



Offices Spaces - For Lease

17203 Red Oak Dr, Houston, TX 77090



Property Description

- Monthly Rent: \$1.35-1.50/SF + NNN
- Available Spaces:
 - Suite #103: +/- 3,140 SF
 - Suite #202: +/- 2,701 SF
 - Suite #203: +/- 2,167 SF
- Positioned in the heart of the Northwest medical area, nearby HCA Houston Healthcare Northwest
- Renovated in 2017 resulting in modern two-story office complex surrounding a spacious atrium
- Main directory and elevator makes for seamless patient experience
- Abundant parking with additional reserved parking in the rear
- Located off of Cypress Creek Pkwy/FM 1960 Rd W within 1.3 miles of I-45, 6.9 miles from Sam Houston Tollway/BW-8, and 7.7 miles from Hwy 249
- Red Oak Dr recently expanded to four-lanes
- Ideal for diverse mix of professional tenants



Danny Nguyen, CCIM

M - (713) 478-2972

O - (713) 270-5400

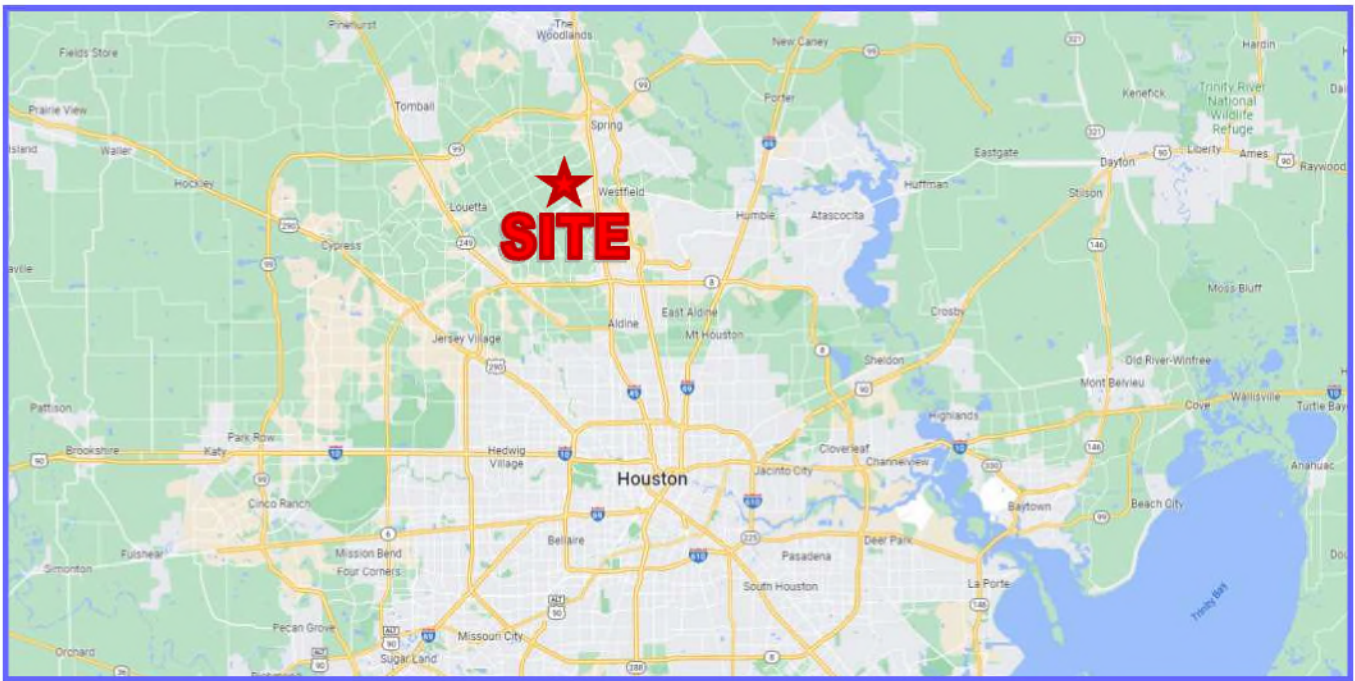
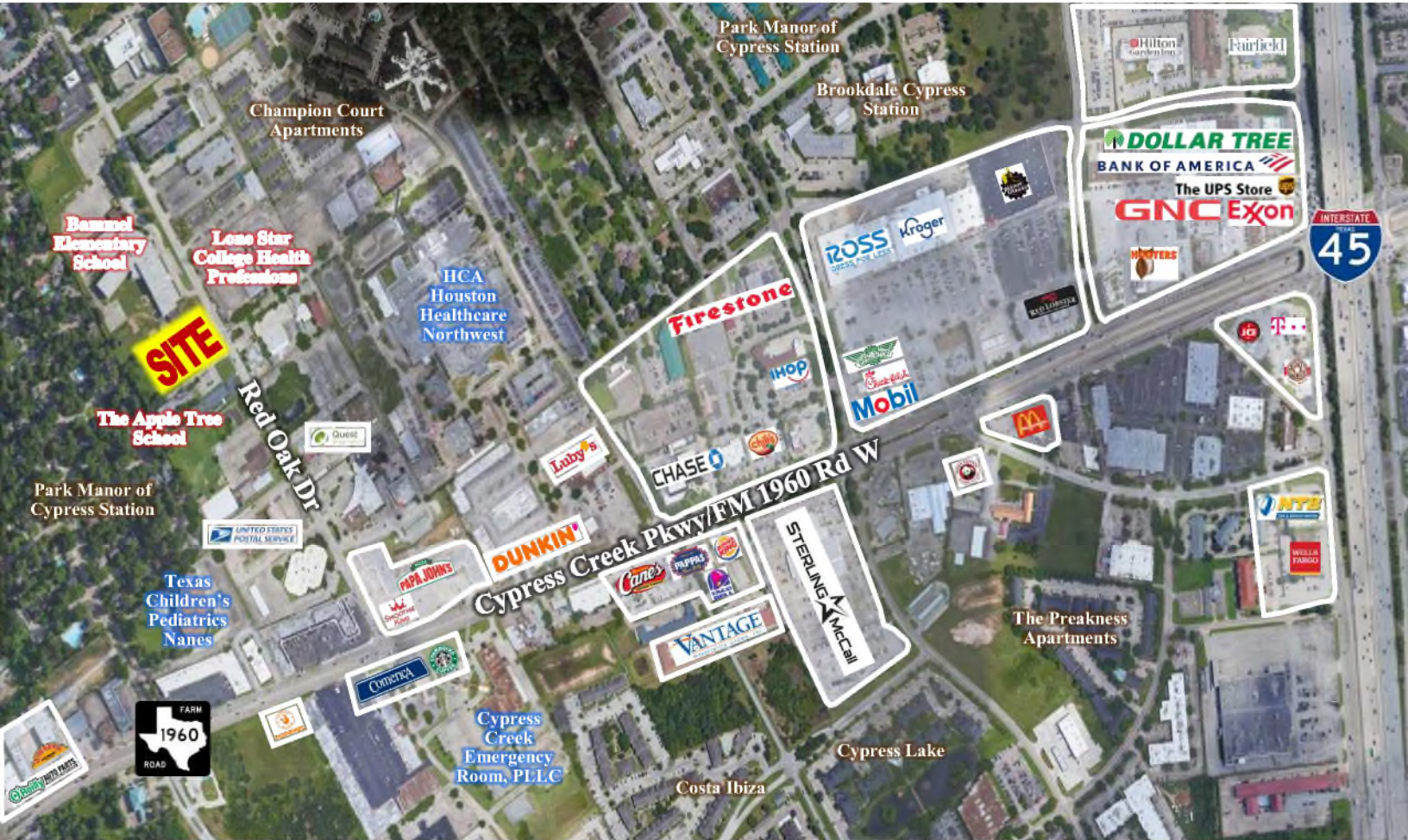
dannynguyen@dncommercial.net

www.dncommercial.net



Map View

17203 Red Oak Dr, Houston, TX 77090



The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors and omissions and is not, in any way, warranted by Danny Nguyen Commercial, or by any agent, independent associate, or employee of Danny Nguyen Commercial. This information is subject to change without notice.



Gorgeous Central Atrium

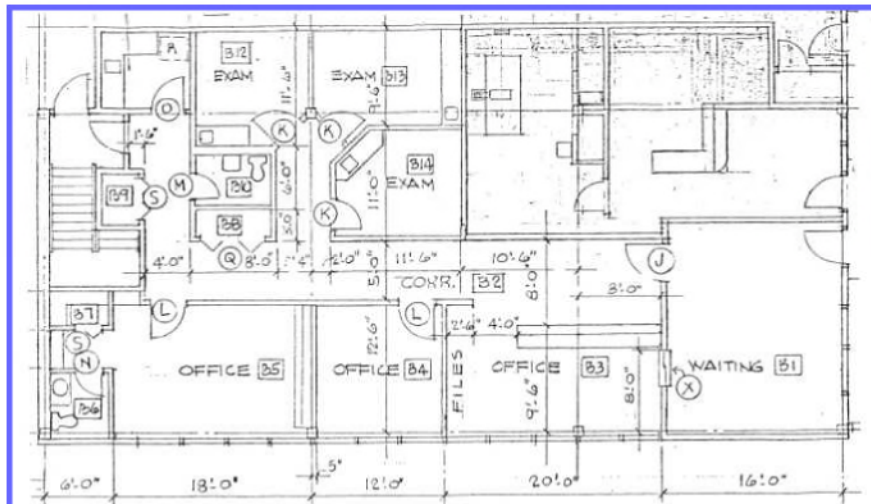
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Available Space

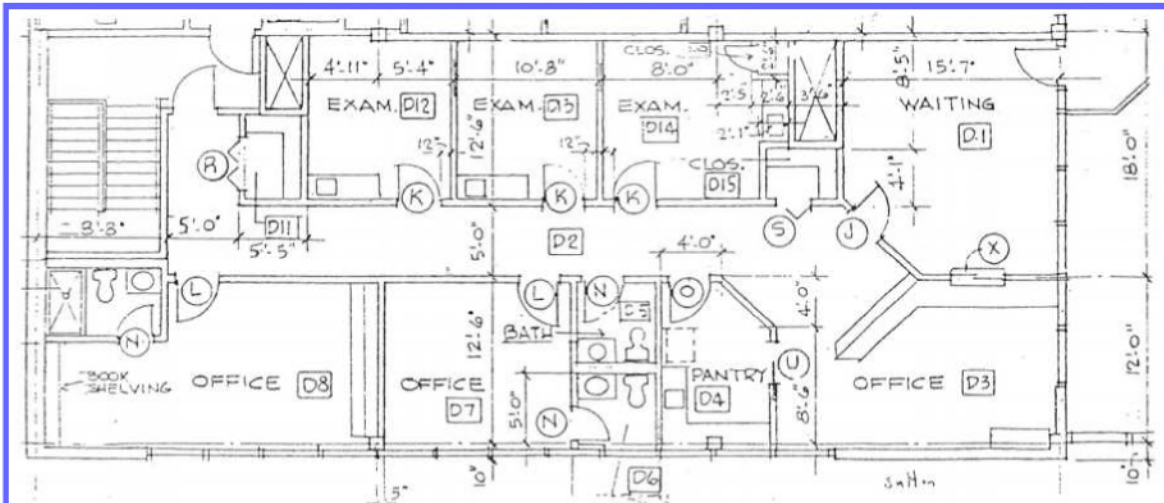
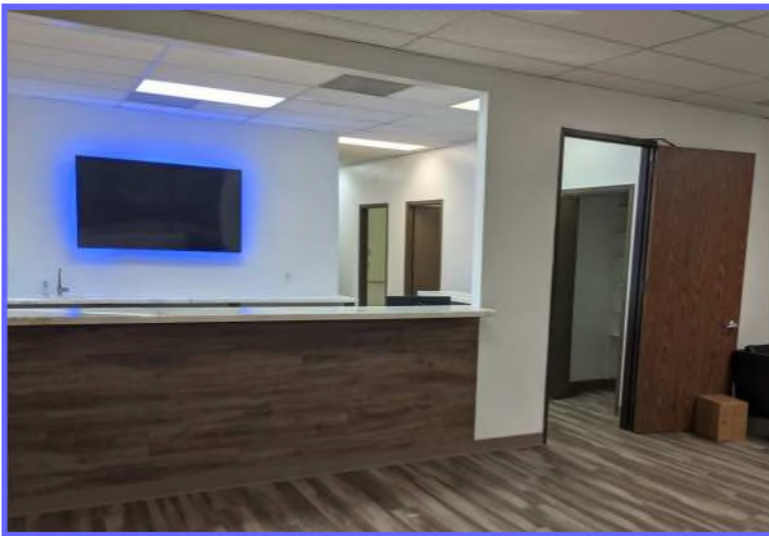
Suite #103 (First Floor) +/- 3,140 SF



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Available Space

Suite #203 (Second Floor) +/- 2,167 SF



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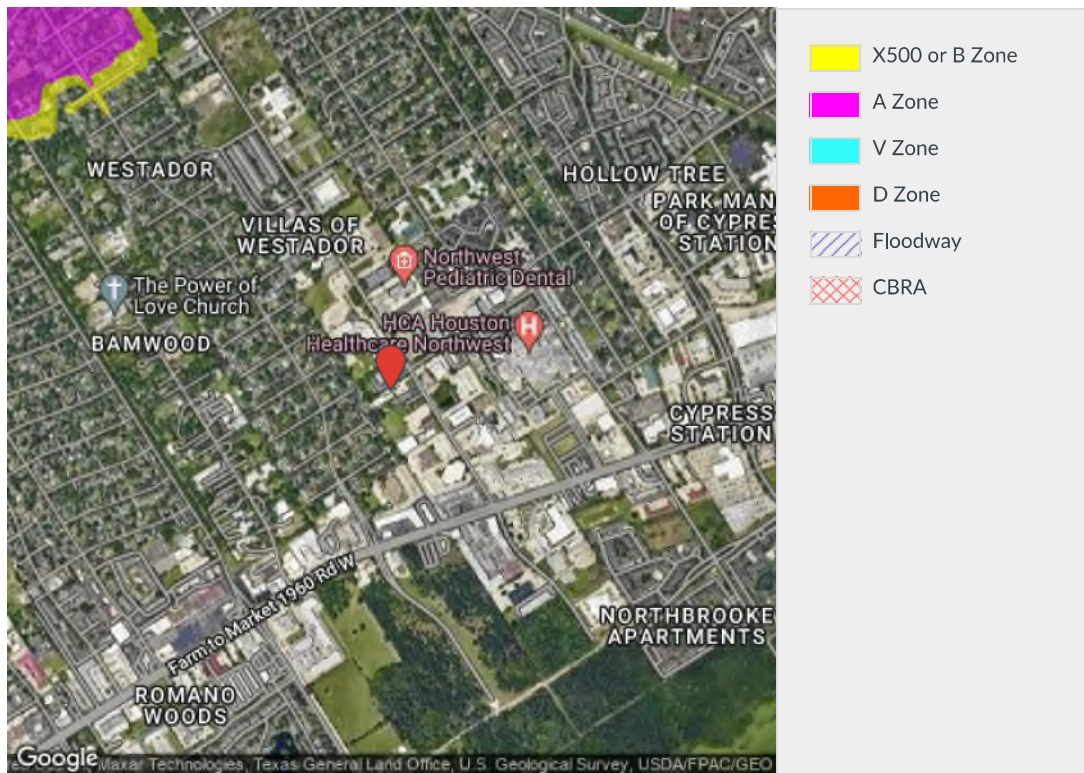
17203 RED OAK DR HOUSTON, TX 77090

LOCATION ACCURACY: Excellent

Flood Zone Determination Report

Flood Zone Determination: **OUT**

COMMUNITY	480287	PANEL	0265M
PANEL DATE	October 16, 2013	MAP NUMBER	48201C0265M





Definitions of FEMA Flood Zone Designations

Zones indicating mandatory purchase of flood insurance in participating communities

ZONE	DESCRIPTION
A	Areas subject to a one percent or greater annual chance of flooding in any given year. Because detailed hydraulic analyses have not been performed on these areas, no base flood elevations are shown.
AE, A1 - A30	Areas subject to a one percent or greater annual chance of flooding in any given year. Base flood elevations are shown as derived from detailed hydraulic analyses (Zone AE is used on new and revised maps in place of Zones A1 - A30).
AH	Areas subject to a one percent or greater annual chance of shallow flooding in any given year. Flooding is usually in the form of ponding with average depths between one and three feet. Base flood elevations are shown as derived from detailed hydraulic analyses.
AO	Areas subject to a one percent or greater annual chance of shallow flooding in any given year. Flooding is usually in the form of sheet flow with average depths between one and three feet. Average flood depths are shown as derived from detailed hydraulic analyses.
AR	Areas subject to a one percent or greater annual chance of flooding in any given year due to a temporary increase in flood hazard from a flood control system that provides less than its previous level of protection.
A99	Areas subject to a one percent or greater annual chance of flooding in any given year, but will ultimately be protected by a flood protection system under construction. No base flood elevations or flood depths are shown.
V	Areas along coasts subject to a one percent or greater annual chance of flooding in any given year that also have additional hazards associated with velocity wave action. Because detailed hydraulic analyses have not been performed on these areas, no base flood elevations are shown.
VE, V1 - V30	Areas along coasts subject to a one percent or greater annual chance of flooding in any given year that include additional hazards associated with velocity wave action. Base flood elevations are shown as derived from detailed hydraulic analyses. (Zone VE is used on new and revised maps in place of Zones V1 - V30.)

CoreLogic® Flood Services has led the industry in providing fast, reliable and accurate flood risk data for 20 years. More than one million users rely on us to assess risk; support underwriting, investment and marketing decisions; prevent fraud; and improve performance in their daily operations.

Zones indicating non-mandatory (but available) purchase of flood insurance in participating communities

ZONE	DESCRIPTION
D	Areas of undetermined flood hazard where flooding is possible.
X, C	Areas of minimal flood hazard from the principal source of flood in the area and determined to be outside the 0.2 percent annual chance floodplain. (Zone X is used on new and revised maps in place of Zone C.)
X (Shaded), X500, B	Areas of moderate flood hazard from the principal source of flood in the area, determined to be within the limits of one percent and 0.2 percent annual chance floodplain. (Shaded Zone X is used on new and revised maps in place of Zone B.)
XFUT	For communities which elect to incorporate future floodplain conditions into their FIRMs, the future flood zone shown on the new map indicates the areas which the community believes will become the one percent annual chance floodplain (or the future Special Flood Hazard Area), due to projected urban development and land use.
None	Areas of undetermined flood hazard that do not appear on a Flood Insurance Rate Map or Flood Hazard Boundary Map, where flooding is possible.

FOR MORE INFORMATION, PLEASE CALL 800.447.1772
OR VISIT www.floodcert.com



Executive Summary

17203 Red Oak Dr, Houston, Texas, 77090
Drive time bands: 0-5, 5-10, 10-15 minute radii

Prepared by Esri
Latitude: 30.01954
Longitude: -95.44690

	0 - 5 minute	5 - 10 minute	10 - 15 minute
Population			
2010 Population	19,169	81,117	245,782
2020 Population	23,145	99,719	291,542
2023 Population	23,142	102,661	305,134
2028 Population	23,101	104,900	315,384
2010-2020 Annual Rate	1.90%	2.09%	1.72%
2020-2023 Annual Rate	0.00%	0.90%	1.41%
2023-2028 Annual Rate	-0.04%	0.43%	0.66%
2020 Male Population	47.1%	48.0%	48.9%
2020 Female Population	52.9%	52.0%	51.1%
2020 Median Age	30.0	31.6	33.6
2023 Male Population	49.4%	48.8%	49.5%
2023 Female Population	50.6%	51.2%	50.5%
2023 Median Age	30.8	32.2	33.4

In the identified area, the current year population is 305,134. In 2020, the Census count in the area was 291,542. The rate of change since 2020 was 1.41% annually. The five-year projection for the population in the area is 315,384 representing a change of 0.66% annually from 2023 to 2028. Currently, the population is 49.5% male and 50.5% female.

Median Age

The median age in this area is 33.4, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	16.5%	20.0%	31.0%
2023 Black Alone	54.2%	38.2%	23.9%
2023 American Indian/Alaska Native Alone	1.1%	1.5%	1.3%
2023 Asian Alone	2.3%	4.9%	6.8%
2023 Pacific Islander Alone	0.2%	0.2%	0.2%
2023 Other Race	13.5%	20.9%	20.7%
2023 Two or More Races	12.3%	14.3%	16.0%
2023 Hispanic Origin (Any Race)	29.4%	41.1%	42.7%

Persons of Hispanic origin represent 42.7% of the population in the identified area compared to 19.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 88.4 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	39	58	80
2010 Households	8,024	29,003	81,705
2020 Households	9,158	35,146	98,207
2023 Households	9,136	36,198	103,483
2028 Households	9,161	37,205	107,900
2010-2020 Annual Rate	1.33%	1.94%	1.86%
2020-2023 Annual Rate	-0.07%	0.91%	1.62%
2023-2028 Annual Rate	0.05%	0.55%	0.84%
2023 Average Household Size	2.50	2.83	2.94

The household count in this area has changed from 98,207 in 2020 to 103,483 in the current year, a change of 1.62% annually. The five-year projection of households is 107,900, a change of 0.84% annually from the current year total. Average household size is currently 2.94, compared to 2.96 in the year 2020. The number of families in the current year is 76,229 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.



Executive Summary

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	0 - 5 minute	5 - 10 minute	10 - 15 minute
Mortgage Income			
2023 Percent of Income for Mortgage	28.5%	23.8%	20.8%
Median Household Income			
2023 Median Household Income	\$44,405	\$52,555	\$65,319
2028 Median Household Income	\$48,964	\$58,562	\$75,802
2023-2028 Annual Rate	1.97%	2.19%	3.02%
Average Household Income			
2023 Average Household Income	\$62,606	\$78,269	\$94,848
2028 Average Household Income	\$70,598	\$89,504	\$108,161
2023-2028 Annual Rate	2.43%	2.72%	2.66%
Per Capita Income			
2023 Per Capita Income	\$24,716	\$27,524	\$32,001
2028 Per Capita Income	\$27,978	\$31,657	\$36,824
2023-2028 Annual Rate	2.51%	2.84%	2.85%
GINI Index			
2023 Gini Index	42.6	43.3	41.7

Households by Income

Current median household income is \$65,319 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$75,802 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$94,848 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$108,161 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$32,001 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$36,824 in five years, compared to \$47,525 for all U.S. households

Housing			
2023 Housing Affordability Index	84	93	104
2010 Total Housing Units	9,710	34,539	89,747
2010 Owner Occupied Housing Units	1,844	13,624	50,962
2010 Renter Occupied Housing Units	6,180	15,384	30,752
2010 Vacant Housing Units	1,686	5,536	8,042
2020 Total Housing Units	10,435	39,011	105,186
2020 Owner Occupied Housing Units	1,938	14,567	56,599
2020 Renter Occupied Housing Units	7,220	20,579	41,608
2020 Vacant Housing Units	1,271	3,832	6,843
2023 Total Housing Units	10,527	40,407	111,213
2023 Owner Occupied Housing Units	2,286	16,058	59,276
2023 Renter Occupied Housing Units	6,850	20,140	44,207
2023 Vacant Housing Units	1,391	4,209	7,730
2028 Total Housing Units	10,595	41,352	115,919
2028 Owner Occupied Housing Units	2,392	16,965	62,527
2028 Renter Occupied Housing Units	6,768	20,240	45,373
2028 Vacant Housing Units	1,434	4,147	8,019

Socioeconomic Status Index

2023 Socioeconomic Status Index	41.8	42.0	42.9
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Currently, 53.3% of the 111,213 housing units in the area are owner occupied; 39.7%, renter occupied; and 7.0% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 105,186 housing units in the area and 6.5% vacant housing units. The annual rate of change in housing units since 2020 is 1.73%. Median home value in the area is \$225,874, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 3.99% annually to \$274,674.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

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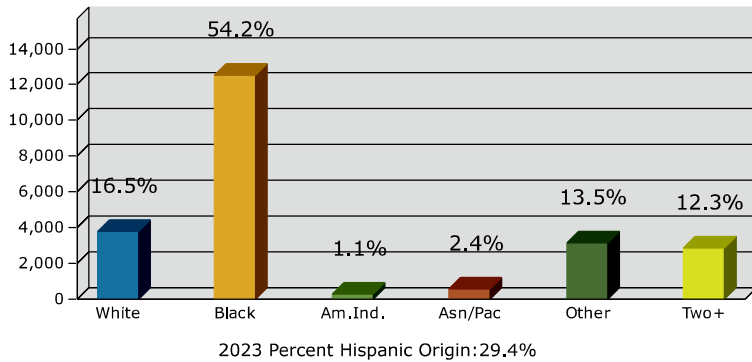


Graphic Profile

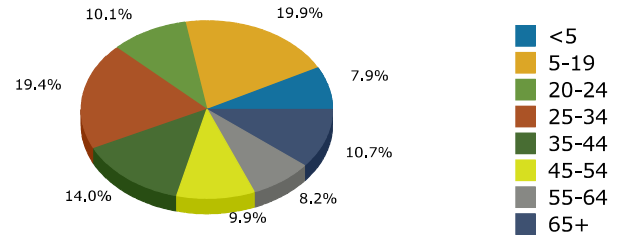
17203 Red Oak Dr, Houston, Texas, 77090
 Drive time band: 0 - 5 minute radius

Prepared by Esri
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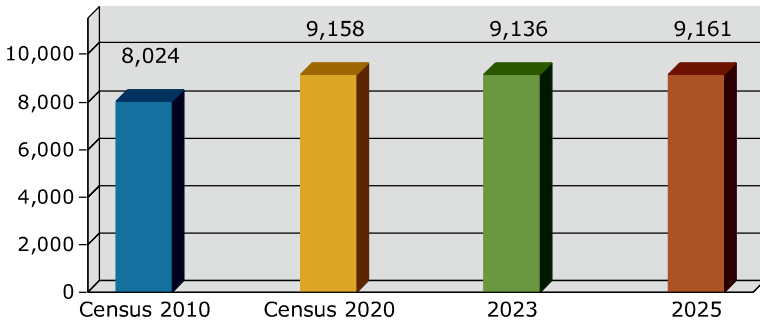
2023 Population by Race



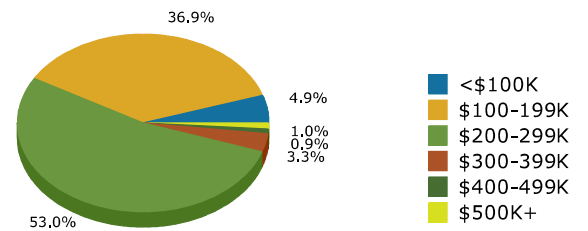
2023 Population by Age



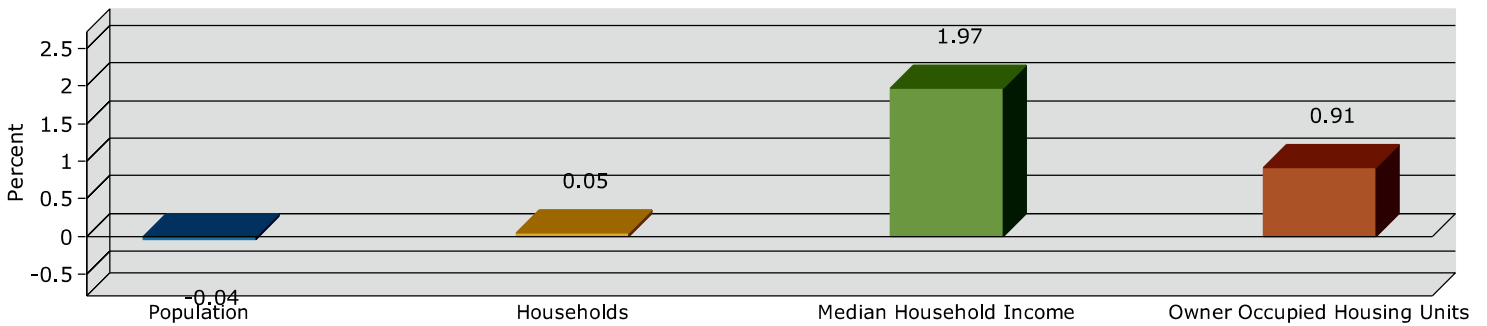
Households



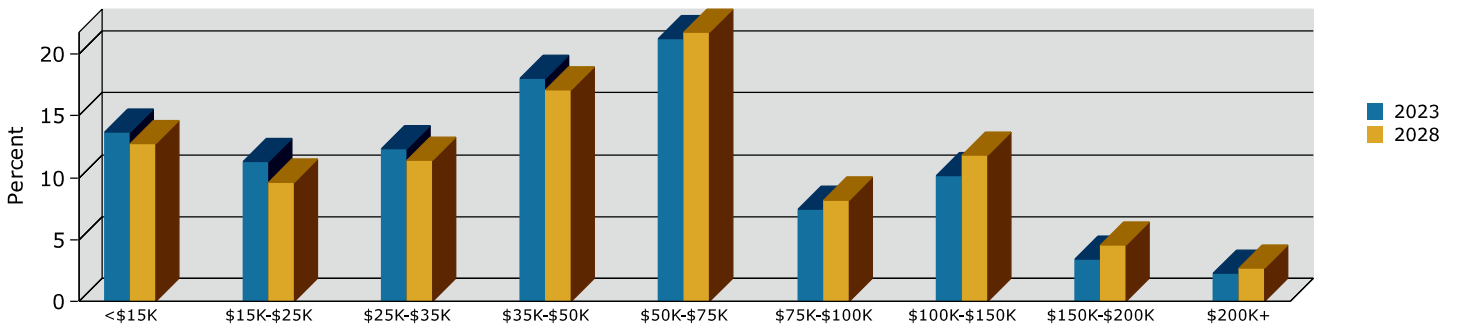
2023 Home Value



2023-2028 Annual Growth Rate



Household Income



Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

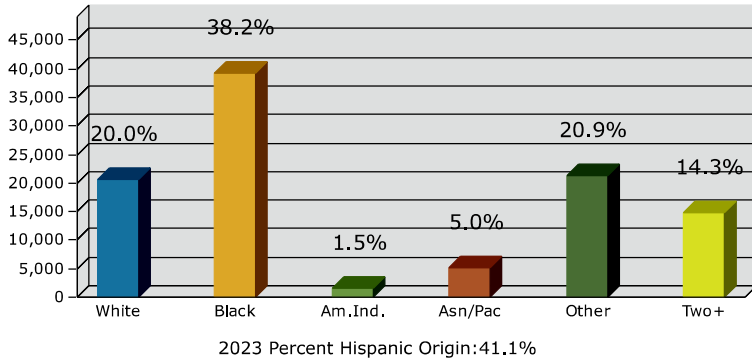


Graphic Profile

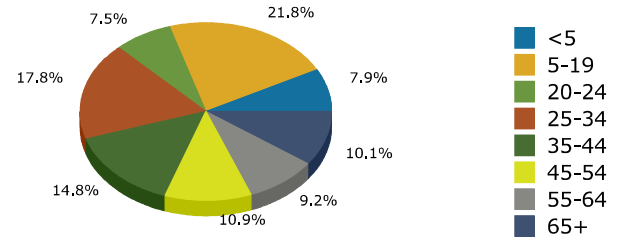
17203 Red Oak Dr, Houston, Texas, 77090
 Drive time band: 5 - 10 minute radius

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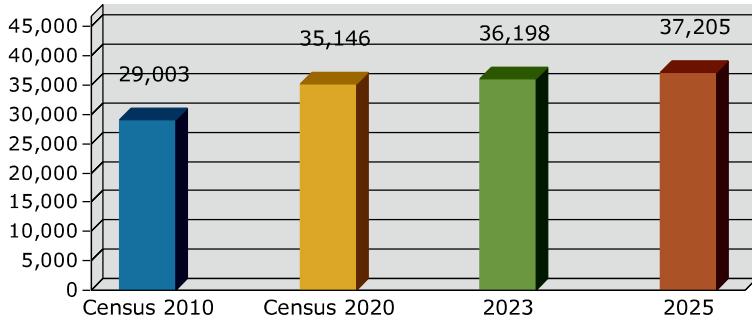
2023 Population by Race



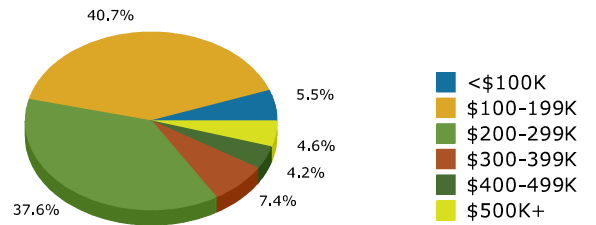
2023 Population by Age



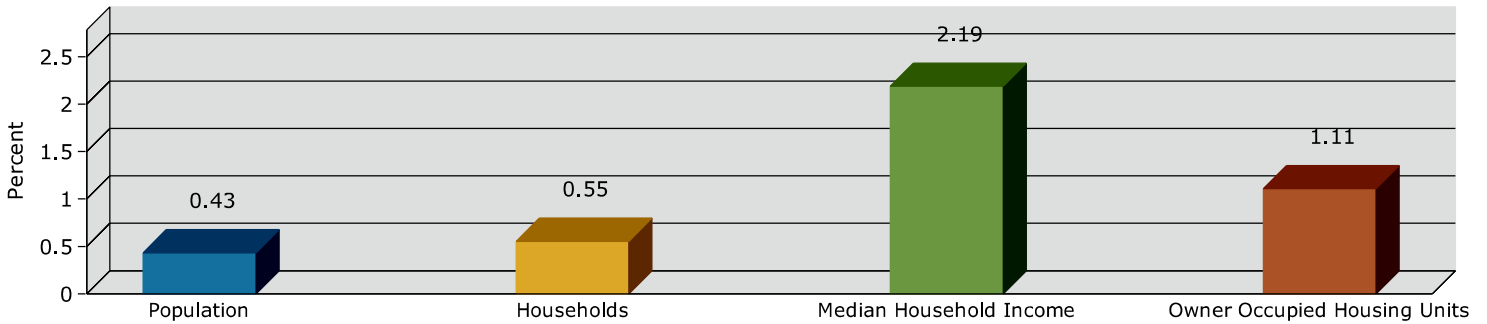
Households



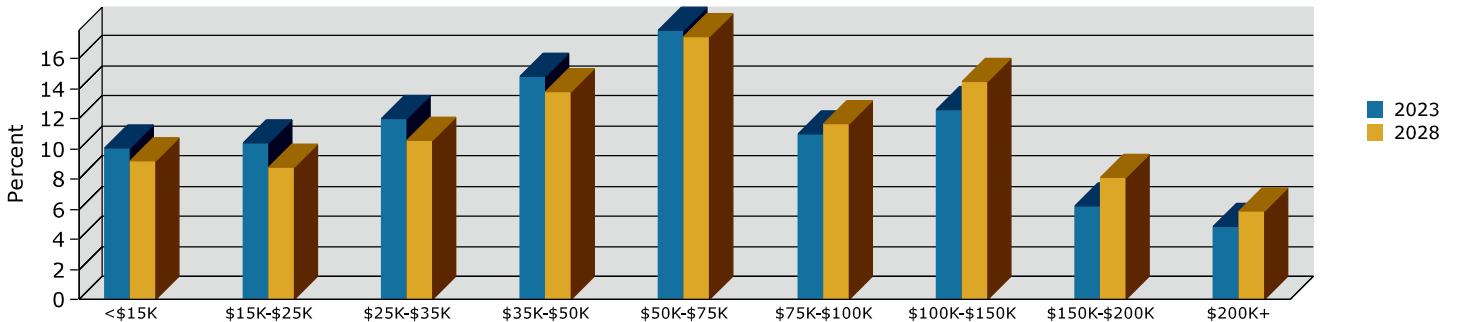
2023 Home Value



2023-2028 Annual Growth Rate

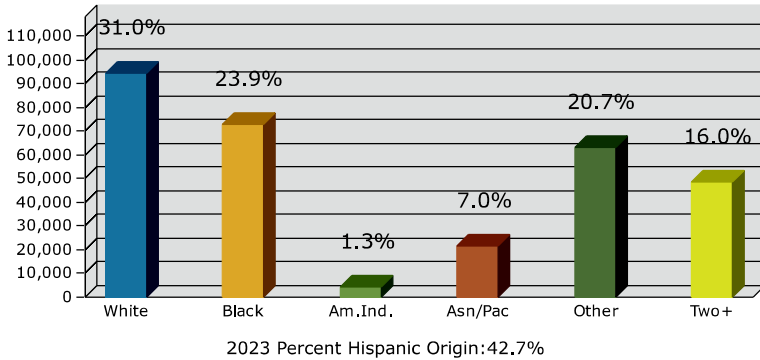


Household Income

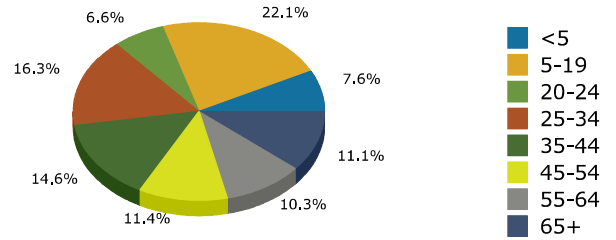


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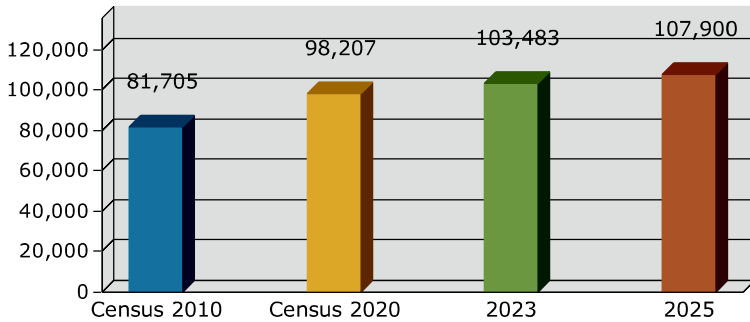
2023 Population by Race



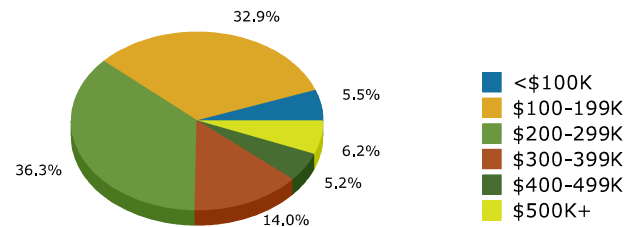
2023 Population by Age



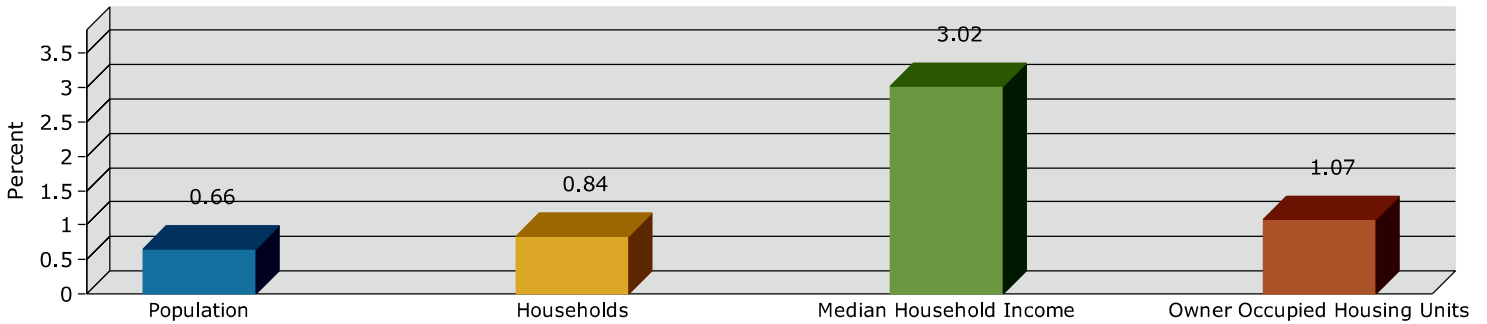
Households



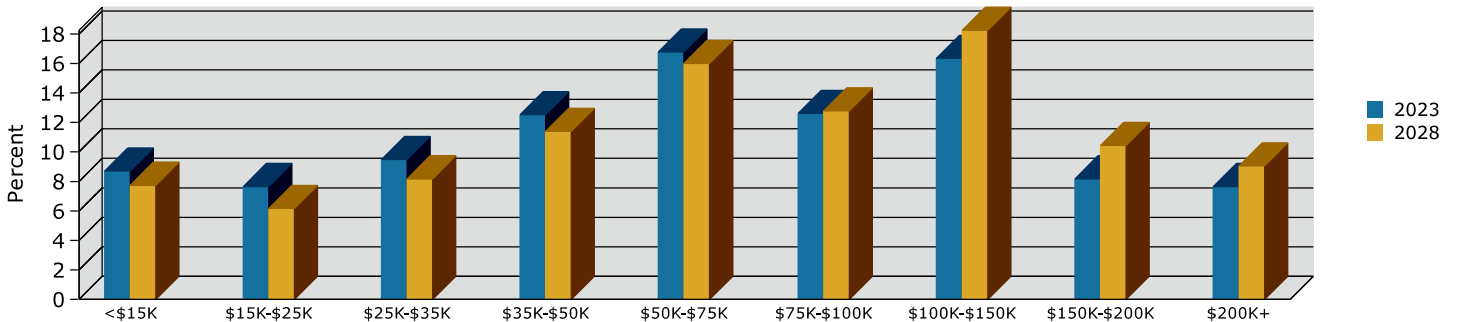
2023 Home Value



2023-2028 Annual Growth Rate



Household Income

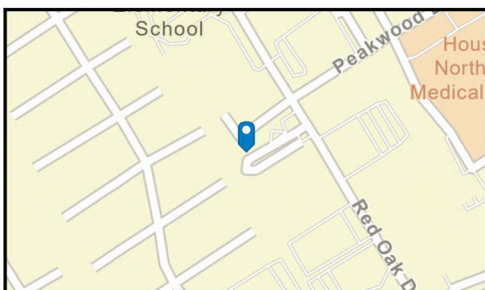
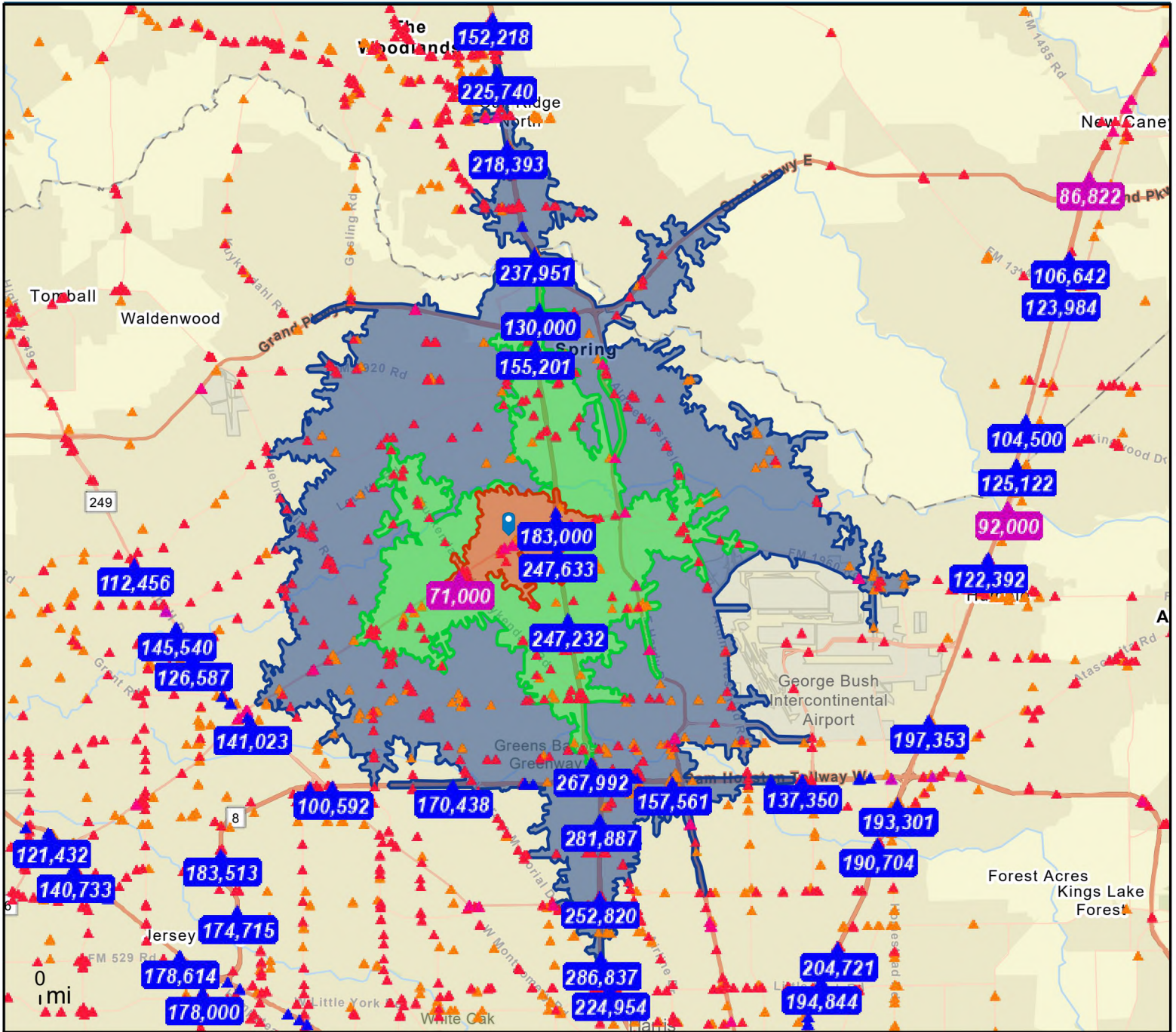


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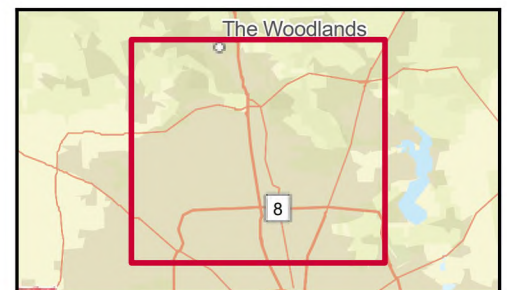
Traffic Count Map

17203 Red Oak Dr, Houston, Texas, 77090
 Drive time bands: 0-5, 5-10, 10-15 minute radii

Prepared by Esri
 Latitude: 30.01954
 Longitude: -95.44690



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day

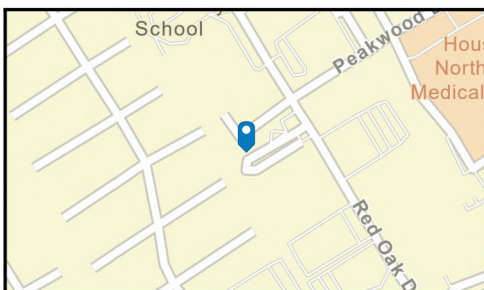


Source: ©2023 Kalibrate Technologies (Q3 2023).

Traffic Count Map - Close Up

17203 Red Oak Dr, Houston, Texas, 77090
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- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q3 2023).

February 05, 2024



Traffic Count Profile

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Drive time bands: 0-5, 5-10, 10-15 minute radii

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Latitude: 30.01954
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Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.19	Red Oak Dr	FM 1960 Rd W (0.08 miles SE)	2011	11,510
0.22	Nanes Dr	FM 1960 Rd W (0.04 miles S)	2011	3,860
0.24	FM 1960 Rd W	Nanes Dr (0.1 miles W)	2006	66,900
0.30	Bamwood Dr	FM 1960 Rd W (0.1 miles SE)	2011	1,280
0.31	FM 1960 Rd W	Bamwood Dr (0.07 miles SW)	2006	68,070
0.32	FM 1960 Rd W	Red Oak Dr (0.08 miles W)	2006	63,810
0.39	Cypress Creek Parkway	Bamwood Dr (0.03 miles NE)	2019	39,928
0.41	Ella Blvd	FM 1960 Rd W (0.06 miles SE)	2011	3,990
0.43	Oakleaf	FM 1960 Rd W (0.05 miles SE)	2011	7,500
0.46	Ella Blvd	FM 1960 Rd W (0.07 miles NW)	2011	14,150
0.47	Ella Boulevard	FM 1960 Rd W (0.07 miles NW)	2019	20,459
0.51	Cypress Creek Parkway	Oakleaf (0.05 miles SW)	2018	55,516
0.51	FM 1960 Rd W	Oakleaf (0.05 miles SW)	2013	56,863
0.53	Hafer Rd	Butterfield Rd (0.11 miles SE)	2011	3,510
0.57	Cypress Creek Parkway	Cypress Station Dr (0.05 miles E)	2020	50,368
0.57	Rolling Creek Dr	Ash Meadow Dr (0.08 miles NW)	2011	1,960
0.59	Rolling Creek Dr	Hamlin Valley Dr (0.03 miles NW)	2011	990
0.60	Cypress Station Dr	FM 1960 Rd W (0.07 miles S)	2011	14,790
0.61	Ella Blvd	Thirsty Fish Rd (0.08 miles SE)	2001	16,100
0.66	Beaver Springs Dr	FM 1960 Rd W (0.05 miles SE)	2011	910
0.71	Gulf Pines Dr	Lantern Bend Dr (0.05 miles SE)	2011	400
0.78	Butte Creek Rd	FM 1960 Rd W (0.08 miles SE)	2011	3,840
0.85	Westfeild Place Dr	FM 1960 Rd W (0.06 miles S)	2011	2,210
0.89	Westfeild Place Dr	Lantern Bend Dr (0.04 miles S)	2011	3,720
0.90	Corral Dr	Butte Creek Rd (0.03 miles NE)	2011	890
0.92	Cypress Creek Parkway	Westfeild Place Dr (0.06 miles SW)	2019	27,656
0.96		Westfeild Place Dr (0.1 miles SW)	2021	20,160
0.96		Westfeild Pl Dr (0.05 miles W)	2021	14,950
0.99	Sugar Pine Dr	Ash Meadow Dr (0.16 miles NW)	2011	2,300
1.00	Bammel Rd	N FwySvc Rd (0.07 miles E)	2011	5,330

Data Note:The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2022 to 2000. Esri removes counts that are older than 2000 from the Kalibrate provided database. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.
Source: ©2023 Kalibrate Technologies (Q3 2023).



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.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

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IABS 1-0 Date

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