

Office For Lease



Terramont Realty Partners

14363 Torrey Chase Boulevard Ste A Houston, TX 77014 | 281-858-3482

Office, Retail or multi-use property

Office: General For Lease

Prepared on July 26, 2023

611 Nursery Road, Spring, TX, 77380



Listing Details | Office For Lease

Suite	-	Vacant	Yes
Secondary Uses	Industrial, Retail	Vacant Date	4/01/2023
Sublease	-	Available Date	6/10/2023
Total Available Space	1,253 SF	Date Listed	6/07/2023
Min Div/Max Contig	1,253 SF	Last Modified	7/25/2023
Asking Rate	\$2,500 Monthly	Listing ID	38190100
Lease Type	Gross	Offices	4
Expenses	-	Entire Floor	Yes
Possession	Now	Restrooms	2
Lease Terms	24-60 months	Parking Spaces	12
Signage	On Building & Free-Sta...		

Description

3-room building that is perfect for a small business looking for office spaces with plenty of parking for employees or equipment. Property has three separate rooms, two common areas for conference tables or lounge, full kitchen, and two bathrooms. Large parking area that can accommodate vans, work trucks and trailers.

Property Details

Building Class	C	Building Size	1,709 SF
Property Type	Office	Land Size	0.18 Acres / 7,932 SF
Sub Type	General	Number of Buildings	1
Zoning	-	Floors	1
Building Status	Existing	Year Built/Renovated	-

Contact



Isela Truong
713-539-6563
isela@terramontrealty.com



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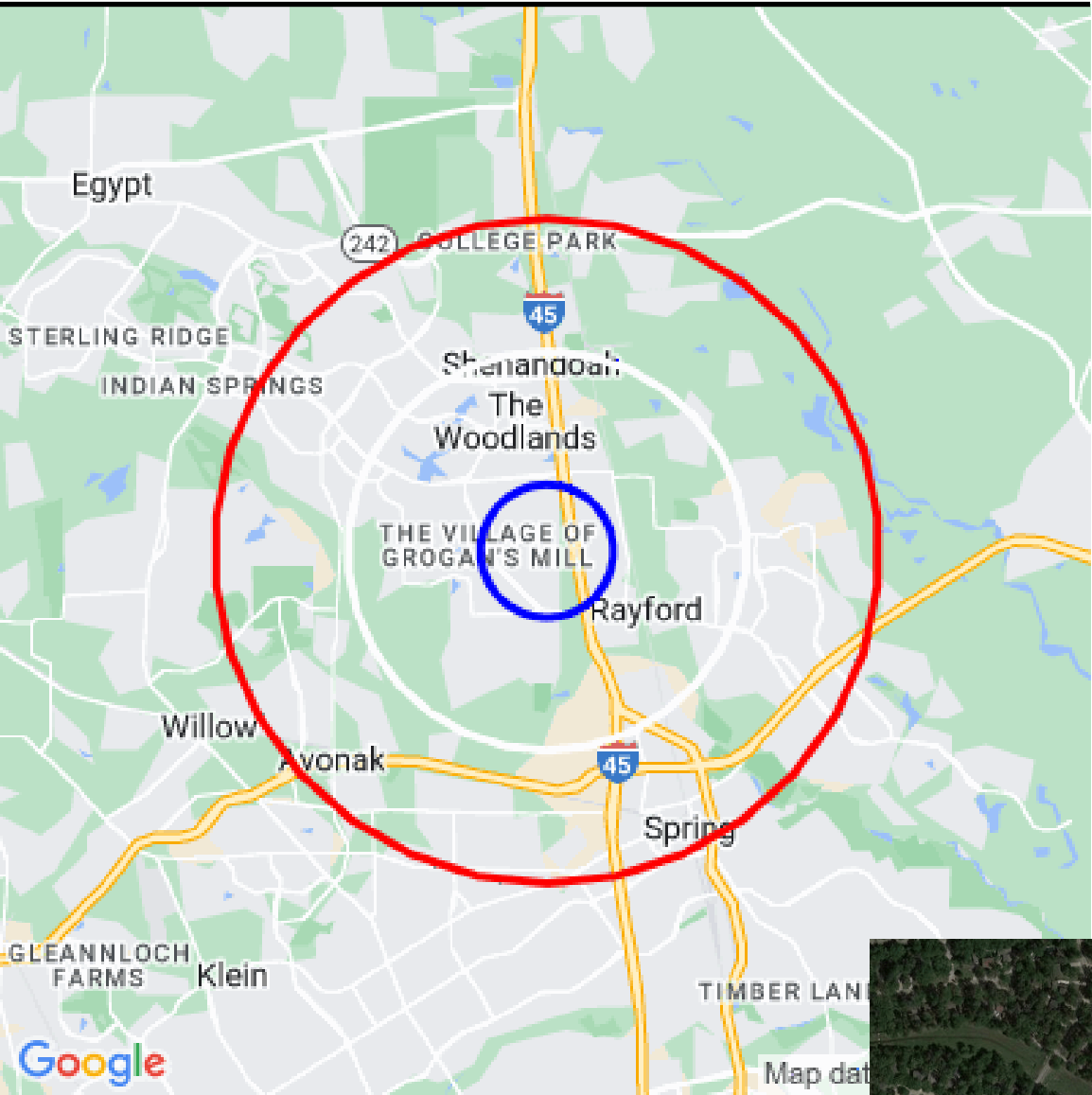


commercial
gateway



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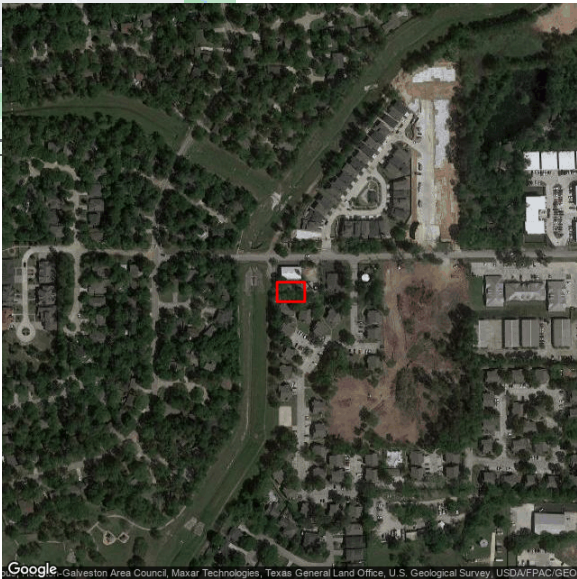
Demographic Report



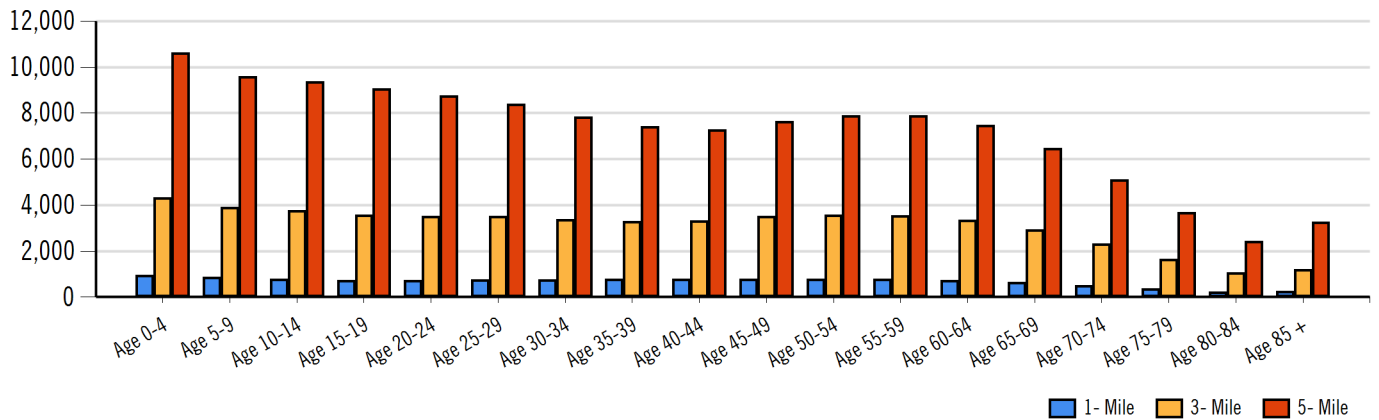
611 Nursery Road

Population

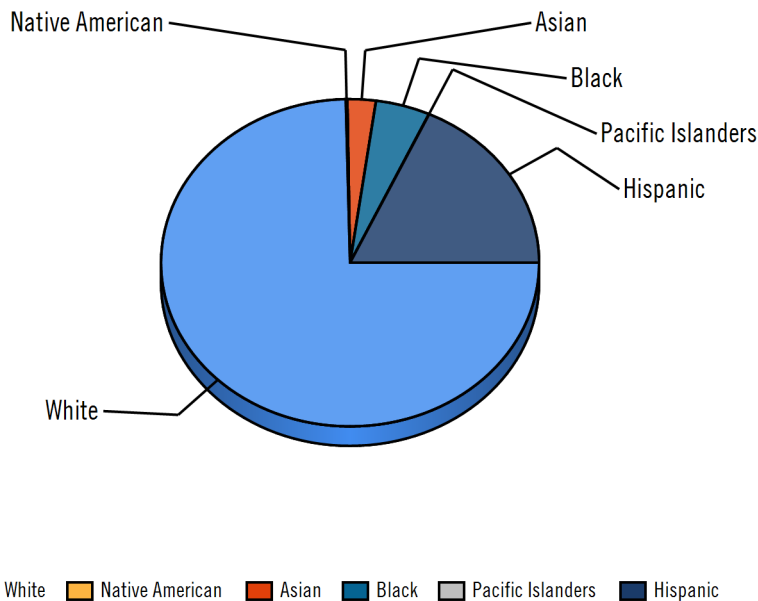
Distance	Male	Female	Total
1- Mile	6,053	6,304	12,357
3- Mile	27,610	28,279	55,889
5- Mile	64,122	66,255	130,377



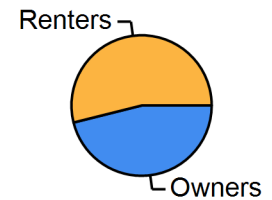
Population by Distance and Age (2020)



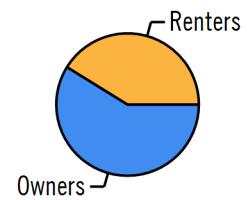
Ethnicity within 5 miles



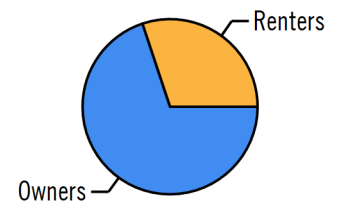
Home Ownership 1 Mile



Home Ownership 3 Mile



Home Ownership 5 Mile



Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	6,303	232	1.75 %
3-Mile	29,335	716	1.89 %
5-Mile	66,952	1,505	1.82 %

611 Nursery Road



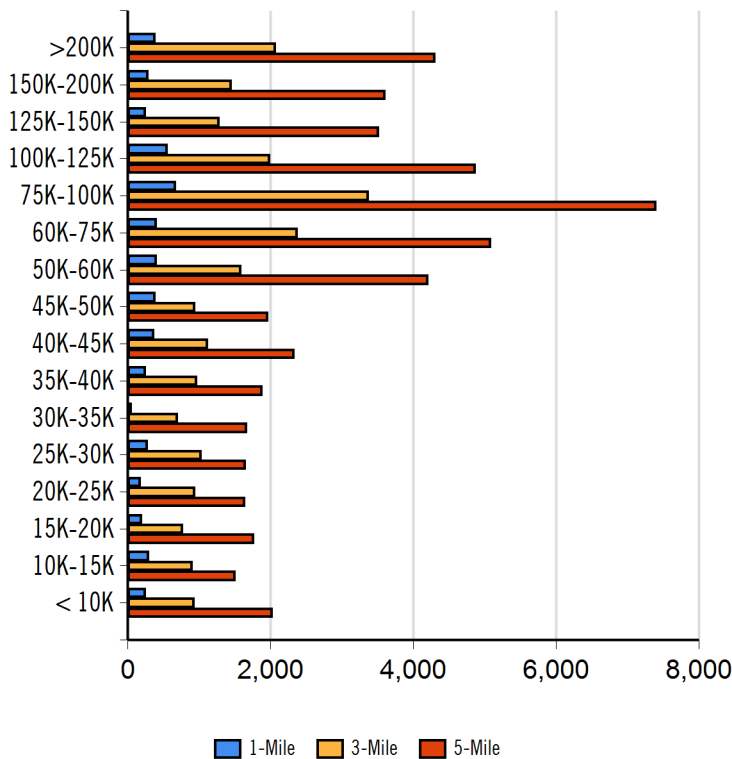
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Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	28	239	226	446	393	989	317	101	578	1,431	893	64	391
3-Mile	45	1,031	1,764	2,525	1,575	4,566	2,117	381	3,074	6,325	2,549	491	1,869
5-Mile	109	2,700	3,599	6,010	3,581	9,272	5,055	934	7,903	14,340	5,303	1,625	3,879

Household Income



Radius	Median Household Income
1-Mile	\$72,054.22
3-Mile	\$78,128.31
5-Mile	\$84,589.96

Radius	Average Household Income
1-Mile	\$81,943.00
3-Mile	\$89,451.72
5-Mile	\$95,171.58

Radius	Aggregate Household Income
1-Mile	\$413,130,369.86
3-Mile	\$1,933,583,070.53
5-Mile	\$4,477,090,510.41

Education

	1-Mile	3-mile	5-mile
Pop > 25	8,233	36,759	82,928
High School Grad	1,337	6,914	17,805
Some College	2,643	10,457	22,782
Associates	381	2,611	6,190
Bachelors	2,350	8,783	18,097
Masters	523	2,442	5,282
Prof. Degree	169	804	1,623
Doctorate	33	310	622

Tapestry

	1-Mile	3-mile	5-mile
Expensive Homes	32 %	37 %	36 %
Households with 4+ Cars	29 %	69 %	76 %
Military Households	5 %	12 %	7 %
Mobile Homes	9 %	29 %	55 %
New Homes	78 %	97 %	121 %
New Households	75 %	80 %	80 %
Public Transportation Users	20 %	30 %	34 %
Teen's	48 %	72 %	80 %
Vacant Ready For Rent	28 %	56 %	53 %
Young Wealthy Households	40 %	74 %	93 %

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	%
Total Expenditures	264,599,103		1,193,641,419		2,689,807,032	
Average annual household	52,709		54,856		56,793	
Food	6,811	12.92 %	7,049	12.85 %	7,271	12.80 %
Food at home	4,351		4,466		4,564	
Cereals and bakery products	617		635		649	
Cereals and cereal products	219		225		230	
Bakery products	398		409		419	
Meats poultry fish and eggs	866		884		903	
Beef	203		206		211	
Pork	154		156		158	
Poultry	164		167		171	
Fish and seafood	140		145		149	
Eggs	69		71		72	
Dairy products	446		459		471	
Fruits and vegetables	879		908		928	
Fresh fruits	129		133		136	
Processed vegetables	166		170		173	
Sugar and other sweets	159		163		167	
Fats and oils	137		141		144	
Miscellaneous foods	821		840		858	
Nonalcoholic beverages	366		372		379	
Food away from home	2,460		2,583		2,706	
Alcoholic beverages	392		412		434	
Housing	18,682	35.44 %	19,290	35.16 %	19,831	34.92 %
Shelter	11,342		11,720		12,063	
Owned dwellings	6,912		7,245		7,520	
Mortgage interest and charges	3,524		3,709		3,867	
Property taxes	2,331		2,455		2,553	
Maintenance repairs	1,057		1,080		1,100	
Rented dwellings	3,417		3,391		3,385	
Other lodging	1,011		1,083		1,157	
Utilities fuels	4,240		4,338		4,405	
Natural gas	403		416		425	
Electricity	1,673		1,702		1,721	
Fuel oil	166		173		177	
Telephone services	1,321		1,353		1,373	
Water and other public services	674		693		707	
Household operations	1,315	2.49 %	1,373	2.50 %	1,433	2.52 %
Personal services	393		416		441	
Other household expenses	922		957		992	
Housekeeping supplies	639		658		679	
Laundry and cleaning supplies	169		173		176	
Other household products	374		387		401	
Postage and stationery	96		97		101	
Household furnishings	1,144		1,198		1,250	
Household textiles	85		89		93	
Furniture	273		291		311	
Floor coverings	31		33		35	
Major appliances	131		136		134	
Small appliances	96		101		106	
Miscellaneous	525		546		568	
Apparel and services	1,442	2.74 %	1,490	2.72 %	1,559	2.75 %
Men and boys	286		303		319	
Men 16 and over	236		253		266	
Boys 2 to 15	49		50		53	
Women and girls	513		530		551	

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Women 16 and over	441	457	477
Girls 2 to 15	72	73	73
Children under 2	95	96	99

Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	264,599,103		1,193,641,419		2,689,807,032	
Average annual household	52,709		54,856		56,793	
Transportation	7,103	13.48 %	7,381	13.46 %	7,602	13.39 %
Vehicle purchases	1,707		1,802		1,868	
Cars and trucks new	901		948		979	
Cars and trucks used	763		808		842	
Gasoline and motor oil	2,186		2,240		2,279	
Other vehicle expenses	2,656		2,751		2,830	
Vehicle finance charges	181		189		195	
Maintenance and repairs	945		976		1,007	
Vehicle insurance	1,180		1,221		1,249	
Vehicle rental leases	348		364		378	
Public transportation	553		586		623	
Health care	3,921	7.44 %	4,060	7.40 %	4,141	7.29 %
Health insurance	2,555		2,636		2,682	
Medical services	836		879		902	
Drugs	399		408		416	
Medical supplies	130		136		141	
Entertainment	3,097	5.88 %	3,220	5.87 %	3,329	5.86 %
Fees and admissions	644		687		731	
Television radios	1,052		1,076		1,092	
Pets toys	1,134		1,179		1,220	
Personal care products	685		714		741	
Reading	59		62		64	
Education	1,538		1,649		1,779	
Tobacco products	395		394		390	
Miscellaneous	866	1.64 %	899	1.64 %	934	1.64 %
Cash contributions	1,368		1,427		1,459	
Personal insurance	6,346		6,804		7,252	
Life and other personal insurance	177		187		195	
Pensions and Social Security	6,169		6,616		7,056	

Estimated Households					Housing Occupied By		Housing Occupancy		
Distance	Year	Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	9,472	7,198	29.16 %	2,958	5,787	4,411	5,061	1,223
3-Mile	2020	33,513	25,898	28.11 %	8,169	23,341	22,315	11,198	4,492
5-Mile	2020	66,136	52,088	26.60 %	15,126	47,664	48,282	17,854	9,030
1-Mile	2023	10,132	7,198	38.06 %	3,161	6,193	4,716	5,416	1,267
3-Mile	2023	35,584	25,898	36.00 %	8,671	24,785	23,692	11,892	4,714
5-Mile	2023	69,274	52,088	33.08 %	15,842	49,921	50,677	18,597	10,450



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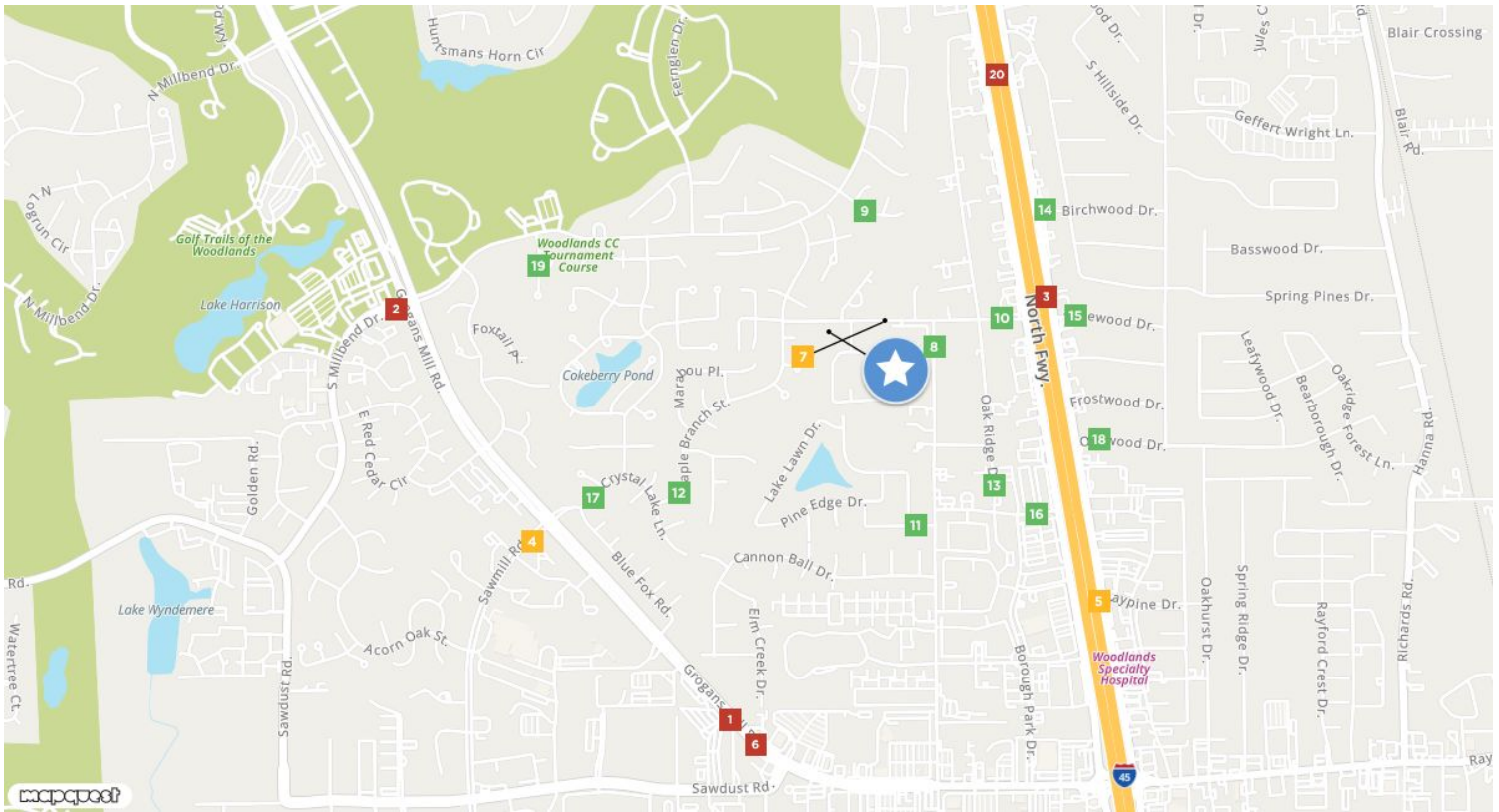
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Traffic Counts



Grogans Mill Road 1 Grogans Park Dr Year: 2021 24,823 est Year: 2019 24,730	South Millbend Drive 2 Grogans Mill Rd Year: 2021 10,108 est Year: 2019 10,111	I - 45 Frontage Rd 3 Year: 2021 18,273 est Year: 2013 17,605	Sawmill Rd 4 Grogans Mill Rd Year: 2021 5,583 est Year: 2013 5,954 Year: 2012 5,060	I - 45 Frontage Rd 5 Year: 2021 6,253 est Year: 2013 6,024
Grogans Mill Rd 6 Sawdust Rd Year: 2021 25,617 est Year: 2013 26,212 Year: 2012 25,071	Nursery Rd 7 Budde Rd Year: 2021 5,181 est Year: 2011 5,430 Year: 2006 4,840	Budde Rd 8 Nursery Rd Year: 2021 3,818 est Year: 2011 4,040 Year: 2006 3,510	Green Field Pl 9 Crested Jay Ln Year: 2021 245 est Year: 2011 250 Year: 2006 260	Nursery Rd 10 Oakridge Dr Year: 2021 3,645 est Year: 2011 3,020 Year: 2006 4,570
Champion Lake Dr 11 Overlake Dr Year: 2021 928 est Year: 2011 860 Year: 2006 1,110	Maple Branch St 12 Crystal Lake Ln Year: 2021 977 est Year: 2011 1,020 Year: 2006 1,000	Oakridge Dr 13 Valley Wood Dr Year: 2021 1,421 est Year: 2011 1,670 Year: 2006 1,180	Birchwood Dr 14 I- 45 Year: 2021 1,034 est Year: 2011 1,010 Year: 2006 1,160	Sagewood Dr 15 I- 45 Year: 2021 498 est Year: 2011 540 Year: 2006 480
Valley Wood Dr 16 Borough PkDr Year: 2021 3,596 est Year: 2011 4,960 Year: 2006 1,900	Crystal Lake Ln 17 Blue Fox Rd Year: 2021 1,794 est Year: 2011 1,880 Year: 2007 1,780	Oakwood Dr 18 I- 45 Year: 2021 2,511 est Year: 2011 2,330 Year: 2006 3,000	Slashpine Pl 19 S Slash Pine Park Year: 2021 162 est Year: 2011 160 Year: 2006 180	I- 45 20 Spring Pines Dr Year: 2021 267,558 est Year: 2011 259,820 Year: 2006 218,630



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