

## OFFICE FOR LEASE

## OFFICE BLDG – OAK RIDGE NORTH

**BERKSHIRE  
HATHAWAY**  
HomeServices  
**Premier Properties**  
COMMERCIAL DIVISION



**LEASE RATE:** \$20.00/sf/yr

**NN Rate:** \$3.26/sf/yr

**BUILDING SIZE:** 2,086 SF

**OFFICES:** 5

**CONFERENCE:** 1-2

**CROSS STREETS:** Longstreet & Daniel St

### PROPERTY OVERVIEW

Office Space Now Available! Approx. 2,100 SF office building located in the bustling Oak Ridge North Area very close to The Woodlands, just 30 minutes from downtown Houston. This space would be ideal for a Small Business, Title Office, CPA Office, Law Office or Doctor/Dentist/ Psychiatry Office. The area is mixed Commercial & Residential, quickly moving towards Commercial. The Building faces High-Traffic Robinson Rd (the city is currently widening it) and offers 5 offices, a Conference Room, a Kitchen, Breakroom, Shower Facilities, Courtyard, Circular Driveway/Parking Area and a Separate 460 SF Garage/Building (shell condition). Situated on about a 1/2 Acre, the property is completely landscaped & fenced behind the buildings. Competitive Lease Rate, Tenant pays utilities. Tenant Improvements negotiable. .

### PROPERTY FEATURES

- Located in Bustling Oak Ridge North near the Woodlands, just 30 minutes from Houston
- Situated on 1/2 Acre Corner Lot
- Building Faces High-Traffic Robinson Rd.
- Stand-Alone Building with fenced in lot
- Ideal for Small Business or a Professional Office

**RICK STALLINGS**

**713.503.0808**

**30350 FM 2978, The Woodlands, TX 77354**

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— 2019 —  
**FORTUNE'S 10  
MOST ADMIRED  
COMPANIES IN  
THE WORLD**



**RICK STALLINGS TEAM**

713.503.0808  
713.899.3186



Rick Stallings, MBA



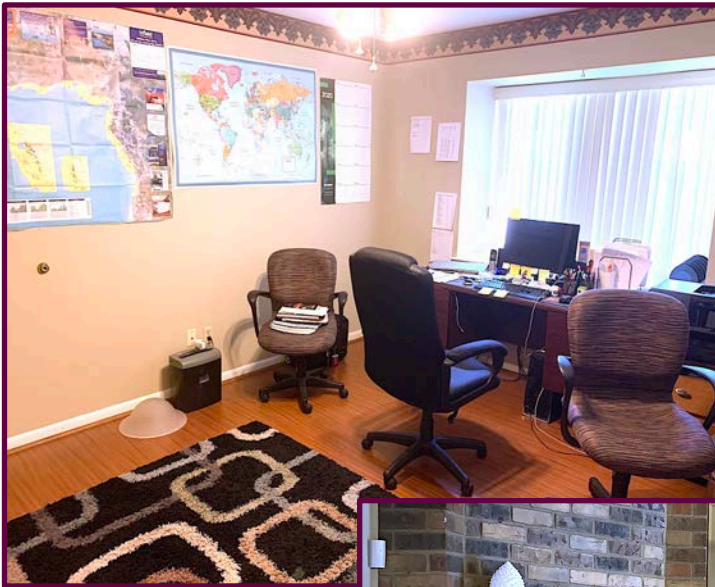
Dawn Rogers  
Office Manager

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Office



Office



Reception/  
Conference Room

Office



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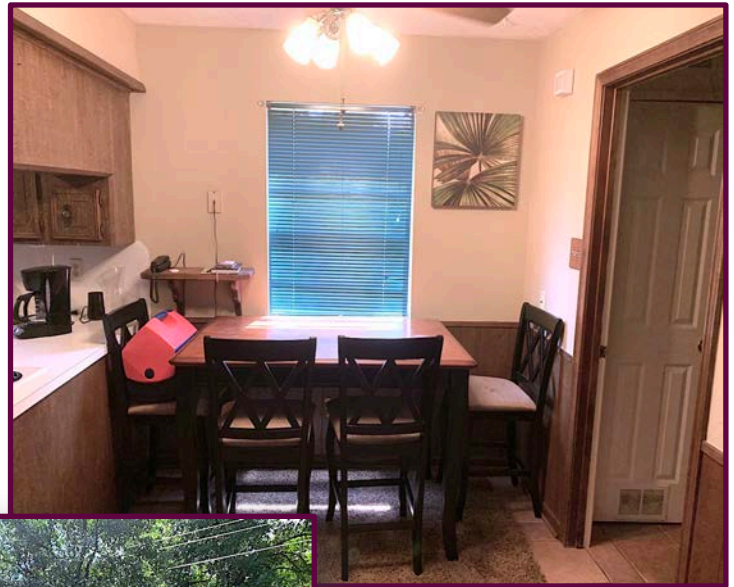
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**Full Kitchen**



**Break Room/  
Other**



**Fenced Property/  
Garage & Storage**

**Outdoor  
Courtyard**



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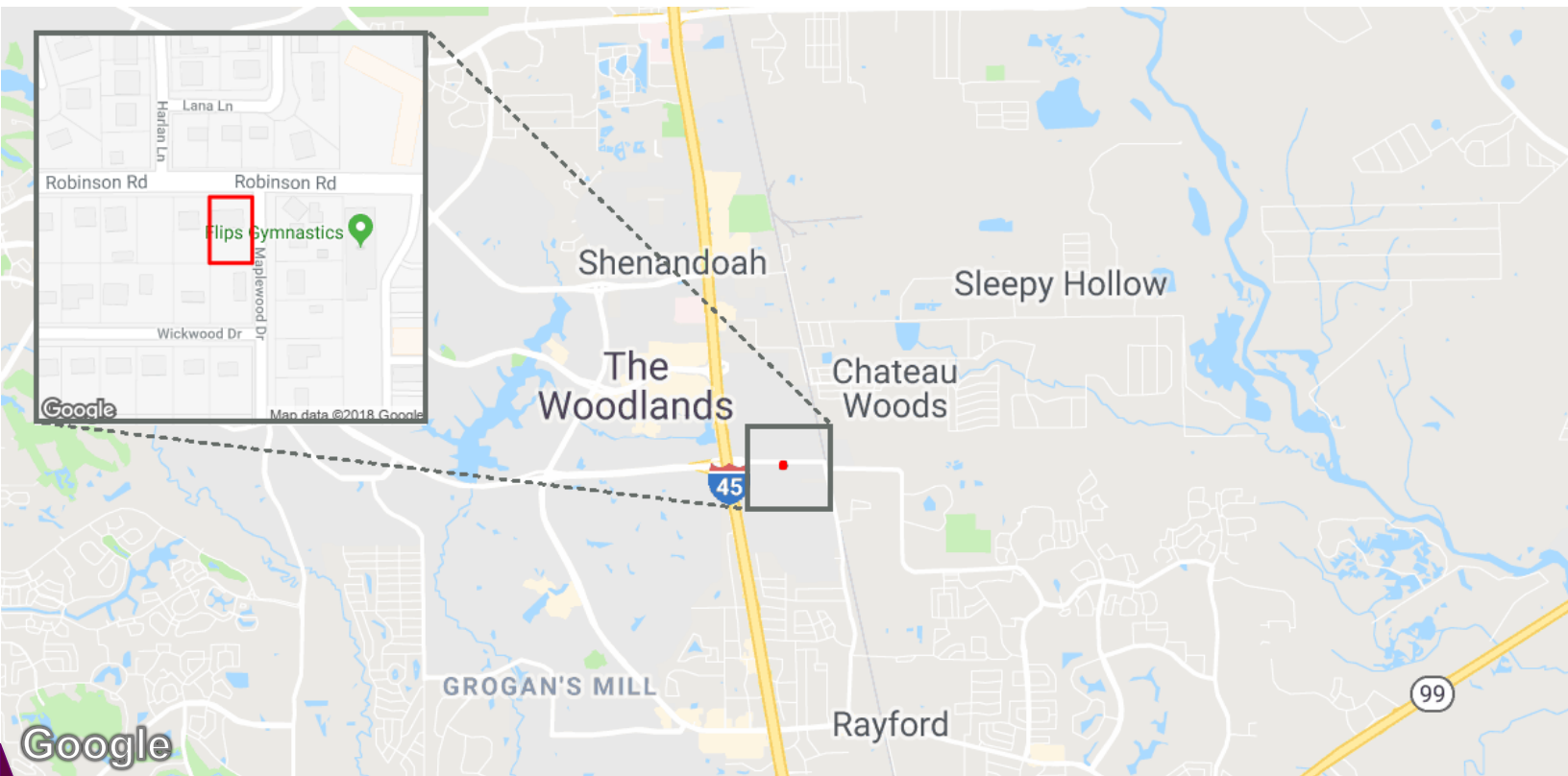


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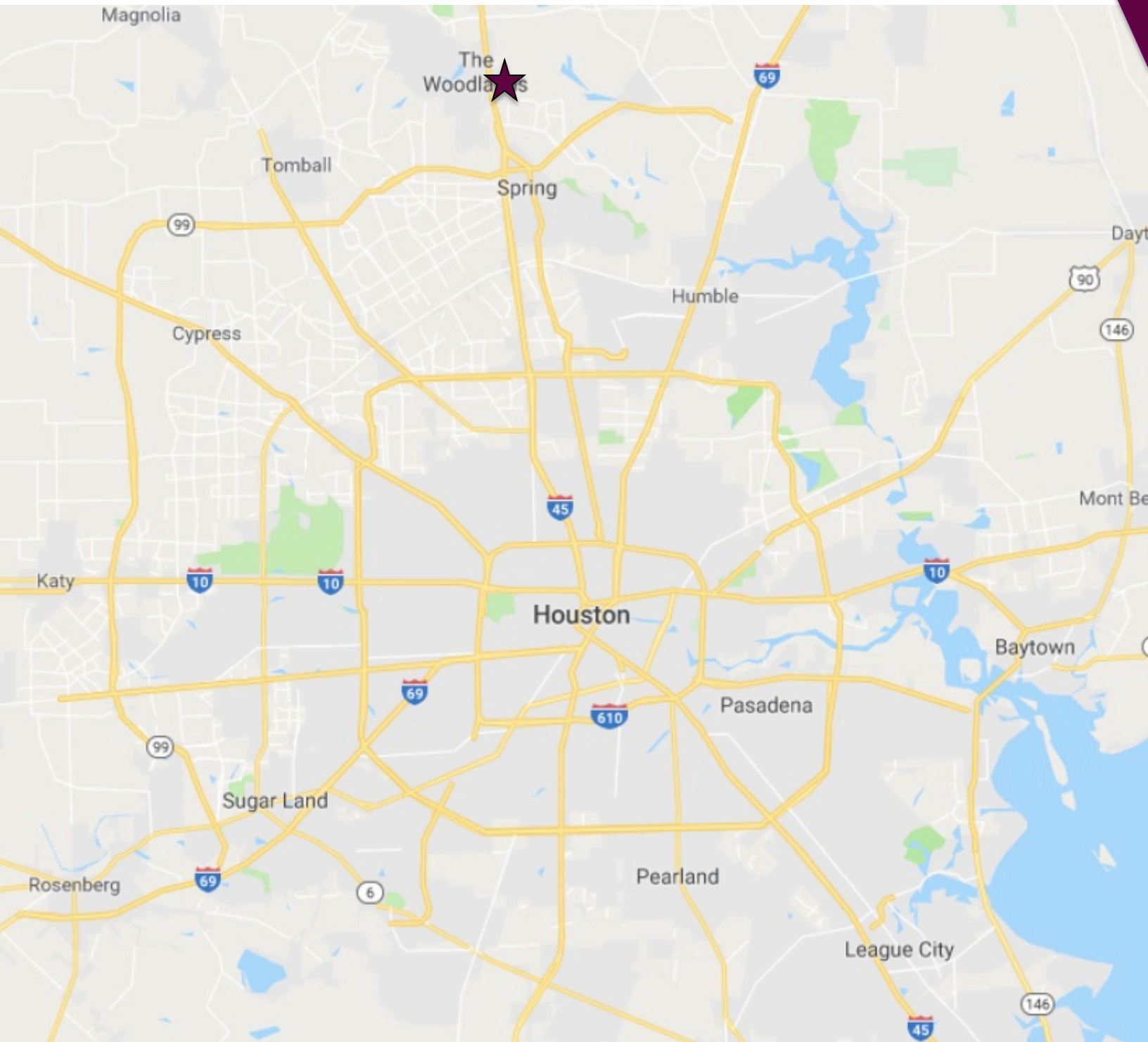
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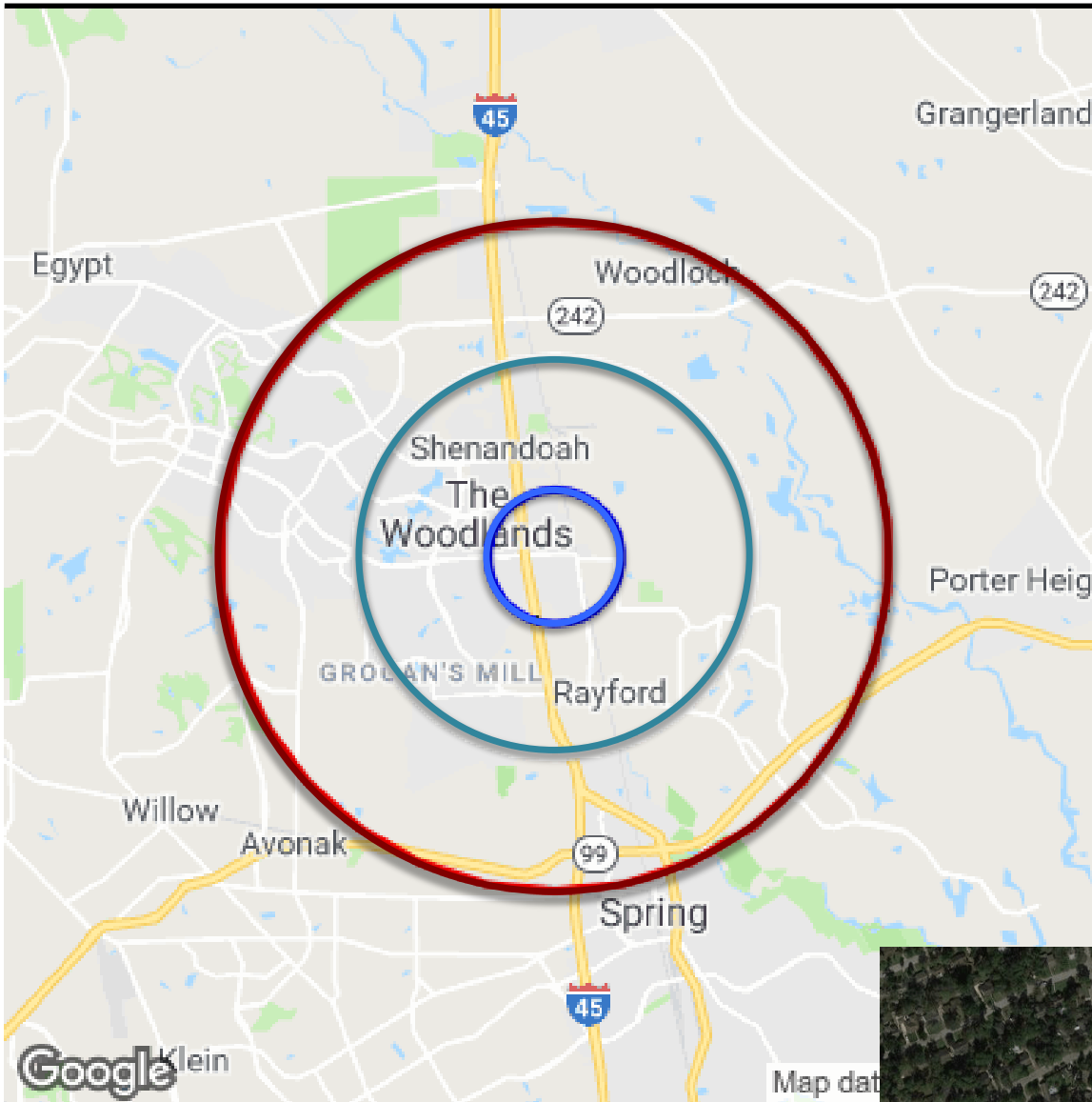
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**Demographic Report**

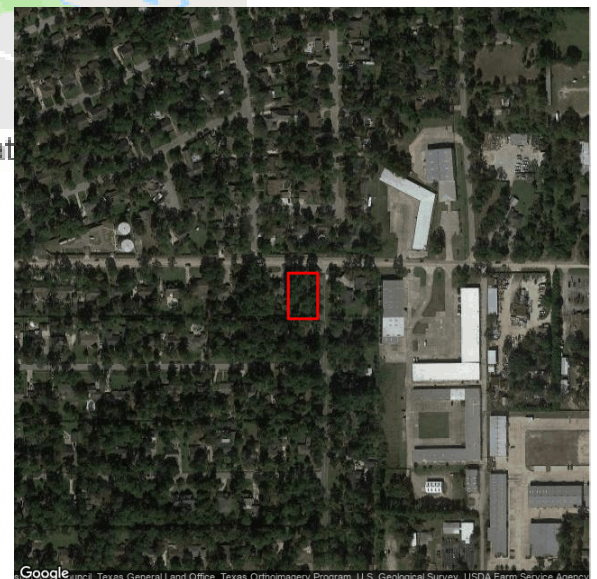


- 1 Mile
- 3 Miles
- 5 Miles

**Office Building - Oak Ridge North**

**Population**

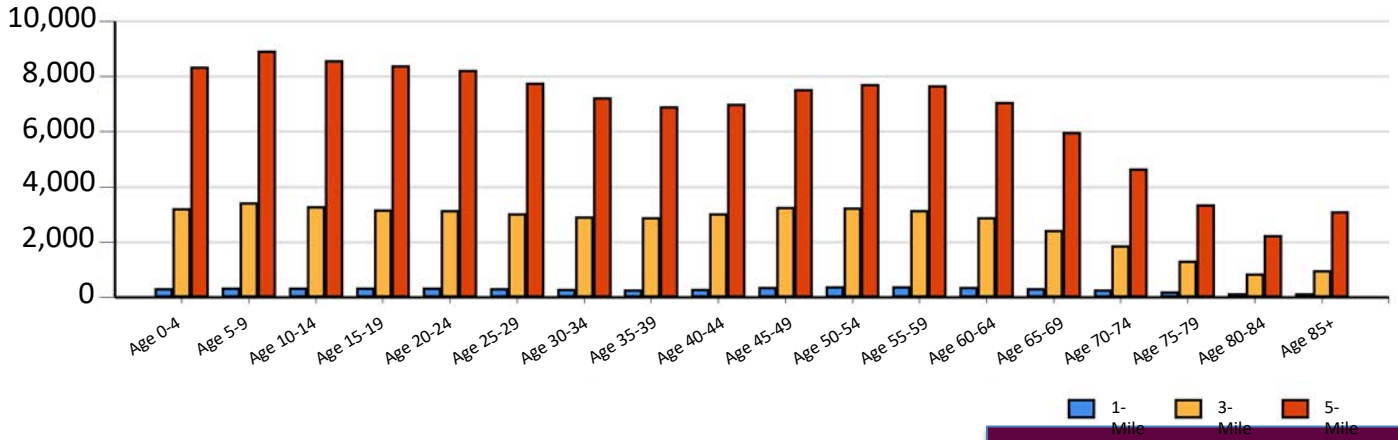
Distance	Male	Female	Total
1- Mile	2,831	2,943	5,774
3- Mile	24,067	24,431	48,498
5- Mile	59,237	61,540	120,777



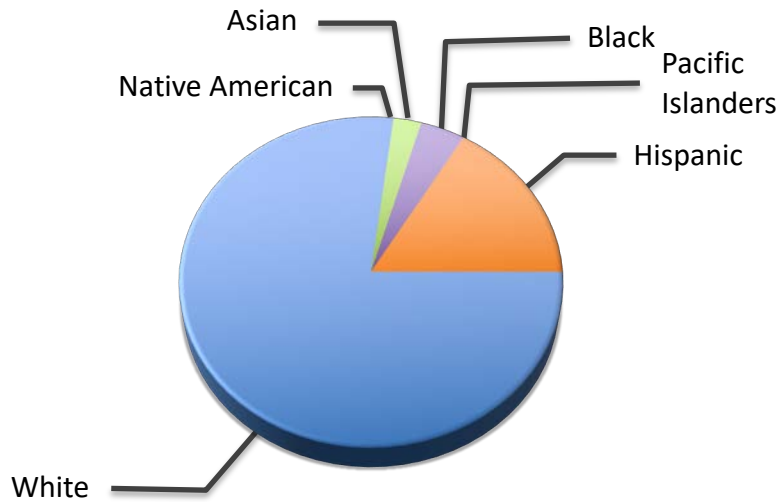
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**Population by Distance and Age (2018)**

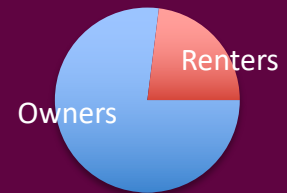


**Ethnicity within 5 miles**

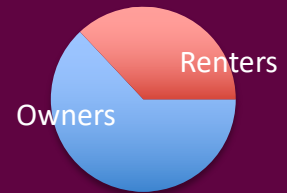


- White
- Black
- Native American
- Pacific Islanders
- Asian
- Hispanic

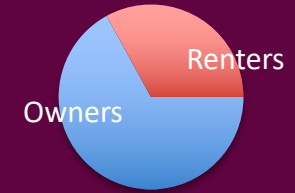
**Home Ownership 1 Mile**



**Home Ownership 3 Mile**



**Home Ownership 5 Mile**



**Employment by Distance**

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	3,069	155	2.03 %
3-Mile	26,044	1,679	6.37 %
5-Mile	63,723	2,663	4.28 %



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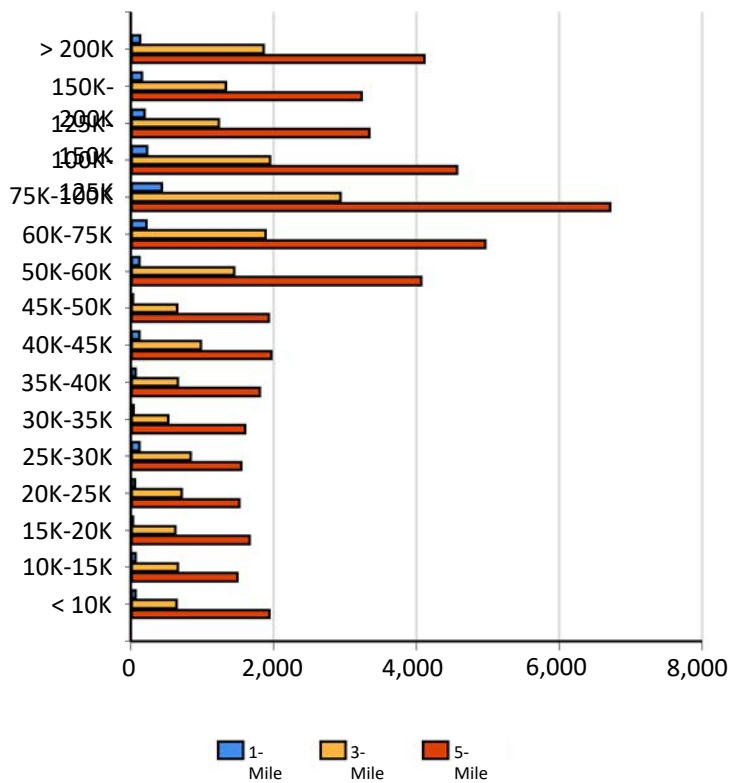
## OFFICE BLDG – OAK RIDGE NORTH

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### Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	12	140	184	271	195	348	344	49	373	724	222	117	315
3-Mile	41	1,139	1,576	2,334	1,847	4,047	2,053	450	3,276	6,366	2,806	781	1,796
5-Mile	95	3,203	3,797	6,432	3,894	9,799	5,316	1,094	8,652	15,077	6,036	1,816	4,350

### Household Income



Radius	Median Household Income
1-Mile	\$81,113.11
3-Mile	\$80,741.62
5-Mile	\$86,132.43

Radius	Average Household Income
1-Mile	\$90,916.56
3-Mile	\$91,854.69
5-Mile	\$95,729.43

Radius	Aggregate Household Income
1-Mile	\$202,109,705.96
3-Mile	\$1,717,991,281.16
5-Mile	\$4,140,466,740.05

### Education

	1-Mile	3-mile	5-mile
Pop > 25	4,026	32,491	79,158
High School Grad	880	6,264	16,264
Some College	1,267	9,347	22,171
Associates	277	2,344	5,545
Bachelors	859	7,629	17,491
Masters	241	1,852	4,910
Prof. Degree	46	622	1,591
Doctorate	24	263	620

### Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	36 %	64 %	57 %
Teen's	33 %	71 %	77 %
Expensive Homes	5 %	39 %	35 %
Mobile Homes	9 %	36 %	47 %
New Homes	14 %	90 %	116 %
New Households	21 %	79 %	79 %
Military Households	11 %	11 %	7 %
Households with 4+ Cars	33 %	71 %	75 %
Public Transportation Users	15 %	26 %	33 %
Young Wealthy Households	8 %	64 %	108 %

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.



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**Expenditures**

	1-Mile	%	3-Mile	%	5-Mile	%
<b>Total Expenditures</b>	121,153,861		1,012,005,858		2,450,188,438	
<b>Average annual household</b>	59,381		59,367		60,272	
<b>Food</b>	7,672	12.92 %	7,688	12.95 %	7,782	12.91 %
Food at home	4,676		4,670		4,703	
Cereals and bakery products	656		655		659	
Cereals and cereal products	227		227		228	
Bakery products	429		427		430	
Meats poultry fish and eggs	943		952		958	
Beef	233		235		237	
Pork	170		170		170	
Poultry	175		178		179	
Fish and seafood	154		157		158	
Eggs	68		68		68	
Dairy products	492		491		495	
Fruits and vegetables	923		922		927	
Fresh fruits	141		141		142	
Processed vegetables	166		166		166	
Sugar and other sweets	172		170		171	
Fats and oils	142		141		142	
Miscellaneous foods	880		875		882	
Nonalcoholic beverages	400		397		399	
Food away from home	2,995		3,018		3,078	
Alcoholic beverages	494		490		502	
<b>Housing</b>	20,609	34.71 %	20,692	34.85 %	20,933	34.73 %
Shelter	12,596		12,689		12,855	
Owned dwellings	8,291		8,230		8,386	
Mortgage interest and charges	4,428		4,367		4,460	
Property taxes	2,617		2,602		2,652	
Maintenance repairs	1,244		1,260		1,272	
Rented dwellings	3,179		3,298		3,268	
Other lodging	1,126		1,161		1,200	
Utilities fuels	4,529		4,514		4,532	
Natural gas	489		486		490	
Electricity	1,737		1,739		1,742	
Fuel oil	187		186		188	
Telephone services	1,423		1,414		1,420	
Water and other public services	692		687		691	
<b>Household operations</b>	1,468	2.47 %	1,470	2.48 %	1,500	2.49 %
Personal services	490		483		496	
Other household expenses	977		983		1,001	
Housekeeping supplies	740		741		751	
Laundry and cleaning supplies	184		182		183	
Other household products	429		429		435	
Postage and stationery	126		130		132	
Household furnishings	1,274		1,276		1,294	
Household textiles	103		101		104	
Furniture	164		178		178	
Floor coverings	4		2		1	
Major appliances	160		160		162	
Small appliances	114		119		121	
Miscellaneous	728		714		726	
<b>Apparel and services</b>	1,765	2.97 %	1,753	2.95 %	1,782	2.96 %
Men and boys	407		399		406	
Men 16 and over	340		329		335	
Boys 2 to 15	67		69		71	
Women and girls	669		683		694	

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Women 16 and over	568	585	596
Girls 2 to 15	100	97	98
Children under 2	103	105	106

### Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
<b>Total Expenditures</b>	121,153,861		1,012,005,858		2,450,188,438	
<b>Average annual household</b>	59,381		59,367		60,272	
<b>Transportation</b>	7,642	12.87 %	7,552	12.72 %	7,641	12.68 %
Vehicle purchases	1,410		1,353		1,372	
Cars and trucks new	221		198		209	
Cars and trucks used	1,142		1,108		1,118	
Gasoline and motor oil	2,511		2,488		2,502	
Other vehicle expenses	3,064		3,030		3,068	
Vehicle finance charges	255		248		252	
Maintenance and repairs	1,022		1,024		1,037	
Vehicle insurance	1,299		1,266		1,278	
Vehicle rental leases	468		466		475	
Public transportation	656		679		698	
<b>Health care</b>	4,438	7.47 %	4,394	7.40 %	4,417	7.33 %
Health insurance	2,612		2,583		2,593	
Medical services	962		940		948	
Drugs	479		474		476	
Medical supplies	148		148		149	
<b>Entertainment</b>	3,480	5.86 %	3,448	5.81 %	3,493	5.80 %
Fees and admissions	806		815		840	
Television radios	1,176		1,160		1,167	
Pets toys	1,152		1,137		1,151	
Personal care products	778		775		786	
Reading	89		90		92	
Education	1,681		1,772		1,840	
Tobacco products	393		397		393	
<b>Miscellaneous</b>	990	1.67 %	1,010	1.70 %	1,033	1.71 %
<b>Cash contributions</b>	1,799		1,790		1,823	
<b>Personal insurance</b>	7,781		7,758		7,999	
Life and other personal insurance	280		277		284	
Pensions and Social Security	7,500		7,480		7,715	

Distance	Year	Estimated Households			Housing Occupied By		Housing Occupancy		
		Projection	2000	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2015	8,249	7,003	16.38 %	1,994	5,937	6,306	1,943	794
3-Mile	2015	27,406	22,983	17.70 %	6,735	19,061	17,788	9,618	3,055
5-Mile	2015	60,811	50,957	17.78 %	14,177	43,640	43,577	17,234	5,531
1-Mile	2020	8,970	7,003	24.94 %	2,127	6,492	6,957	2,013	1,208
3-Mile	2020	29,981	22,983	28.82 %	7,371	20,826	19,581	10,400	3,974
5-Mile	2020	65,460	50,957	27.87 %	15,147	47,073	47,402	18,058	8,375

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 **Catylist Research**

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# 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.

Berkshire Hathaway HomeServices Premier Properties	0297864	stacy@stacymathews.com	(713) 686-5454
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Stacy Mathews	0297864	stacy@stacymathews.com	(713) 301-2997
Designated Broker of Firm	License No.	Email	Phone
Stacy Mathews	0297864	stacy@stacymathews.com	(713) 301-2997
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Richard Stallings	0620573	rick@bhcrehouston.com	(713) 503-0808
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date