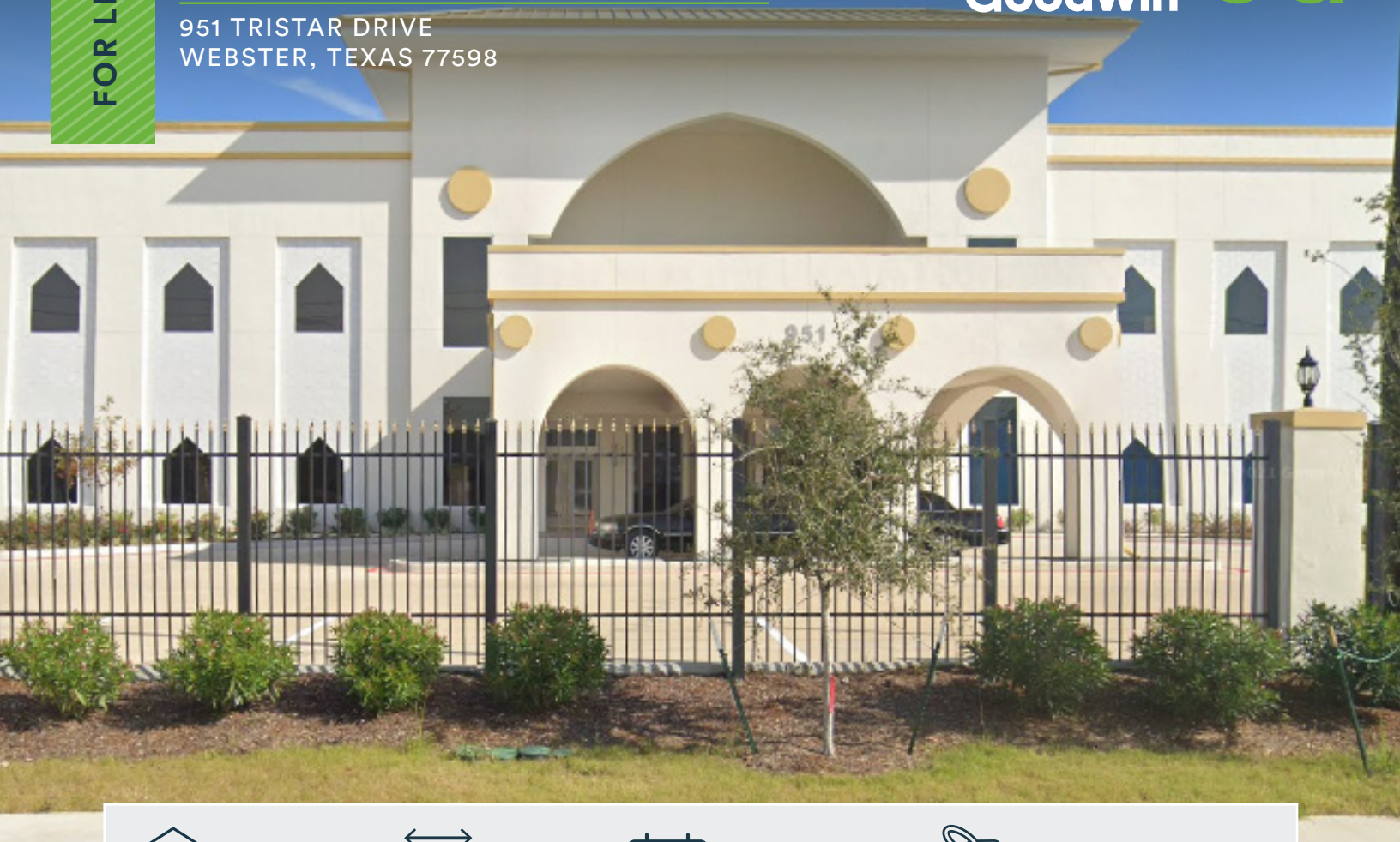


FOR LEASE

±20,000 SF TOTAL OF CLASS A OFFICE/SPECIALTY SPACE

951 TRISTAR DRIVE
WEBSTER, TEXAS 77598

Oldham
Goodwin **OG**



GLA
±20,000 SF



SITE
2.70 AC



YEAR BUILT
2018



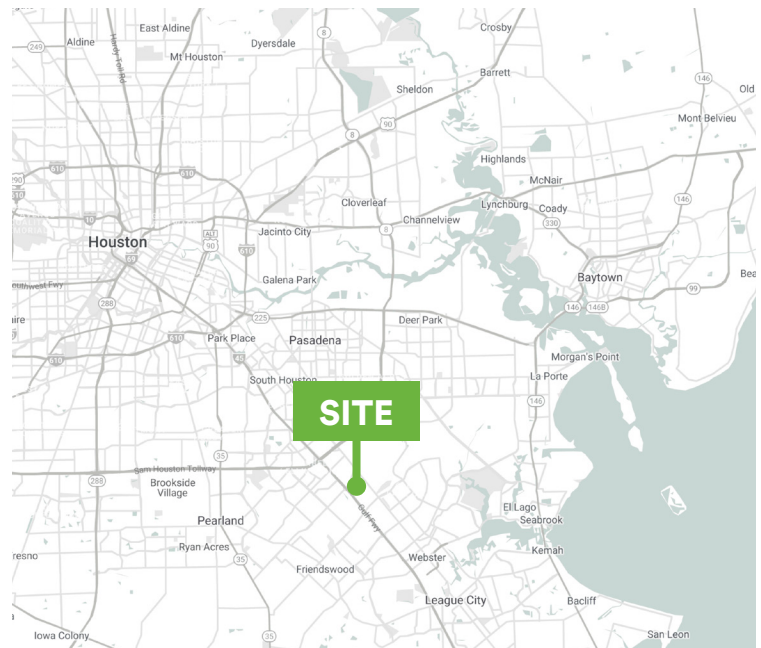
RENTAL RATE
CALL FOR PRICING

BUILDING FEATURES

- This newly built office / multi-cultural building has beautiful granite lobby with grand chandelier
- The property is located less than a mile from I-45 and Hwy 3 and 2.5 from Beltway 8.
- Second floor shell space available for tenant to construct their own layout of the space.
- Abundance of parking spaces available
- The building offers a large open balcony from the second floor
- Central access to Clear Lake, Pasadena, downtown Houston and Hobby Airport

AVAILABILITY

- Suite 200: Approximately 2,500 to 20,000 SF



FOR LEASE

±20,000 SF TOTAL OF CLASS A OFFICE/SPECIALTY SPACE

951 TRISTAR DRIVE
WEBSTER, TEXAS 77598



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2021 Total Population	4,017	59,058	241,789
2026 Total Population	4,152	59,650	245,308
2021-2026 Annual Growth Rate	3.36%	1.00%	1.46%
2021 Households	1,641	21,187	86,284
2026 Households	1,689	21,343	87,389
2021 Medium Home Value	\$181,682	\$187,073	\$192,265
2021 Average Household Income	\$63,879	\$90,899	\$92,594
2021 Total Consumer Spending	\$38,676,000	\$673,875,000	\$2,785,978,000
2026 Total Consumer Spending	\$43,910,744	\$741,203,270	\$3,082,392,135



1,338 VPD
Tristar Drive



216,574
Employees

FOR LEASE

±20,000 SF TOTAL OF CLASS A OFFICE/SPECIALTY SPACE

951 TRISTAR DRIVE
WEBSTER, TEXAS 77598

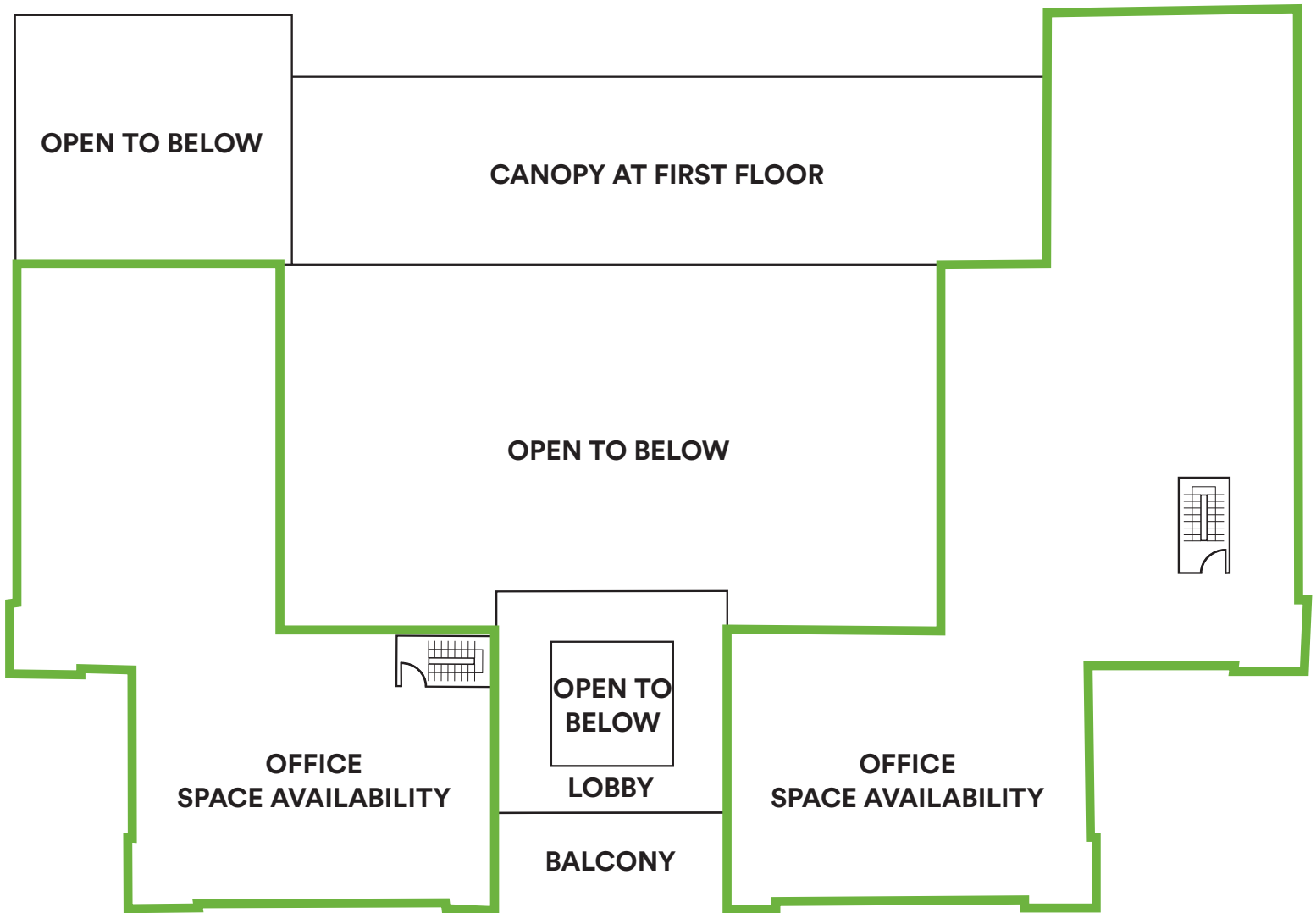


FOR LEASE

±20,000 SF TOTAL OF CLASS A OFFICE/SPECIALTY SPACE

951 TRISTAR DRIVE
WEBSTER, TEXAS 77598

2ND FLOOR FLOOR PLAN



±20,000 SF TOTAL OF CLASS A OFFICE/SPECIALTY SPACE

951 TRISTAR DRIVE
WEBSTER, TEXAS 77598

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.

Oldham Goodwin Group, LLC
Licensed Broker/Broker Firm Name or Primary
Assumed Business Name

532457
Licensed No.

Casey.Oldham@OldhamGoodwin.com
Email

(979) 268-2000
Phone

Designated Broker of Firm

Licensed No.

Email

Phone

Licensed Supervisor of Sales Agent/Associate

Licensed No.

Email

Phone

Sales Agent/Associate's Name

Licensed No.

Email

Phone

Buyer / Tenant / Seller / Landlord Initials

Date



FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S
COMMERCIAL REAL ESTATE SERVICES, PLEASE CONTACT:



Justin Whitworth

Senior Vice President | Investment Sales

D: 346.233.0939 **C:** 281.798.9560

Justin.Whitworth@OldhamGoodwin.com



Gloria Casimir

Senior Associate | Corporate Services

D: 346.275.2900 **C:** 979.645.1773

Gloria.Casimir@OldhamGoodwin.com

Houston

5050 Westheimer Road, Suite 300 | Houston, Texas 77056

BRYAN | SAN ANTONIO | WACO | FORT WORTH



OLDHAMGOODWIN.COM