

# FOR LEASE

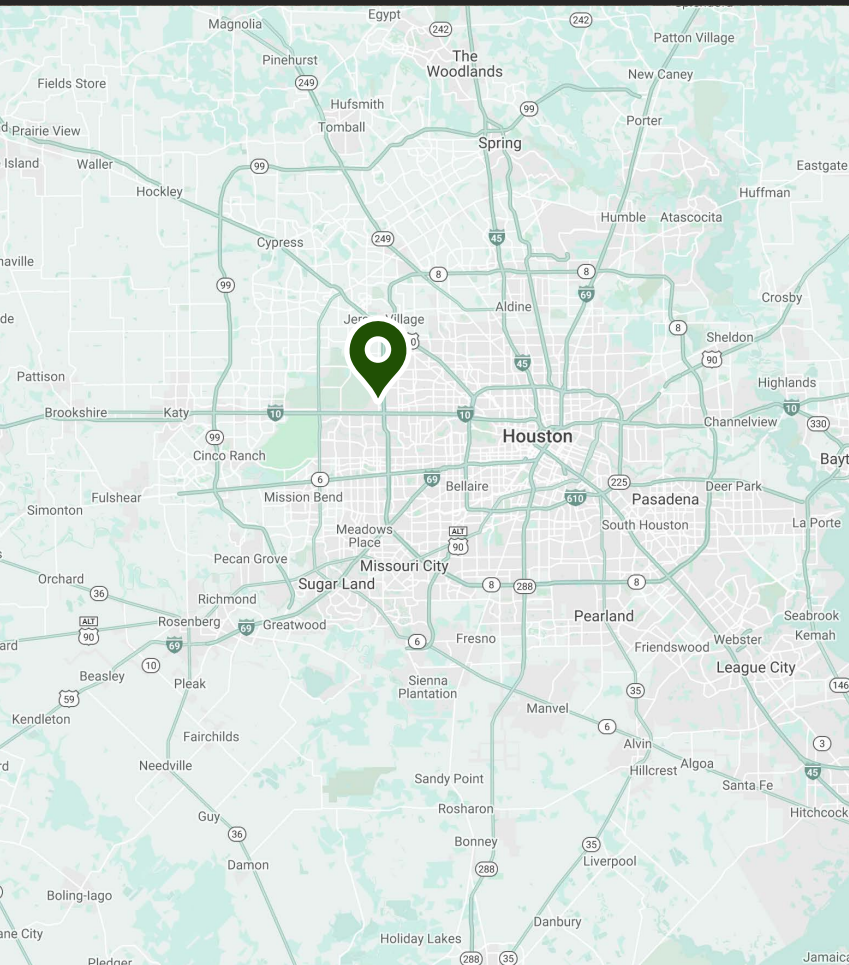
10920 Hazelhurst Drive, Bldg. 1, Houston, TX



LEASE RATE \$2,358.75/Mo.

## PROPERTY DETAILS

- Total building area : 1,530 SF Freestanding
- Easy access to I-10 and Beltway 8
- Gated and secured entrance
- Quiet surroundings
- Single tenant building with grade level parking
- Recently renovated with new lighting and flooring
- Efficient floor plan with many private offices and glass openings
- Ideal for professional services and clerical support



**FRIEDEN PROPERTIES**  
COMMERCIAL REAL ESTATE

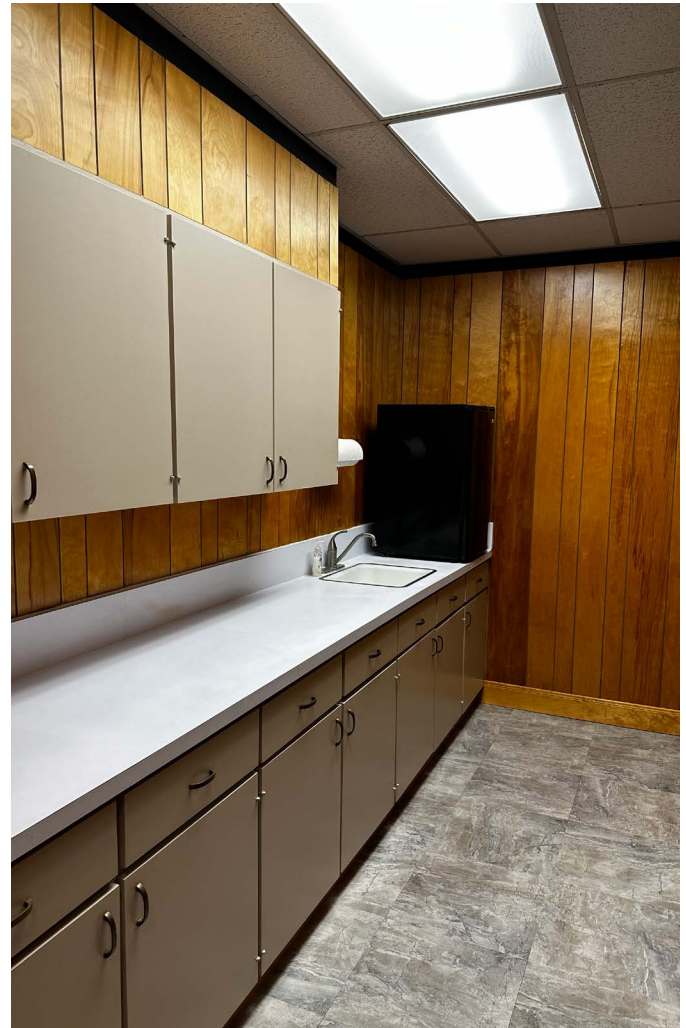
1400 Broadfield Blvd, Ste. 200  
Houston, TX 77084  
281-940-8850  
[www.friedenproperties.com](http://www.friedenproperties.com)

PAYTON INDERMUEHLE, SIOR  
281.940.8843  
[payton@friedenproperties.com](mailto:payton@friedenproperties.com)



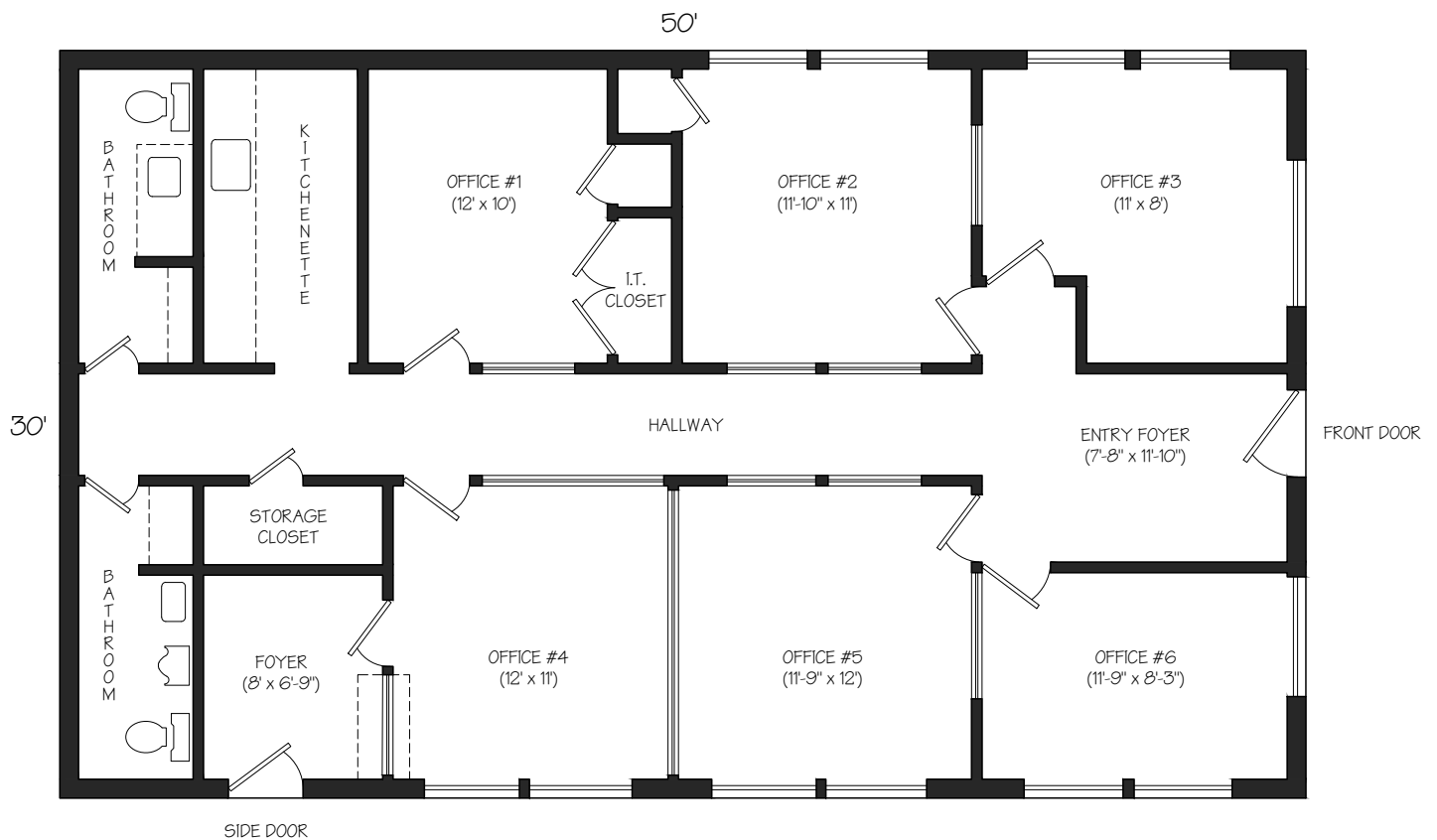
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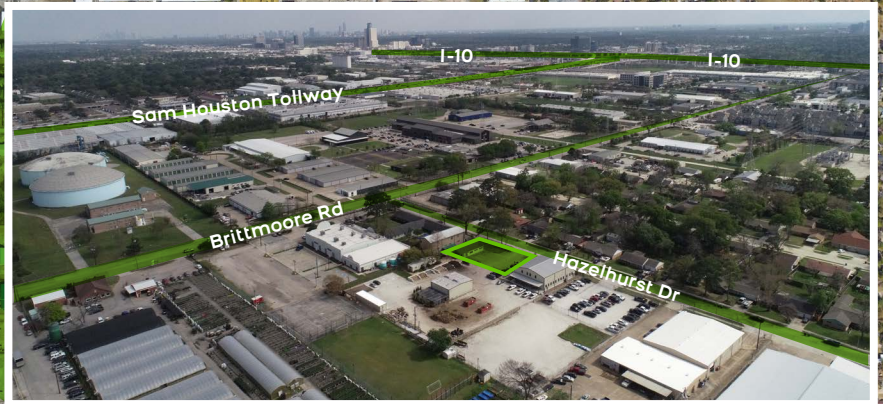
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## 2022 SUMMARY 1 MILE 3 MILES 5 MILES

Population	7,971	102,414	309,176
Households	3,210	40,131	125,706
Families	2,234	26,171	74,828
Average Household Size	2.48	2.55	2.44
Owner Occupied Housing Units	1,884	20,359	56,000
Renter Occupied Housing Units	1,326	19,772	69,707
Median Age	34.9	37.7	36.9
Median Household Income	\$77,378	\$78,165	\$72,621
Average Household Income	\$107,578	\$130,273	\$124,112



## KEY FACTS (5-mile)



**309,176**  
POPULATION



**36.9** MEDIAN  
AGE



**2.4**  
AVG.  
HOUSEHOLD  
SIZE

**\$72,621**  
Median Household  
Income

## BUSINESS



**19,562**  
TOTAL BUSINESSES



**247,538**  
TOTAL EMPLOYEES

## INCOME



**\$72,621**  
Median Household  
Income



**\$50,541**  
Per Capita  
Income



**\$87,389**  
Median  
Net Worth

## EDUCATION

**11%**

No High  
School  
Diploma



**16%**  
High School  
Graduate



**21%**  
Some  
College



**52%**  
Bachelo/Grad/  
Prof Degree

## EMPLOYMENT

**4.2%**

UNEMPLOYMENT  
RATE

**69%**

White Collar

**20%**

Blue Collar

**12%**

Services

Households by Income  
The largest group: <\$50,000 - \$74,999 (17.3%)  
The smallest group: <\$15,000 (6.6%)

Indicator	Value	Difference
<\$15,000	6.6%	-1.4%
\$15,000 - \$24,999	7.0%	-0.6%
\$100,000-\$149,999	13.5%	-2.2%
\$150,000-\$199,999	8.1%	+0.1%



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## 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.

<b>FRIEDEN VENTURES LLC dba FRIEDEN PROPERTIES</b>	<b>9009922</b>		<b>(281)940-8850</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>PAYTON INDERMUEHLE</b>	<b>525700</b>	<b>PAYTON@FRIEDENPROPERTIES.COM</b>	<b>(281)940-8850</b>
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

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

Frieden Properties, 1400 Broadfield Blvd., Suite 200 Houston TX 77084  
Payton Indermuehle, SIOR

Phone: 2819408850 Fax:  
Produced with Lone Wolf Transactions (zipForm Edition) 231 Shearson Cr. Cambridge, Ontario, Canada N1T 1J5 [www.lwof.com](http://www.lwof.com)

IABS 1-0 Date  
general forms