

OFFICE BUILDING FOR LEASE

YOUR BUSINESS

# EASTLOCH

8344 Spring Cypress Road, Spring, TX 77379

PRESENTED BY:

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*Each office independently owned and operated.*

**COMMERCIAL ADVISORS**

*A RE/MAX Elite Properties Company*

14,895 SF | 8344 SPRING CYPRESS ROAD | SPRING, TX

# Executive Summary



## OFFERING SUMMARY

Lease Rate: Negotiable

Available SF: 3,025 SF

Lot Size: 2.3 Acres

Year Built: 2013

Building Size: 14,895



## PROPERTY OVERVIEW

Professional "Texas Tuscan" stone and stucco office perfect for professional or medical users. Gated entrances with 24/7 controlled access after hours. Attractive amenity pond with fountain. Outstanding housing, shopping and dining option close by. 4:1 parking ratio --Perfect setting for your business



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## Additional Photos



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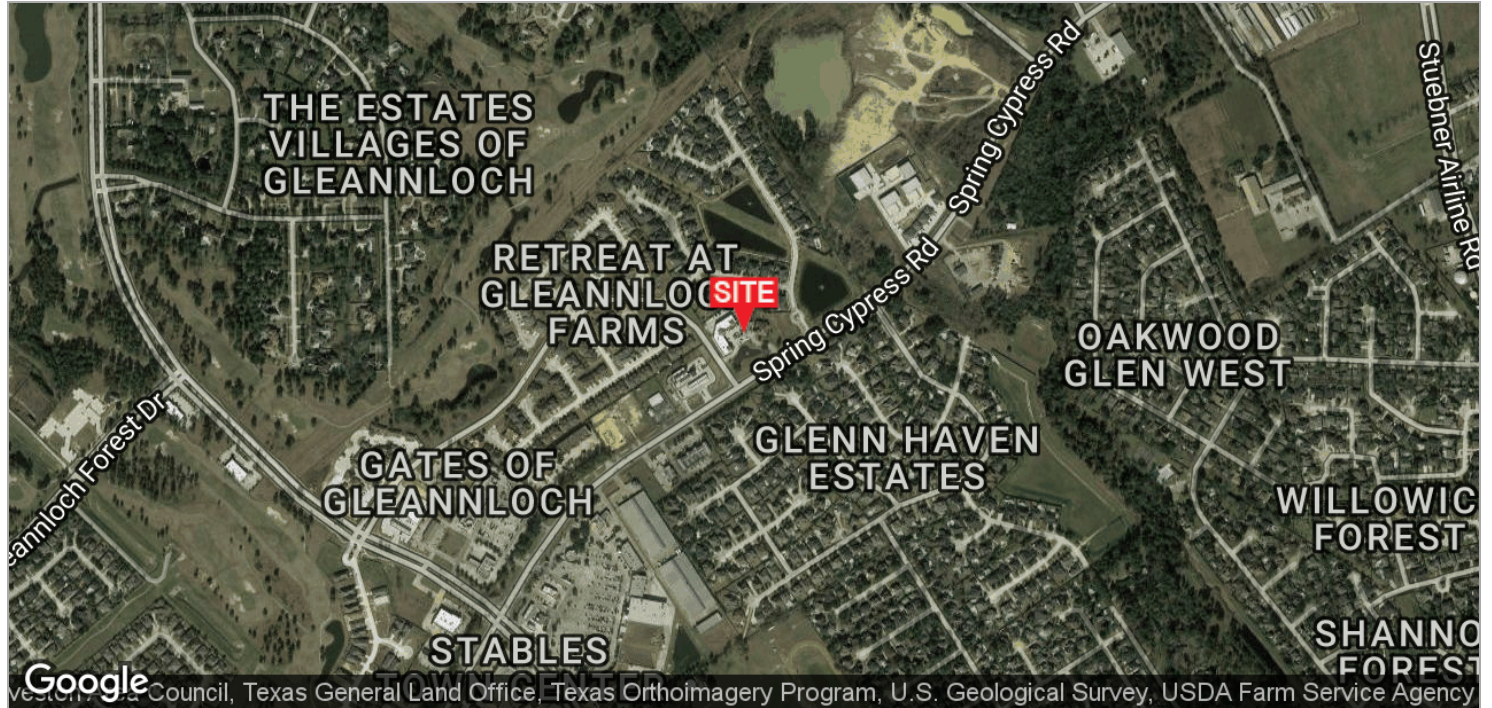
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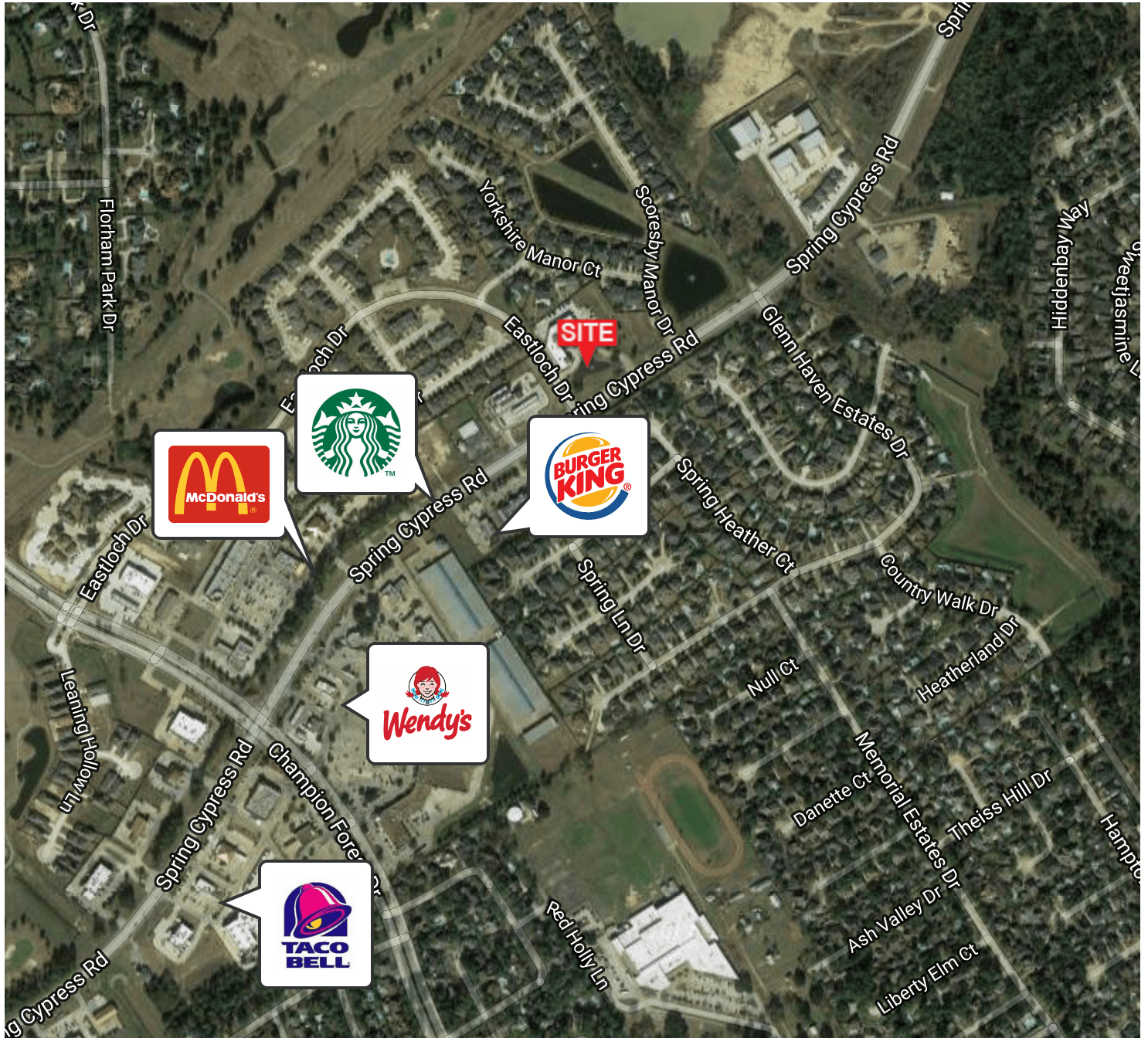
14,895 SF | 8344 SPRING CYPRESS ROAD | SPRING, TX

# Location Maps



14,895 SF | 8344 SPRING CYPRESS ROAD | SPRING, TX

# Retailer Map



Map data ©2017 Google Imagery ©2017 , DigitalGlobe, Houston-Galveston Area Council, Texas General Land Office, Texas Orthoimagery Program, U.S. Geological Survey, USDA Farm Service Agency



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# Community Profile

8338 Spring-Cypress Rd, Spring, Texas, 77379  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 30.03763  
Longitude: -95.55087

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Total Population	4,672	45,500	129,561
2010 Total Population	7,909	74,549	196,268
2017 Total Population	8,845	88,918	235,553
2017 Group Quarters	7	76	382
2022 Total Population	9,663	98,553	261,935
2017-2022 Annual Rate	1.78%	2.08%	2.15%
2017 Total Daytime Population	7,738	66,771	193,961
Workers	3,049	19,059	69,791
Residents	4,689	47,712	124,170
<b>Household Summary</b>			
2000 Households	1,409	14,790	46,210
2000 Average Household Size	3.31	3.07	2.80
2010 Households	2,547	25,267	71,095
2010 Average Household Size	3.10	2.95	2.76
2017 Households	2,854	29,894	84,238
2017 Average Household Size	3.10	2.97	2.79
2022 Households	3,114	33,024	93,088
2022 Average Household Size	3.10	2.98	2.81
2017-2022 Annual Rate	1.76%	2.01%	2.02%
2010 Families	2,184	20,272	53,241
2010 Average Family Size	3.36	3.31	3.21
2017 Families	2,437	23,847	62,955
2017 Average Family Size	3.36	3.34	3.25
2022 Families	2,651	26,248	69,466
2022 Average Family Size	3.37	3.36	3.28
2017-2022 Annual Rate	1.70%	1.94%	1.99%
<b>Housing Unit Summary</b>			
2000 Housing Units	1,443	15,264	48,484
Owner Occupied Housing Units	91.9%	81.9%	72.7%
Renter Occupied Housing Units	5.8%	15.0%	22.6%
Vacant Housing Units	2.4%	3.1%	4.7%
2010 Housing Units	2,675	26,925	76,191
Owner Occupied Housing Units	86.5%	76.1%	69.3%
Renter Occupied Housing Units	8.7%	17.7%	24.1%
Vacant Housing Units	4.8%	6.2%	6.7%
2017 Housing Units	2,901	30,920	87,811
Owner Occupied Housing Units	87.3%	75.3%	68.7%
Renter Occupied Housing Units	11.1%	21.4%	27.3%
Vacant Housing Units	1.6%	3.3%	4.1%
2022 Housing Units	3,154	33,831	95,949
Owner Occupied Housing Units	87.2%	75.2%	69.2%
Renter Occupied Housing Units	11.5%	22.4%	27.9%
Vacant Housing Units	1.3%	2.4%	3.0%
<b>Median Household Income</b>			
2017	\$119,527	\$97,664	\$87,866
2022	\$129,083	\$105,440	\$96,099
<b>Median Home Value</b>			
2017	\$267,042	\$227,823	\$221,935
2022	\$308,391	\$267,954	\$258,031
<b>Per Capita Income</b>			
2017	\$49,361	\$44,449	\$42,268
2022	\$54,939	\$49,480	\$46,861
<b>Median Age</b>			
2010	37.0	35.2	36.0
2017	37.8	36.1	36.9
2022	38.3	36.1	36.9

**Data Note:** Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.

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<b>2017 Households by Income</b>			
Household Income Base	2,854	29,894	84,238
<\$15,000	2.2%	2.9%	3.4%
\$15,000 - \$24,999	4.2%	3.8%	4.6%
\$25,000 - \$34,999	2.4%	4.5%	5.7%
\$35,000 - \$49,999	4.8%	7.1%	9.2%
\$50,000 - \$74,999	12.4%	16.9%	18.0%
\$75,000 - \$99,999	14.0%	15.9%	15.5%
\$100,000 - \$149,999	20.4%	19.6%	19.5%
\$150,000 - \$199,999	15.2%	11.6%	10.7%
\$200,000+	24.4%	17.7%	13.5%
Average Household Income	\$154,139	\$131,889	\$117,947
<b>2022 Households by Income</b>			
Household Income Base	3,114	33,024	93,088
<\$15,000	2.2%	2.9%	3.4%
\$15,000 - \$24,999	3.6%	3.3%	4.1%
\$25,000 - \$34,999	2.0%	3.8%	4.8%
\$35,000 - \$49,999	4.0%	6.0%	7.9%
\$50,000 - \$74,999	10.7%	14.9%	16.2%
\$75,000 - \$99,999	13.6%	15.6%	15.6%
\$100,000 - \$149,999	20.4%	20.8%	21.2%
\$150,000 - \$199,999	15.5%	12.4%	11.7%
\$200,000+	27.8%	20.1%	15.2%
Average Household Income	\$172,080	\$147,317	\$131,602
<b>2017 Owner Occupied Housing Units by Value</b>			
Total	2,533	23,279	60,294
<\$50,000	0.9%	1.2%	1.4%
\$50,000 - \$99,999	1.4%	3.2%	3.5%
\$100,000 - \$149,999	3.6%	14.6%	14.7%
\$150,000 - \$199,999	12.5%	20.9%	21.8%
\$200,000 - \$249,999	27.4%	18.1%	19.6%
\$250,000 - \$299,999	12.3%	10.0%	11.4%
\$300,000 - \$399,999	17.2%	12.3%	12.9%
\$400,000 - \$499,999	16.7%	10.6%	7.3%
\$500,000 - \$749,999	5.1%	5.9%	5.0%
\$750,000 - \$999,999	2.5%	2.4%	1.6%
\$1,000,000 +	0.4%	0.7%	0.7%
Average Home Value	\$317,305	\$283,508	\$267,711
<b>2022 Owner Occupied Housing Units by Value</b>			
Total	2,750	25,457	66,358
<\$50,000	0.7%	0.8%	1.0%
\$50,000 - \$99,999	1.0%	2.1%	2.5%
\$100,000 - \$149,999	2.3%	9.9%	10.0%
\$150,000 - \$199,999	8.5%	16.0%	16.1%
\$200,000 - \$249,999	23.9%	17.1%	18.3%
\$250,000 - \$299,999	11.8%	11.2%	13.1%
\$300,000 - \$399,999	21.0%	15.9%	17.6%
\$400,000 - \$499,999	20.7%	13.8%	10.1%
\$500,000 - \$749,999	6.2%	8.6%	7.7%
\$750,000 - \$999,999	3.3%	3.4%	2.5%
\$1,000,000 +	0.5%	1.1%	1.2%
Average Home Value	\$345,753	\$326,629	\$311,449

**Data Note:** Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.

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 Rings: 1, 3, 5 mile radii

Prepared by Esri  
 Latitude: 30.03763  
 Longitude: -95.55087

	1 mile	3 miles	5 miles
<b>2010 Population by Age</b>			
Total	7,914	74,550	196,268
0 - 4	7.1%	7.5%	7.2%
5 - 9	8.6%	8.3%	7.5%
10 - 14	9.3%	8.5%	7.8%
15 - 24	11.9%	12.5%	12.4%
25 - 34	10.1%	13.0%	13.6%
35 - 44	15.4%	15.2%	14.8%
45 - 54	16.8%	15.6%	15.2%
55 - 64	12.5%	11.5%	12.0%
65 - 74	5.5%	5.2%	5.8%
75 - 84	2.2%	2.1%	2.7%
85 +	0.6%	0.6%	1.0%
18 +	69.5%	70.6%	72.8%
<b>2017 Population by Age</b>			
Total	8,845	88,918	235,555
0 - 4	6.8%	7.2%	6.8%
5 - 9	7.9%	7.7%	7.1%
10 - 14	8.5%	7.8%	7.3%
15 - 24	11.1%	11.9%	12.0%
25 - 34	11.8%	13.8%	14.0%
35 - 44	14.0%	14.7%	14.1%
45 - 54	14.2%	13.4%	13.4%
55 - 64	13.8%	12.5%	12.7%
65 - 74	8.3%	7.7%	8.2%
75 - 84	2.7%	2.5%	3.1%
85 +	0.8%	0.8%	1.2%
18 +	72.3%	73.1%	74.8%
<b>2022 Population by Age</b>			
Total	9,661	98,552	261,937
0 - 4	6.9%	7.3%	7.0%
5 - 9	7.6%	7.5%	7.1%
10 - 14	8.1%	7.6%	7.2%
15 - 24	10.0%	10.8%	11.2%
25 - 34	12.3%	14.8%	14.8%
35 - 44	14.9%	15.5%	14.8%
45 - 54	12.7%	12.0%	12.1%
55 - 64	13.0%	11.5%	11.7%
65 - 74	9.8%	8.7%	9.0%
75 - 84	3.8%	3.5%	4.1%
85 +	0.9%	0.8%	1.2%
18 +	73.2%	73.5%	74.9%
<b>2010 Population by Sex</b>			
Males	3,911	36,848	96,336
Females	3,998	37,701	99,932
<b>2017 Population by Sex</b>			
Males	4,358	43,855	115,512
Females	4,486	45,064	120,041
<b>2022 Population by Sex</b>			
Males	4,762	48,585	128,443
Females	4,901	49,969	133,493

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.

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	1 mile	3 miles	5 miles
<b>2010 Population by Race/Ethnicity</b>			
Total	7,909	74,550	196,268
White Alone	77.3%	74.4%	73.7%
Black Alone	7.3%	8.1%	9.1%
American Indian Alone	0.5%	0.5%	0.5%
Asian Alone	8.5%	8.3%	7.8%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	3.7%	5.7%	5.9%
Two or More Races	2.6%	3.0%	2.8%
Hispanic Origin	14.1%	18.5%	18.8%
Diversity Index	53.8	60.5	61.2
<b>2017 Population by Race/Ethnicity</b>			
Total	8,845	88,918	235,553
White Alone	73.0%	69.8%	69.6%
Black Alone	8.0%	8.8%	9.8%
American Indian Alone	0.5%	0.5%	0.5%
Asian Alone	10.6%	10.3%	9.5%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	4.5%	6.7%	6.9%
Two or More Races	3.4%	3.8%	3.5%
Hispanic Origin	16.5%	21.4%	21.7%
Diversity Index	60.1	66.4	66.8
<b>2022 Population by Race/Ethnicity</b>			
Total	9,663	98,553	261,936
White Alone	69.9%	66.8%	66.7%
Black Alone	8.4%	9.3%	10.3%
American Indian Alone	0.5%	0.5%	0.6%
Asian Alone	12.2%	11.8%	10.9%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	5.0%	7.3%	7.6%
Two or More Races	3.9%	4.3%	4.0%
Hispanic Origin	18.7%	23.7%	24.1%
Diversity Index	64.4	70.1	70.4
<b>2010 Population by Relationship and Household Type</b>			
Total	7,909	74,549	196,268
In Households	99.9%	99.9%	99.8%
In Family Households	94.2%	91.6%	88.8%
Householder	27.5%	27.3%	27.1%
Spouse	23.8%	22.5%	22.0%
Child	37.6%	36.1%	33.7%
Other relative	3.8%	4.1%	4.2%
Nonrelative	1.4%	1.6%	1.7%
In Nonfamily Households	5.7%	8.4%	11.1%
In Group Quarters	0.1%	0.1%	0.2%
Institutionalized Population	0.1%	0.1%	0.2%
Noninstitutionalized Population	0.0%	0.0%	0.0%

**Data Note:** Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.

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<b>2017 Population 25+ by Educational Attainment</b>			
Total	5,811	58,196	157,285
Less than 9th Grade	2.3%	3.5%	3.1%
9th - 12th Grade, No Diploma	2.1%	3.0%	3.0%
High School Graduate	17.8%	17.2%	16.9%
GED/Alternative Credential	1.2%	2.2%	2.6%
Some College, No Degree	18.1%	20.6%	23.1%
Associate Degree	6.5%	8.0%	7.8%
Bachelor's Degree	28.9%	29.5%	29.4%
Graduate/Professional Degree	23.1%	15.9%	14.1%
<b>2017 Population 15+ by Marital Status</b>			
Total	6,796	68,772	185,563
Never Married	19.3%	25.8%	26.4%
Married	68.3%	62.3%	60.6%
Widowed	3.6%	3.6%	3.9%
Divorced	8.8%	8.3%	9.1%
<b>2017 Civilian Population 16+ in Labor Force</b>			
Civilian Employed	94.6%	94.6%	94.9%
Civilian Unemployed (Unemployment Rate)	5.4%	5.4%	5.1%
<b>2017 Employed Population 16+ by Industry</b>			
Total	4,236	42,014	113,546
Agriculture/Mining	3.2%	3.7%	3.6%
Construction	4.2%	5.1%	5.5%
Manufacturing	11.9%	12.1%	11.4%
Wholesale Trade	6.9%	5.7%	5.5%
Retail Trade	8.8%	11.1%	11.1%
Transportation/Utilities	8.1%	7.5%	6.9%
Information	1.1%	0.8%	1.1%
Finance/Insurance/Real Estate	5.8%	6.6%	6.1%
Services	47.3%	44.3%	45.9%
Public Administration	2.7%	2.9%	2.8%
<b>2017 Employed Population 16+ by Occupation</b>			
Total	4,236	42,014	113,548
White Collar	80.7%	74.8%	72.5%
Management/Business/Financial	28.3%	22.8%	22.0%
Professional	28.0%	26.5%	25.0%
Sales	14.2%	14.7%	14.8%
Administrative Support	10.2%	10.8%	10.8%
Services	8.2%	11.0%	13.1%
Blue Collar	11.1%	14.2%	14.3%
Farming/Forestry/Fishing	0.0%	0.0%	0.1%
Construction/Extraction	1.2%	2.6%	2.5%
Installation/Maintenance/Repair	3.3%	3.3%	3.6%
Production	3.9%	4.8%	4.4%
Transportation/Material Moving	2.7%	3.5%	3.8%
<b>2010 Population By Urban/ Rural Status</b>			
Total Population	7,909	74,549	196,268
Population Inside Urbanized Area	100.0%	99.9%	98.8%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.1%	1.2%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.

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<b>2010 Households by Type</b>			
Total	2,547	25,267	71,096
Households with 1 Person	11.5%	16.0%	20.6%
Households with 2+ People	88.5%	84.0%	79.4%
Family Households	85.7%	80.2%	74.9%
Husband-wife Families	74.1%	66.1%	60.7%
With Related Children	40.4%	35.7%	30.5%
Other Family (No Spouse Present)	11.6%	14.1%	14.2%
Other Family with Male Householder	3.4%	4.0%	4.0%
With Related Children	2.0%	2.4%	2.4%
Other Family with Female Householder	8.2%	10.2%	10.2%
With Related Children	5.3%	6.8%	6.8%
Nonfamily Households	2.7%	3.7%	4.5%
All Households with Children	48.1%	45.4%	40.2%
Multigenerational Households	5.0%	4.7%	4.4%
Unmarried Partner Households	2.8%	4.1%	4.6%
Male-female	2.3%	3.6%	4.0%
Same-sex	0.5%	0.6%	0.6%
<b>2010 Households by Size</b>			
Total	2,548	25,266	71,097
1 Person Household	11.5%	16.0%	20.6%
2 Person Household	31.1%	31.0%	32.3%
3 Person Household	19.2%	19.2%	18.0%
4 Person Household	21.3%	19.1%	16.5%
5 Person Household	11.0%	9.3%	7.8%
6 Person Household	3.8%	3.4%	3.0%
7 + Person Household	2.2%	1.9%	1.7%
<b>2010 Households by Tenure and Mortgage Status</b>			
Total	2,547	25,267	71,095
Owner Occupied	90.9%	81.1%	74.2%
Owned with a Mortgage/Loan	74.8%	66.0%	58.7%
Owned Free and Clear	16.1%	15.1%	15.6%
Renter Occupied	9.1%	18.9%	25.8%
<b>2010 Housing Units By Urban/ Rural Status</b>			
Total Housing Units	2,675	26,925	76,191
Housing Units Inside Urbanized Area	100.0%	99.8%	98.8%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.2%	1.2%

**Data Note:** Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.

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<b>Top 3 Tapestry Segments</b>			
<b>1.</b>	Savvy Suburbanites (1D)	Boomburbs (1C)	Up and Coming Families
<b>2.</b>	Boomburbs (1C)	Savvy Suburbanites (1D)	Savvy Suburbanites (1D)
<b>3.</b>	Soccer Moms (4A)	Up and Coming Families	Boomburbs (1C)
<b>2017 Consumer Spending</b>			
Apparel & Services: Total \$	\$11,832,776	\$107,333,098	\$269,992,727
Average Spent	\$4,146.03	\$3,590.46	\$3,205.12
Spending Potential Index	192	166	148
Education: Total \$	\$8,399,996	\$71,366,367	\$179,529,746
Average Spent	\$2,943.24	\$2,387.31	\$2,131.22
Spending Potential Index	202	164	146
Entertainment/Recreation: Total \$	\$16,660,116	\$150,331,379	\$379,957,175
Average Spent	\$5,837.46	\$5,028.81	\$4,510.52
Spending Potential Index	187	161	145
Food at Home: Total \$	\$24,905,813	\$230,846,070	\$592,851,802
Average Spent	\$8,726.63	\$7,722.15	\$7,037.82
Spending Potential Index	173	153	140
Food Away from Home: Total \$	\$17,712,654	\$162,949,942	\$413,369,265
Average Spent	\$6,206.26	\$5,450.92	\$4,907.16
Spending Potential Index	186	164	147
Health Care: Total \$	\$28,683,267	\$258,712,262	\$659,388,633
Average Spent	\$10,050.20	\$8,654.32	\$7,827.69
Spending Potential Index	180	155	140
HH Furnishings & Equipment: Total \$	\$10,557,292	\$95,795,308	\$241,519,697
Average Spent	\$3,699.12	\$3,204.50	\$2,867.11
Spending Potential Index	190	165	147
Personal Care Products & Services: Total \$	\$4,299,323	\$38,830,242	\$98,418,860
Average Spent	\$1,506.42	\$1,298.93	\$1,168.34
Spending Potential Index	189	163	147
Shelter: Total \$	\$85,128,316	\$777,289,121	\$1,981,393,056
Average Spent	\$29,827.72	\$26,001.51	\$23,521.37
Spending Potential Index	184	160	145
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$12,823,722	\$114,044,871	\$287,732,302
Average Spent	\$4,493.25	\$3,814.98	\$3,415.71
Spending Potential Index	192	163	146
Travel: Total \$	\$12,143,335	\$105,874,881	\$263,245,142
Average Spent	\$4,254.85	\$3,541.68	\$3,125.02
Spending Potential Index	205	171	151
Vehicle Maintenance & Repairs: Total \$	\$5,512,748	\$50,349,171	\$128,294,209
Average Spent	\$1,931.59	\$1,684.26	\$1,523.00
Spending Potential Index	180	157	142

**Data Note:** Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

**Source:** Consumer Spending data are derived from the 2013 and 2014 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.

## INFORMATION ABOUT BROKERAGE SERVICES

*Texas law requires all real estate license holders to give you 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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\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

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**COMMERCIAL ADVISORS**

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