



**4840 W. PANTHER CREEK**  
**The Woodlands, Texas 77381**

# PANTHER CREEK PROFESSIONAL PLAZA II For Lease



## PROPERTY HIGHLIGHTS

### LOCATION

Off Woodlands Parkway near the Panther Creek Village Center

### AVAILABILITY

Availability from 1,045 SF to 2,624 SF

### BUILDING HIGHLIGHTS

Built in 1999  
Covered drive-thru drop off  
Medical / Office space  
120 parking spaces, 4 / 1,000 SF  
Surrounded by luxurious suburban neighborhood, schools, restaurants and shops.  
This property is located adjacent to the Panther Creek Village Center.

### PROPERTY DESCRIPTION

33,000 SF Two-Story Medical Building

## DEMOGRAPHICS

	1 mile	3 miles	5 miles
2022 Total Population	13,049	71,404	177,685
2027 Projected Population	15,196	83,417	207,472
Population Growth 2022-2027	16.45%	16.82%	16.76%
2022 Total Households	5,491	28,165	67,614
2022 Average HH Income	\$132,167	\$156,900	\$144,209



brokerage@pinecroftrealty.com



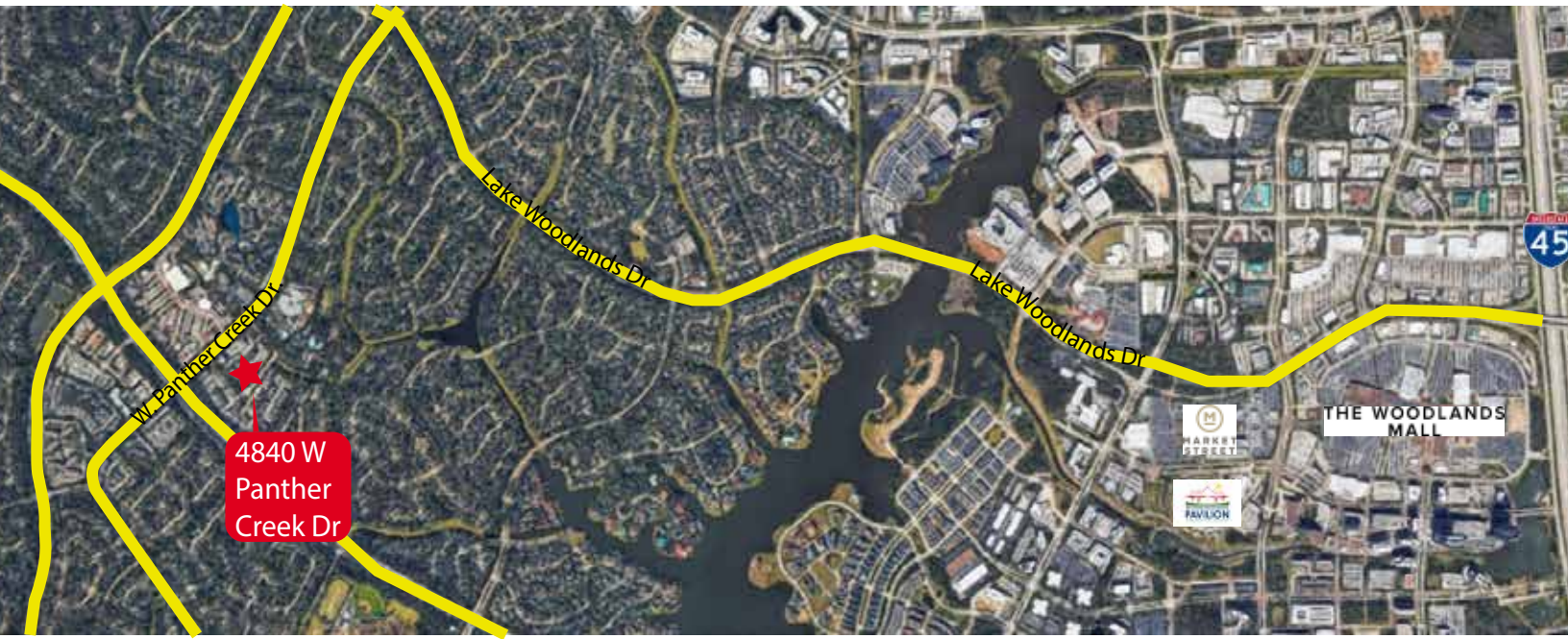
10857 Kuykendahl Rd Suite 200  
The Woodlands, TX 77382



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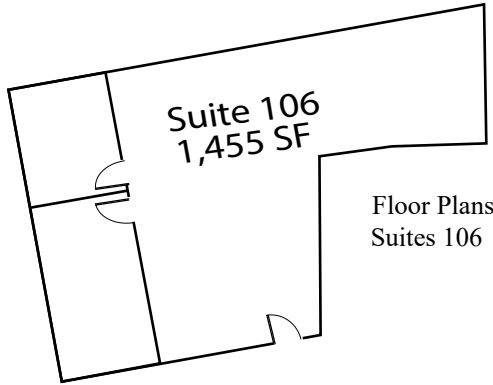
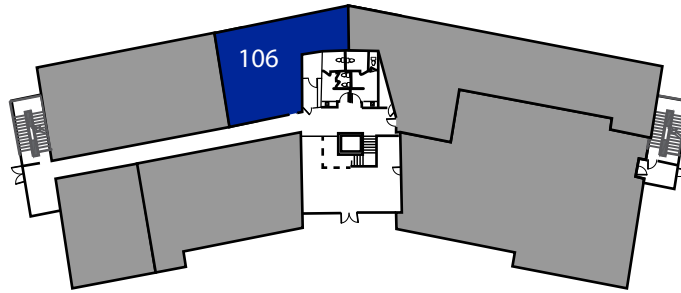


832-299-6404



## Building Layout 1st Floor

Click or scan the QR code  
to take a virtual tour



Floor Plans  
Suites 106

## Suite Layout

Base Rent- \$21.00/SF

OpEx- \$14.26/SF



Suite 106

**TJ Fry**  
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832-721-6501

**Rachael Mann**  
Leasing Agent  
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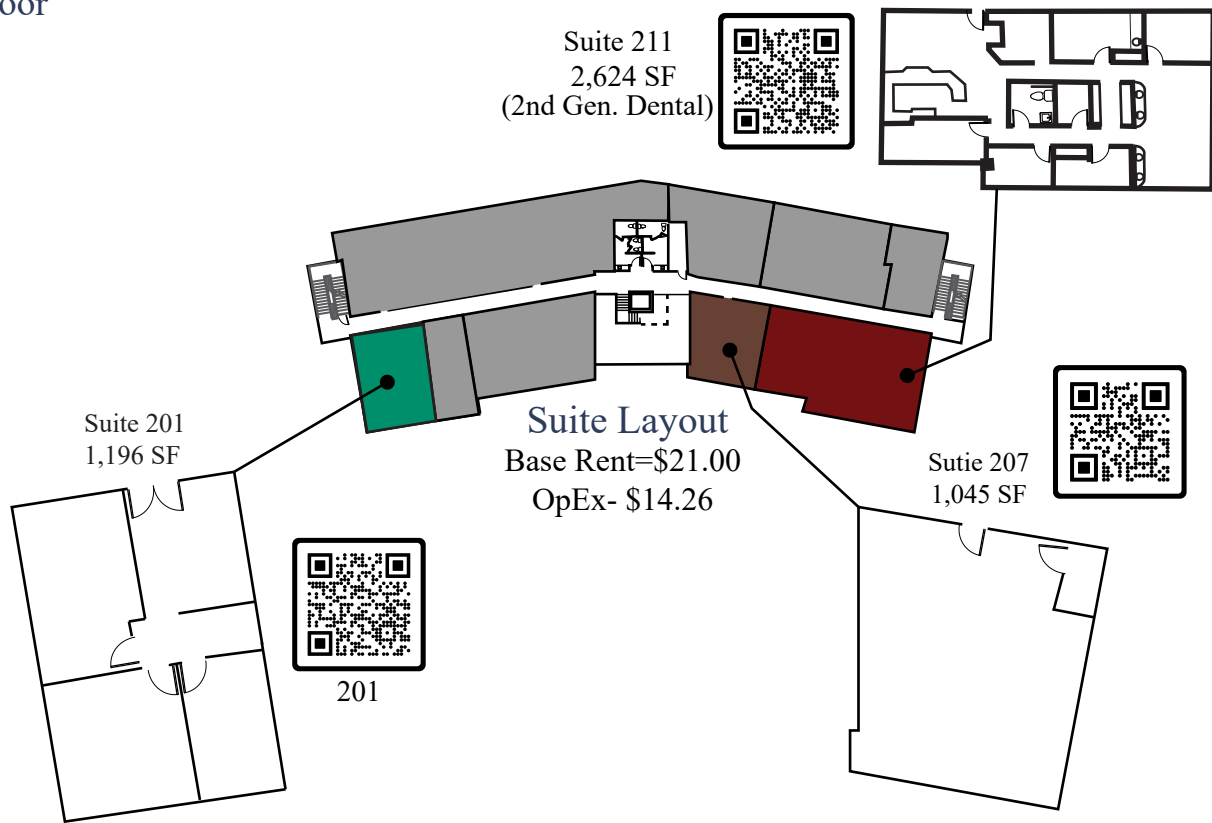
**PINECROFT**  
R E A L T Y





## Building Layout 2nd Floor

Click or scan a QR code to take a virtual





# 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.

<u>Pinecroft Realty, LLC</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>569190</u> License No.	<u>tjpisula@gmail.com</u> Email	<u>713-502-8438</u> Phone
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_____ 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