



Cutten Road Office Condominiums

12516 Cutten Road, Suite C, Houston, TX 77066



America Commercial Real Estate

Serving the Greater Houston Metropolitan Area
and the State of Texas



Pamela Guillote

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Cutten Road Office Condominiums

\$274,999

Beautifully finished out office condominium for sale or lease. Property is located on Cutten Road, near Willowbrook Mall. It is about a 5 minute drive to State Hwy 249, and the Sam Houston Parkway. The Condo has 2 executive offices, 2 regular offices, 2 rest rooms, a break room, and a file/equipment room. The attic has been floored in for extra storage space. There are hardwood floors. The Buyer will have to pay the monthly POA Fee, which is \$335.00 per month. The POA fee covers the water, sewer, trash, pond, parking, street, landscaping, and gate maintenance.

- Beautiful wood floors.
- Crown molding.
- Can lighting throughout.
- Alarm System
- This building is in a condominium project. The Land for the entire project is 3.88 acres.



Front of Premises



Price:	\$274,999
Unit Size:	1,416 SF
Property Type:	Office
Property Sub-type:	Office Condo
Property Use Type:	Vacant/Owner-User
Occupancy:	0%
No. Stories:	1
Building Class:	A
Year Built:	2014
Lot Size:	3.88 AC

This property is also for Lease. The rental rate is \$2,450.00 per month. The Tenant would also pay the monthly POA fee of \$335.00 per month.



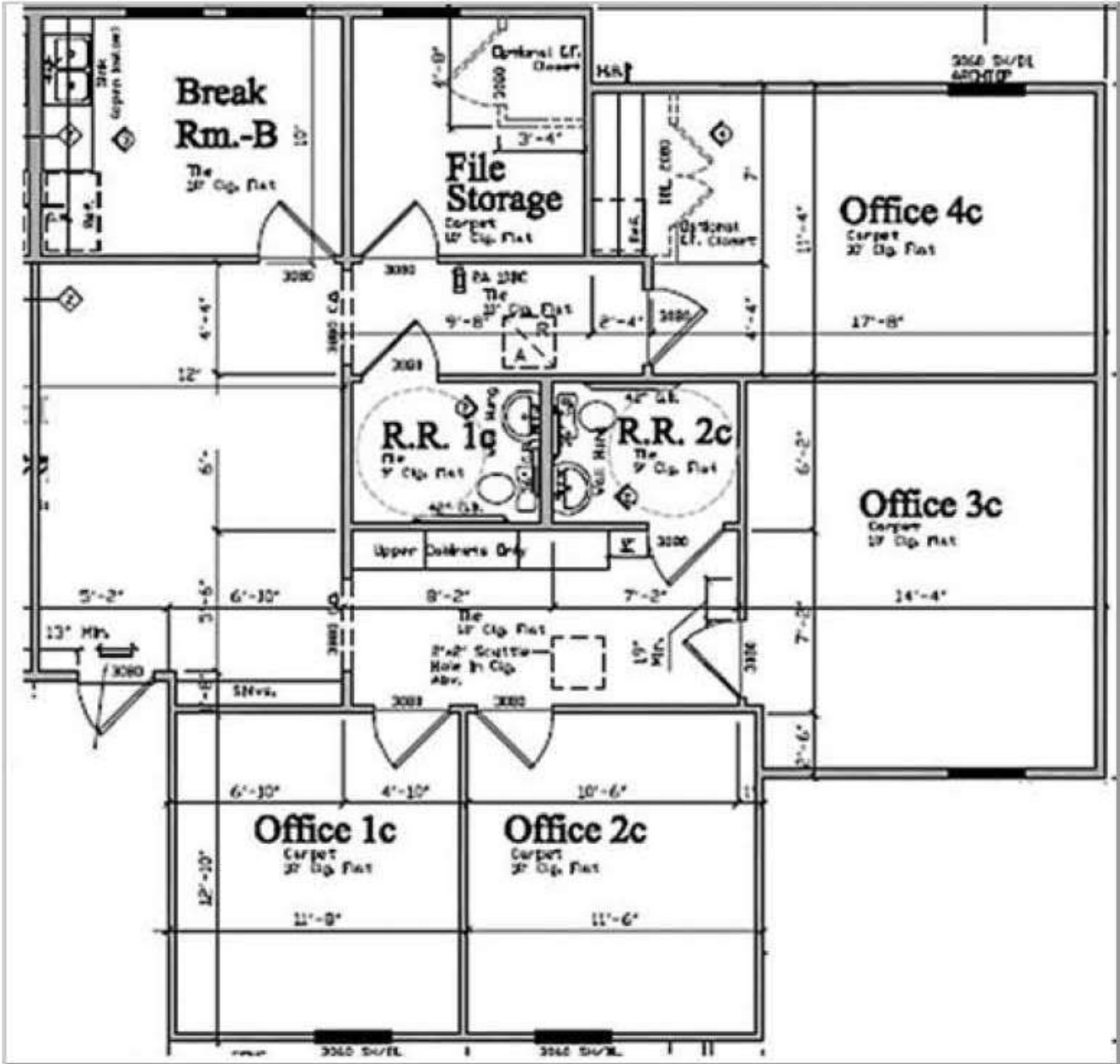
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Unit C

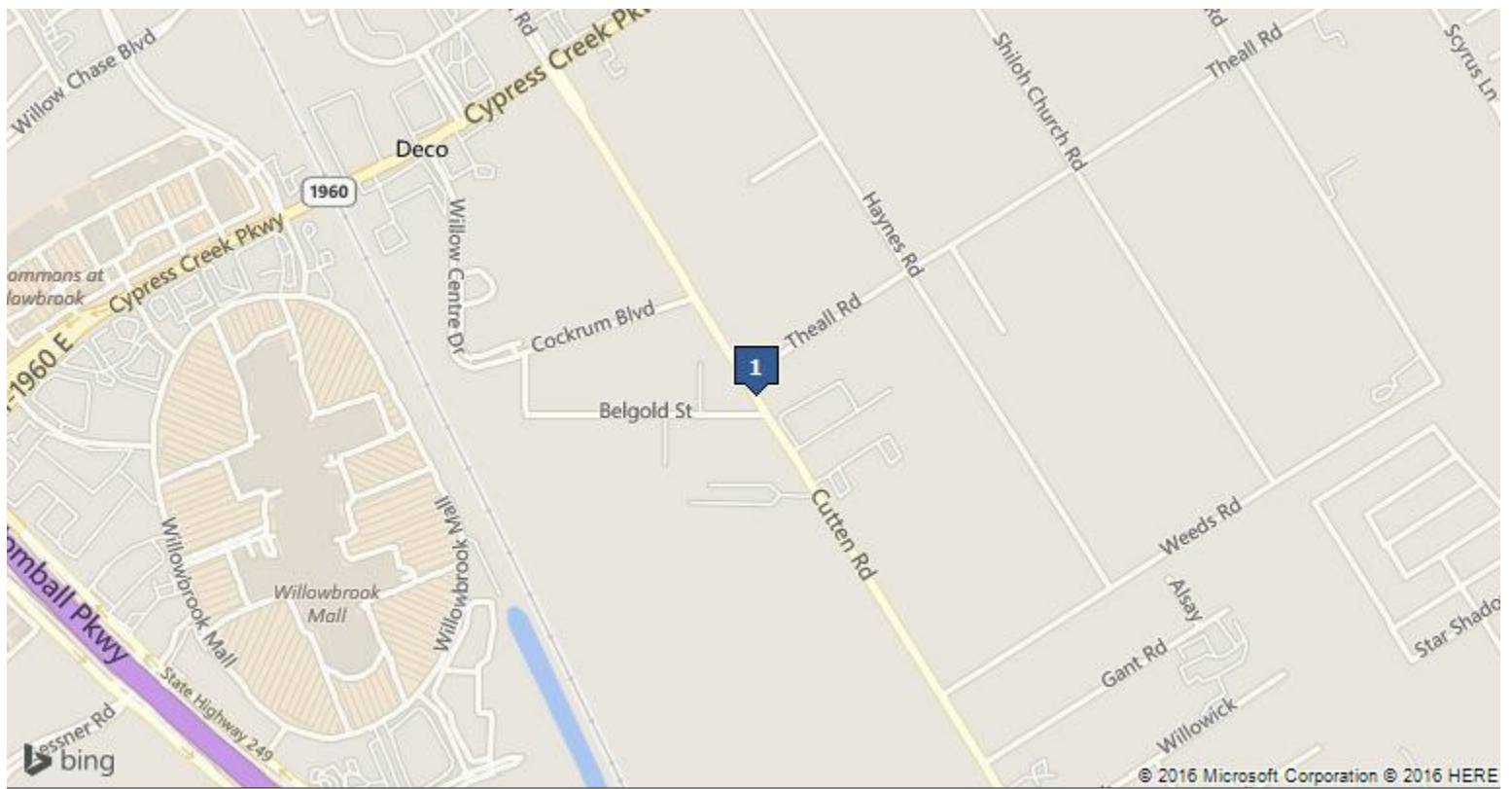
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Price	\$274,999
Unit Size	1,416 SF
Price/SF	\$194.21

Office condominium has a large reception area, 2 executive offices, 2 additional offices, 2 restrooms, a break room with kitchenette, and file room. The attic has been floored in for additional storage space.



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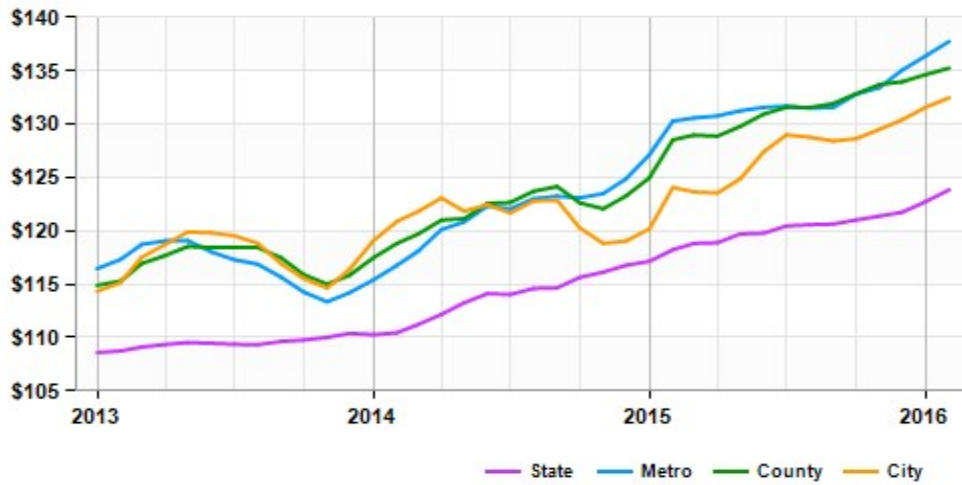
The property is located on Cutten Road, near Willowbrook. It is only about a 5 minute drive to the intersection of the Sam Houston Parkway, and State Highway 249.



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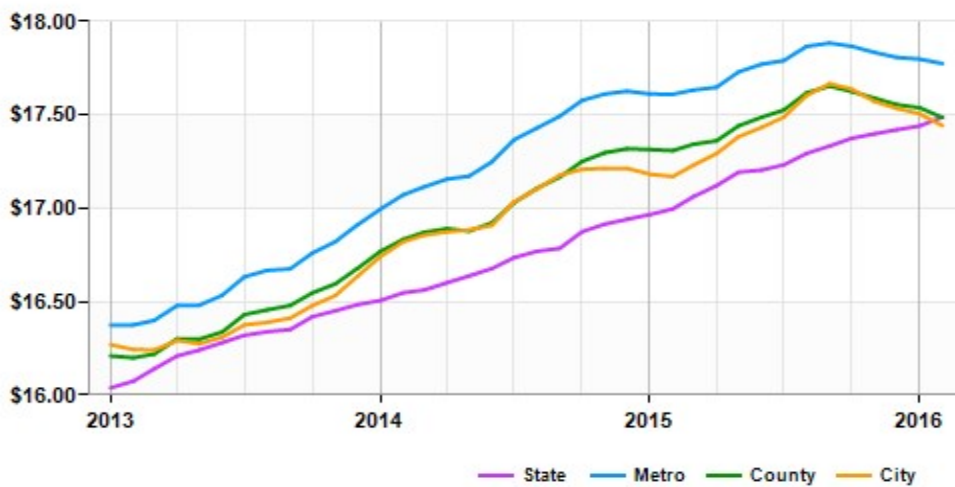
Market Trends

Asking Prices Office for Sale Houston, TX (\$/SF)



	Feb 16	vs. 3 mo. prior	Y-O-Y
State	\$124	+2.0%	+4.7%
Metro	\$138	+3.2%	+5.7%
City	\$132	+2.3%	+6.8%
County	\$135	+1.1%	+5.2%

Asking Rent Office for Lease Houston, TX (\$/SF/Year)



	Feb 16	vs. 3 mo. prior	Y-O-Y
State	\$17.49	+0.5%	+2.9%
Metro	\$17.77	-0.3%	+0.9%
City	\$17.44	-0.7%	+1.6%
County	\$17.49	-0.6%	+1.0%



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Demographics for 12516 Cutten Road

12516-12518 Cutten Rd, Houston, TX 77066

Building Type: Class B Office
 Class: B
 RBA: 7,850 SF
 Typical Floor: 7,850 SF

Total Available: 0 SF
 % Leased: 100%
 Rent/SF/Yr: -



Radius	1 Mile	3 Mile	5 Mile
Population			
2020 Projection	4,947	109,281	339,341
2015 Estimate	4,663	100,594	311,040
2010 Census	4,793	92,554	280,104
Growth 2015 - 2020	6.09%	8.64%	9.10%
Growth 2010 - 2015	-2.71%	8.69%	11.04%
2015 Population by Hispanic Origin	1,113	33,484	107,529
2015 Population	4,663	100,594	311,040
White	3,010 64.55%	66,362 65.97%	206,549 66.41%
Black	972 20.84%	18,173 18.07%	59,625 19.17%
Am. Indian & Alaskan	43 0.92%	1,017 1.01%	3,256 1.05%
Asian	528 11.32%	13,120 13.04%	35,468 11.40%
Hawaiian & Pacific Island	7 0.15%	102 0.10%	348 0.11%
Other	103 2.21%	1,821 1.81%	5,794 1.86%
U.S. Armed Forces	0	55	91
Households			
2020 Projection	2,206	40,852	118,394
2015 Estimate	2,072	37,545	108,300
2010 Census	2,094	34,281	96,541
Growth 2015 - 2020	6.47%	8.81%	9.32%
Growth 2010 - 2015	-1.05%	9.52%	12.18%
Owner Occupied	886 42.76%	21,945 58.45%	69,168 63.87%
Renter Occupied	1,186 57.24%	15,601 41.55%	39,133 36.13%
2015 Households by HH Income			
Income: <\$25,000	227 10.96%	5,641 15.02%	17,589 16.24%
Income: \$25,000 - \$50,000	535 25.83%	8,919 23.75%	24,454 22.58%
Income: \$50,000 - \$75,000	347 16.76%	7,657 20.39%	21,159 19.54%
Income: \$75,000 - \$100,000	332 16.03%	4,716 12.56%	13,626 12.58%
Income: \$100,000 - \$125,000	210 10.14%	3,538 9.42%	10,247 9.46%
Income: \$125,000 - \$150,000	103 4.97%	2,101 5.60%	6,228 5.75%
Income: \$150,000 - \$200,000	173 8.35%	2,303 6.13%	7,744 7.15%
Income: \$200,000+	144 6.95%	2,671 7.11%	7,253 6.70%
2015 Avg Household Income	\$89,882	\$85,761	\$85,739
2015 Med Household Income	\$69,673	\$63,094	\$63,452



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.

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Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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