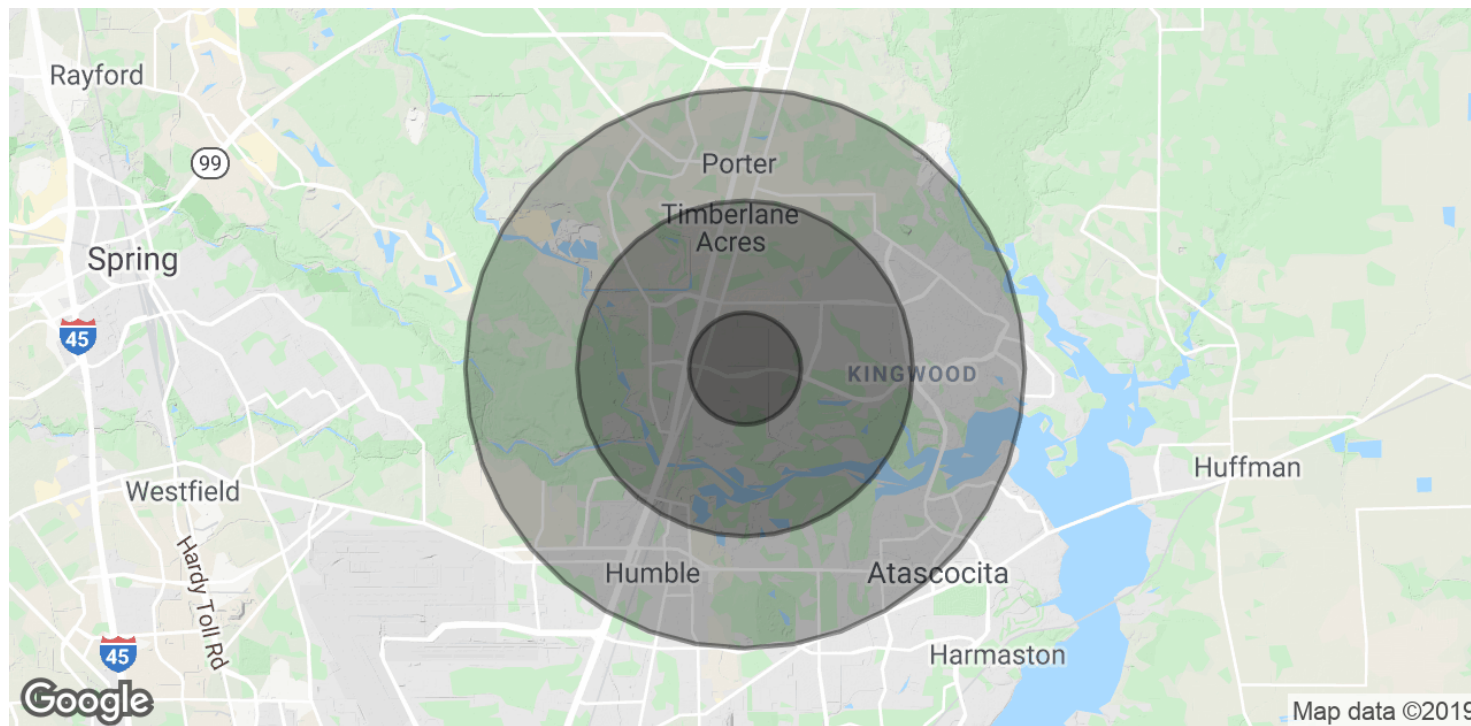
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,877	43,434	107,758
Median age	37.2	37.2	36.1
Median age (Male)	36.9	36.4	34.5
Median age (Female)	37.8	38.2	37.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,621	16,248	38,460
# of persons per HH	2.6	2.7	2.8
Average HH income	\$88,820	\$89,221	\$91,844
Average house value	\$164,991	\$175,205	\$177,422

* Demographic data derived from 2010 US Census

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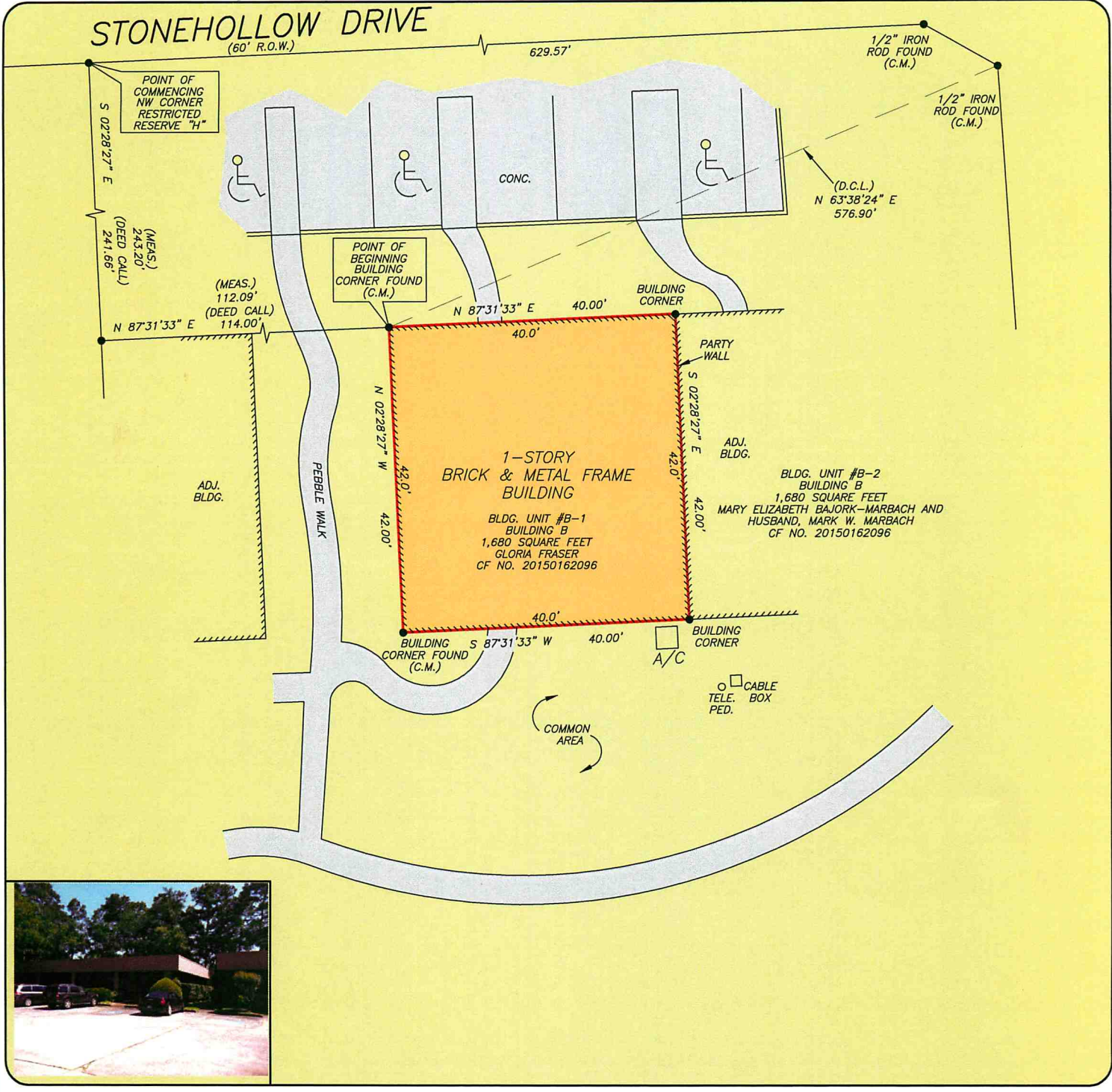
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GF NO. 16201037020 STEWART TITLE
 ADDRESS: 1404 STONEHOLLOW DRIVE UNIT 1
 HUMBLE, TEXAS 77339
 BORROWER: CARRIE ADORNA

1,680 SQUARE FEET
BUILDING UNIT NO. B-1, BUILDING B
PEOPLE PLACE OFFICE PARK CONDOMINIUMS
IN RESTRICTED RESERVE "H"
KINGWOOD PLACE, SECTION 4

ACCORDING TO THE MAP OR PLAT THEREOF RECORDED
 IN VOLUME 232, PAGE 36 OF THE MAP RECORDS
 OF HARRIS COUNTY, TEXAS
 (SEE ATTACHED METES AND BOUNDS DESCRIPTION)



THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS PER FIRM PANEL NO. 48201C 0315 L MAP REVISION: 06/18/07 ZONE X BASED ONLY ON VISUAL EXAMINATION OF MAPS. INACCURACIES OF FEMA MAPS PREVENT EXACT DETERMINATION WITHOUT DETAILED FIELD STUDY

A SUBSURFACE INVESTIGATION WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE
 RECORD BEARING: VOL. 232, PG. 36, H.C.M.R.

DRAWN BY: BR

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN HEREON. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY AND ABSTRACTING PROVIDED IN THE ABOVE REFERENCED TITLE COMMITMENT WAS RELIED UPON IN PREPARATION OF THIS SURVEY.

TERRANCE MISH
 PROFESSIONAL LAND SURVEYOR
 NO. 4981
 JOB NO. 16-03483
 APRIL 28, 2016



stewart
 title
 YVONNE DUNCAN
 281-359-1280





Information About Brokerage Services

Texas law requires all real estate licensees 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.

Belvoir Real Estate Group LLC	9001128		(713)332-8202
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Matthew Goldsby	601116	matthewg@Belvoir.net	(713)332-8220
Designated Broker of Firm	License No.	Email	Phone
Matthew Goldsby	601116	matthewg@belvoir.net	(713)332-8220
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sean Harman	703718	seanh@belvoir.net	(713)332-8213
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

IABS 1-0 Date