



LEASE RATE AND FIVE-MILE TRADE AREA ANALYSIS

Prepared for: Offices of Lakewood Condominium Community

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Subject Property: Offices of Lakewood, 12406–12462 Spring Cypress Road, Tomball, Texas 77377

Available Buildings: 12414, 12422, 12426, and 12430 Spring Cypress Road

Available Office Sizes: Approximately 625–1,751 SF

Business Park Leasing Structure: Modified Gross

Estimated NNN Expenses: Not applicable

Analysis Date: September 4, 2026

Executive Summary

The Offices of Lakewood is a Class B+ office-condominium development offering recently constructed, turnkey professional offices ranging from approximately 625 to 1,751 square feet. The available offices are located at **12414, 12422, 12426, and 12430 Spring Cypress Road**.

The CoStar Lease Comparables Report identified **97 reported office lease records within the five-mile trade area during the preceding 12 months**. CoStar's analytics included 96 of these records as qualifying leasing deals, representing **166,891 square feet of leasing activity across 52 buildings**.

A transaction-by-transaction review classified **50 of the 97 lease records as multistory office leases**. The remaining **47 leases occurred primarily in office-condominium and suburban professional-office properties generally comparable to the Offices of Lakewood**.

The multistory transactions tend to reduce the overall reported rent per square foot because conventional multistory offices are not directly equivalent to turnkey office condominiums. Tenants leasing multistory space may be required to contribute cash toward construction, modifications, furniture, cabling, signage, or other occupancy costs. Multistory properties may also differ materially in parking, access, visibility, operating expenses, concessions, and direct business identification.

Accordingly, the rents reported for the 50 multistory transactions should not control the subject's recommended rates without appropriate adjustment. The **47 leases involving properties generally comparable to the Offices of Lakewood provide the strongest evidence of demand for the subject's product type**.

The current CoStar For Lease report contains **36 numbered office-listing records**. None of the identified listings represents a conventional multistory office building within the five-mile trade area. This represents limited visible competitive supply relative to the 97 reported lease records generated during the preceding year.

The property-specific ESRI analysis further strengthens the subject's market position. The five-mile trade area contains:

- **218,009 residents**
- **78,778 households**
- **\$117,538 median household income**
- **\$55,505 per capita income**
- **\$444,985 median net worth**
- **\$356,858 median home value**
- **6,641 businesses**
- **52,908 employees**
- **74.8% white-collar employment**
- **49.5% of adults holding a bachelor's, graduate, or professional degree**

Approximately 38.4% of households earn at least \$150,000 annually, including 23.6% earning \$200,000 or more. The trade area also contains substantial concentrations of professional, financial, real estate, legal, healthcare, technical, educational, and administrative businesses.

The combination of 97 reported office lease records during the preceding 12 months, 47 leases involving generally comparable properties, only 36 current listing records, zero current multistory office listings, and strong property-specific demographics supports higher initial asking rates and a reduced anticipated marketing period.

The recommended rental-rate schedule is:

Office Size Recommended Asking Rate		Negotiation Target
625–938 SF	\$35.00/SF MG	\$33.50–\$35.00/SF MG
939–1,365 SF	\$34.50/SF MG	\$33.50–\$34.50/SF MG
1,366–1,751 SF	\$33.50/SF MG	\$32.50–\$33.50/SF MG

Recommended terms include a three- to five-year modified-gross lease, 3% annual increases, no initial tenant-improvement allowance because the offices are turnkey, and limited concessions only when necessary to secure a qualified tenant.

CoStar reported an average marketing period of 5.7 months and an average vacancy period of 6.7 months among the surveyed lease comparables. Considering the subject's turnkey condition, limited current inventory, absence of listed multistory competition, and depth of the surrounding tenant base, a reasonable anticipated marketing period is approximately **three to six months**.

Subject Property

The Offices of Lakewood is an office-condominium development located along Spring Cypress Road in Tomball. The development contains professional-office buildings constructed between 2022 and 2025, together with a separate group of Big Tex Garage buildings. This analysis applies only to the professional-office condominium suites.

The currently available offices are located in:

- **12414 Spring Cypress Road**
- **12422 Spring Cypress Road**
- **12426 Spring Cypress Road**
- **12430 Spring Cypress Road**

The available offices range from approximately 625 to 1,751 square feet. Configurations vary by building and suite and may include private offices, conference rooms, reception areas, break areas, and restrooms. The applicable building address, suite number, rentable area, and floor plan should be stated separately in the marketing materials for each office.

The subject's principal characteristics include:

- Class B+ office-condominium construction.
- Buildings completed between 2022 and 2025.
- Turnkey, move-in-ready offices.
- Approximately 4.5 parking spaces per 1,000 square feet.
- No reserved parking represented.
- Building and monument signage at no additional charge.
- Immediate availability.
- Modified-gross lease structure.
- Direct-suite access.
- Individual business identity.
- Access to Spring Cypress Road, North Eldridge Parkway, and State Highway 249.

The availability of offices in four buildings provides flexibility in size, configuration, and location within the development. This allows ownership to accommodate a broader range of professional users while maintaining a consistent tiered rental-rate structure.

CoStar Lease Comparable Analysis

Selected Executed Lease Comparables

Property and Address	SF	Lease Date	Reported Rate	Structure	Comparison
Flagship Office Condominiums, 17138 N. Eldridge Parkway	625	March 2026	\$33.60/SF MG		Highly comparable small office condominium
Flagship Office Condominiums, 17138 N. Eldridge Parkway	625	March 2026	\$34.56/SF MG		Highly comparable small office condominium
Flagship Office Condominiums, 17146 N. Eldridge Parkway	1,250	March/April 2026	\$34.32/SF MG		Strong midsize office- condominium comparable
11003 Northpointe Boulevard	750	June/July 2026	\$32.00/SF MG		Comparable small professional office
Building 210, 8900 Eastloch Drive	1,488	March 2026	\$30.50/SF MG		Comparable larger office condominium
Building 7, 20008 Champion Forest Drive	1,225	February 2026	\$24.50/SF MG		Older property and lower rate indication
Offices at Spring Cypress, 11625 Spring Cypress Road	750	January 2026	\$24.00/SF MG		Older property; inferior to subject
11606 Westlock Drive	630	March/April 2026	\$24.00/SF NNN		Lower base rate; NNN expenses not disclosed
Flagship Office Condominiums, 17154 N. Eldridge Parkway	938	March/April 2026	\$28.14/SF	Full Service	Comparable size; lower rate indication
Pelican Park Offices, 16814 N. Eldridge Parkway	1,704	June/July 2026	\$21.00/SF NNN		\$30.08/SF normalized occupancy cost

The strongest lease evidence comes from Flagship Office Condominiums, Northpointe Business Park, and Building 210 at Pin Oak Office Village. These properties most closely resemble the subject in size, construction type, direct-suite access, and suburban office-condominium design.

The executed 625-square-foot leases at Flagship Office Condominiums achieved \$33.60 and \$34.56 per square foot modified gross. These transactions support a \$35.00-per-square-foot asking rate for the subject's smallest offices, with negotiating flexibility beginning at \$33.50 per square foot.

The 750-square-foot Northpointe lease at \$32.00 per square foot provides a more conservative indication. The subject's newer construction, turnkey delivery, included signage, and immediate availability support a premium over that transaction.

The 1,250-square-foot Flagship lease at \$34.32 per square foot modified gross provides direct support for the recommended \$34.50-per-square-foot asking rate for offices between 939 and 1,365 square feet.

The 1,488-square-foot Pin Oak lease at \$30.50 per square foot supports reducing the rental rate as office size increases. The subject's newer construction and superior condition support positioning larger offices above that comparable at an initial asking rate of \$33.50 per square foot modified gross.

Effect of Multistory Comparables

The 50 multistory office transactions provide useful evidence of overall office demand but should receive less weight in determining the subject's recommended rent.

Conventional multistory office tenants may be responsible for significant initial expenditures to construct, modify, furnish, cable, or otherwise prepare their premises. Their rental rates may also reflect tenant-improvement allowances, expense stops, operating-expense pass-throughs, common corridors, structured parking, limited exterior signage, and other characteristics not shared by a self-contained office condominium.

These differences can dilute the overall average rent per square foot when multistory and office-condominium transactions are combined. The 47 leases involving office-condominium and suburban professional-office properties provide a more reliable indication of the rate supported for the Offices of Lakewood.

Pelican Park Lease Normalization

Pelican Park Offices is offered at \$21.00 per square foot NNN, with estimated NNN expenses of \$9.08 per square foot.

$$\$21.00/\text{SF base rent} + \$9.08/\text{SF NNN} = \$30.08/\text{SF total occupancy cost}$$

For a 1,704-square-foot office:

Component	Annual Amount	Monthly Amount
Base rent at \$21.00/SF	\$35,784.00	\$2,982.00
NNN expenses at \$9.08/SF	\$15,472.32	\$1,289.36
Total occupancy cost	\$51,256.32	\$4,271.36

Pelican Park is a relevant alternative for tenants seeking approximately 1,700 square feet. Its \$21.00-per-square-foot advertised base rate should not be compared directly with the subject's modified-gross rate.

After normalization, Pelican Park's occupancy cost is approximately \$30.08 per square foot. The Offices of Lakewood's newer Class B+ construction, turnkey condition, included signage, and greater expense certainty support a premium over that amount.

Current Competitive Listings

The CoStar For Lease report contains **36 numbered office-listing records** within the search area.

Market Indicator	CoStar Result
Reported lease records during preceding 12 months	97
Deals included in CoStar analytics	96
Multistory office lease records	50
Lakewood-comparable lease records	47
Current office-listing records	36
Current multistory office listings	0
Square footage leased	166,891 SF
Average months on market	5.7 months
Average months vacant	6.7 months

Several listing records include more than one available suite. Because CoStar did not provide complete suite-level details for every listing, the 36 records should be described as current listing records rather than 36 individual offices.

The 36 current listing records equal approximately 37% of the 97 lease records reported during the preceding year. This is not a formal absorption or vacancy calculation because the two figures measure different datasets. It nevertheless indicates that visible current supply is limited relative to recent leasing activity.

The report identified no conventional multistory office building currently listed for lease within the five-mile trade area. This lack of visible multistory competition may redirect prospective tenants toward office-condominium and suburban professional-office alternatives such as the Offices of Lakewood.

Representative Current Listings

Property	Available SF	Asking Rate	Structure
Offices of Lakewood	551–20,559	\$30.00–\$38.00/SF	MG
12422 Spring Cypress Road	625–2,286	\$30.00/SF plus utilities	Modified structure
Offices at Spring Cypress	738–2,214	\$29.67–\$30.08/SF	MG
Northpointe Business Park	750	\$35.00/SF	MG
11027 Northpointe Boulevard	1,089	\$28.00/SF	MG
Shaw Condos	600–42,000	\$25.76–\$30.00/SF	MG
Flagship Office Condominiums	625	\$35.52/SF	NNN
Flagship Office Condominiums	1,250	\$34.00/SF	MG
Pin Oak Office Village	156–1,116	\$24.00–\$36.80/SF	MG
17523 Chaseloch Street	1,500	\$27.00/SF	MG
Champion Forest Office Center	1,225–3,675	\$22.53–\$24.49/SF	NNN
Office Enclave at Gleannloch	1,250	\$25.00/SF plus utilities	Modified structure

Current asking rates extend from the mid-\$20s to the mid-\$30s, depending on age, condition, office size, and lease structure. Asking rates are marketing positions and should not be represented as executed lease rates.

CoStar Five-Mile Trade Area Analytics

Metric	CoStar Result
Lease-comparable records displayed	97

Metric	CoStar Result
Deals included in analytics	96
Total square footage leased	166,891 SF
Average lease size	1,738 SF
Buildings represented	52
Combined building area represented	1,478,109 SF
Average months on market	5.7 months
Average months vacant	6.7 months
Average lease term	3.1 years
Average gross asking rent	\$29.67/SF
Average gross starting rent	\$30.40/SF
Average gross effective rent	\$39.35/SF
Average asking-rent discount	-1.5%
Average free rent	0 months
Reported average TI allowance	\$2,000

The \$39.35-per-square-foot gross effective-rent statistic is based on only two reported transactions and should not control the recommendation.

The 96 analyzed deals represented 166,891 square feet, or approximately 11.3% of the combined area of the 52 buildings represented in the survey. This percentage reflects leasing volume relative to surveyed building area and is not a vacancy or absorption rate.

The average 5.7-month marketing period and 6.7-month vacancy period provide useful benchmarks. The subject's newer turnkey condition, strong demographics, and lack of listed multistory competition support a marketing period at or below these averages.

Five-Mile Trade Area Demographics

The property-specific ESRI reports are centered at 12420 Spring Cypress Road within the Offices of Lakewood development. The reports therefore provide direct demographic context for the subject's five-mile trade area.

Population and Household Profile

Indicator	Five-Mile Trade Area
Population	218,009
Households	78,778
Average household size	2.75
Median age	38.1
Residents ages 18–64	61.4%
Residents under age 18	23.7%
Residents age 65 or older	14.9%
Diversity index	79.1

The trade area contains substantial population and household scale, including approximately 133,900 working-age residents. This provides a broad customer, employee, and business-owner base for professional and client-facing office users.

The median age of 38.1 reflects a mature working-age population. The combination of working-age adults, families, and older residents supports demand across medical, financial, insurance, legal, real estate, education, therapy, and related professional services.

Household Income and Financial Capacity

Indicator	Five-Mile Trade Area
Median household income	\$117,538
Per capita income	\$55,505
Median net worth	\$444,985
Median home value	\$356,858

Indicator	Five-Mile Trade Area
Wealth index	130
Housing-affordability index	114
Households earning \$100,000 or more	57.0%
Households earning \$150,000 or more	38.4%
Households earning \$200,000 or more	23.6%

Approximately 44,900 trade-area households earn at least \$100,000 annually, and approximately 30,250 earn at least \$150,000.

This financial capacity supports demand for medical, dental, financial-planning, legal, insurance, real estate, consulting, education, and wellness services. It also supports business formation and the ability of established professional firms to occupy newer, higher-quality office space.

Income and wealth do not independently determine office rents. They nevertheless strengthen the subject's ability to compete as a premium professional-office alternative rather than solely on price.

Workforce and Educational Attainment

Indicator	Five-Mile Trade Area
Employed population	113,841
White-collar occupations	74.8%
Blue-collar occupations	13.7%
Service occupations	11.6%
Bachelor's, graduate, or professional degree	49.5%
Some college or associate degree	26.5%
High school graduate	18.9%
Unemployment rate	4.4%

Approximately three-fourths of employed residents work in white-collar occupations, compared with 62.6% nationally. The trade area also has a substantial concentration of professional employees:

Professional Occupation	Employees	Share
Management	17,995	15.8%
Office and administrative support	13,704	12.0%
Sales-related occupations	12,159	10.7%
Business and financial occupations	11,243	9.9%
Education, training, and library	6,937	6.1%
Computer and mathematical	6,752	5.9%
Healthcare practitioners	5,613	4.9%
Architecture and engineering	3,681	3.2%
Legal occupations	1,031	0.9%

These concentrations support workforce availability and the potential formation or expansion of professional businesses requiring offices similar to those at the Offices of Lakewood.

Business and Employment Base

The trade area contains **6,641 businesses employing 52,908 people**, equivalent to approximately eight employees per business.

Business Category	Businesses	Employees
Other services	822	4,282
Healthcare and social assistance	761	8,507
Retail trade	716	7,072
Professional, scientific, and technical services	714	4,152
Construction	611	4,065
Accommodation and food services	510	6,363
Educational services	157	3,890

The average business size is consistent with the small and midsize organizations that commonly occupy office-condominium suites. The diversity of the business base also reduces reliance on a single employer or industry.

Office-Oriented Business Activity

Office-Oriented Category	Businesses	Employees
Professional, scientific, and technical services	714	4,152
Finance and insurance	361	1,798
Real estate, rental, and leasing	352	2,267
Administrative and support services	245	2,254
Educational services	157	3,890
Legal services	110	522
Information	91	448
Management of companies	24	92
Civic and other organizations	250	1,005

Ambulatory healthcare contains an additional **560 businesses employing 4,162 people**:

Ambulatory-Healthcare Category	Businesses	Employees
Physicians and doctors	219	1,811
Dentists	115	742
Specialty health practitioners	97	397
Home-healthcare services	34	221
Outpatient and urgent care	26	270
Medical and diagnostic laboratories	18	131

Not every establishment occupies conventional office space. However, the scale of these categories demonstrates a mature commercial environment containing numerous potential users for 625- to 1,751-square-foot professional offices.

ESRI Tapestry Profile

Tapestry Segment	Share of Households
Boomburbs	20.0%
Savvy Suburbanites	14.5%
Flourishing Families	12.4%
Modern Minds	11.6%
Professional Pride	11.6%

These five segments represent approximately 70.2% of trade-area households. They indicate an affluent suburban population characterized by professional employment, established households, residential investment, and substantial purchasing capacity.

For the subject, these segments support demand from businesses serving homeowners, families, professionals, executives, and higher-income households. They also indicate access to prospective business owners and employees who live within a convenient distance of the property.

Office Vacancy and Broader Market Conditions

Five-Mile Trade Area

The CoStar analytics do not provide sufficient information to calculate an exact vacancy percentage for the five-mile trade area.

The reported 1,478,109 square feet represents the combined area of the 52 buildings included in the lease-comparable survey. It does not establish that those buildings comprise the complete office inventory, and the analytics do not report total vacant square footage.

The current availability search identified zero multistory office buildings actively listed for lease. This should not be interpreted as a 0% vacancy rate because space may be vacant without being actively marketed.

Greater Houston and FM 1960/Highway 249

Market Area	Reported Vacancy	Period
FM 1960/Highway 249 office submarket	37.1%	Q1 2026
Greater Houston office market	21.5%–23.7%	Q2 2026

Market Area	Reported Vacancy	Period
Greater Houston Class B office	24.9%	Q2 2026
Greater Houston Trophy/Class A+ office	11.7%	Q2 2026

The broader vacancy figures are heavily influenced by conventional multistory buildings, older properties, and large blocks of office space. They are not directly representative of small, self-contained, turnkey office condominiums.

The subject's lease-rate recommendation should therefore be controlled primarily by comparable office-condominium leases, normalized occupancy costs, current local availability, and five-mile leasing activity.

Five-Mile Trade Area — Business and Development Activity

The trade area benefits from established medical, retail, educational, residential, and professional-service activity along Spring Cypress Road and the State Highway 249 corridor.

HCA Houston Healthcare Tomball operates a 350-bed acute-care hospital and medical campus. Its trauma, cardiovascular, orthopedic, women's-health, and specialty services support an established concentration of medical providers and ancillary professional-service businesses.

The City of Tomball continues to implement capital-improvement and transportation projects intended to improve mobility and connections between commercial districts, educational facilities, and the Tomball Business and Technology Park. Improved access is generally positive for tenant recruitment, although active construction may cause temporary disruption.

The Tomball Economic Development Corporation continues to promote business attraction, retention, and expansion. These activities support the broader business environment but do not independently justify a specific rental premium.

No verified major employer closure, unusually large office foreclosure, or immediately competing new conventional office project was identified within the supplied five-mile information. This is neutral to moderately positive for the subject.

Competitive Position

The Offices of Lakewood compares favorably with competing properties based on:

- Recent Class B+ construction.
- Turnkey, move-in-ready interiors.
- Direct-suite access.
- Convenient surface parking.
- Included building and monument signage.

- Immediate availability.
- Predictable modified-gross pricing.
- Multiple size and configuration alternatives across four buildings.
- Access to Spring Cypress Road, North Eldridge Parkway, and State Highway 249.
- Proximity to 218,009 residents and 78,778 households.
- Access to a predominantly white-collar and highly educated workforce.
- A surrounding base of 6,641 businesses and 52,908 employees.

The recommended \$35.00-per-square-foot asking rate for the smallest offices is supported by the executed Flagship Office Condominiums leases at \$33.60 and \$34.56 per square foot modified gross.

The recommended \$34.50-per-square-foot asking rate for offices between 939 and 1,365 square feet is supported by the \$34.32-per-square-foot Flagship lease involving 1,250 square feet.

For offices between 1,366 and 1,751 square feet, the \$33.50-per-square-foot asking rate reflects a premium over the \$30.50-per-square-foot Pin Oak lease and Pelican Park's \$30.08-per-square-foot normalized occupancy cost. That premium is supported by the subject's age, construction quality, signage, turnkey condition, and modified-gross structure.

The property-specific demographics provide additional support for premium positioning. The trade area's \$117,538 median household income, 74.8% white-collar workforce, 49.5% bachelor's-or-higher attainment, and concentration of professional and healthcare businesses strengthen the subject's potential tenant and customer base.

Recommended Lease Terms

Rental-Rate Schedule

Office Size	Asking Rate	Negotiation Target
625–938 SF	\$35.00/SF MG	\$33.50–\$35.00/SF MG
939–1,365 SF	\$34.50/SF MG	\$33.50–\$34.50/SF MG
1,366–1,751 SF	\$33.50/SF MG	\$32.50–\$33.50/SF MG

Monthly Rent Calculations

Office Size	Asking Rate	Annual Base Rent	Monthly Base Rent
625 SF	\$35.00/SF MG	\$21,875.00	\$1,822.92
937.5 SF	\$35.00/SF MG	\$32,812.50	\$2,734.38
1,046 SF	\$34.50/SF MG	\$36,087.00	\$3,007.25

Office Size	Asking Rate	Annual Base Rent	Monthly Base Rent
1,364.5 SF	\$34.50/SF MG	\$47,075.25	\$3,922.94
1,751 SF	\$33.50/SF MG	\$58,658.50	\$4,888.21

Monthly calculations exclude utilities and any other expenses expressly assigned to the tenant under the modified-gross lease.

Lease structure: Modified gross, with tenant-paid utilities and other exclusions clearly identified.

Lease term: Three years for smaller offices and three to five years for larger offices.

Annual escalation: 3%.

Concessions: No initial concession is recommended for a qualified tenant accepting the asking rate and existing turnkey condition. If required, offer up to one month of abated base rent on a minimum three-year lease rather than permanently reducing the contractual rate.

Tenant improvements: Deliver the office in its existing turnkey condition. Tenant-specific improvements should be paid by the tenant, amortized into the rent, or supported by a longer lease term.

Security deposit: At least one month's rent, subject to tenant credit and financial review.

Estimated marketing period: Approximately three to six months. Properly configured offices under approximately 1,000 square feet may lease within two to four months. Larger offices may require approximately four to seven months depending on configuration, permitted use, tenant-improvement requirements, tenant qualifications, and final negotiated terms.

Conclusion

The available evidence supports an asking-rate range of **\$33.50–\$35.00 per square foot modified gross**, depending on office size.

The CoStar report identified 97 reported office lease records during the preceding 12 months. Of these, 50 involved multistory office properties whose rental rates may be diluted by differences in condition, lease structure, concessions, signage, and the tenant's required cash investment in construction or modifications.

The remaining 47 leases involved primarily office-condominium and suburban professional-office properties generally comparable to the Offices of Lakewood and provide the most relevant evidence of demand for the subject's product type.

The current CoStar For Lease report contains 36 numbered listing records, with zero conventional multistory office buildings identified as actively listed within the five-mile trade area. Current visible supply is therefore limited relative to the 97 lease records reported during the preceding year.

The property-specific ESRI data further strengthen the subject's position. The five-mile trade area contains 218,009 residents, 78,778 households, 6,641 businesses, and 52,908 employees. Median household income is \$117,538, 38.4% of households earn at least \$150,000, 74.8% of employment is white collar, and 49.5% of adults possess a bachelor's, graduate, or professional degree.

The combination of demonstrated leasing activity limited current multistory competition, substantial household financial capacity, a highly educated workforce, and a diverse professional-business base supports the recommended asking rates and reduced anticipated marketing period.

Sources

CoStar Reports

- *Lease Comps Summary and Lease Comparables Report*, five-mile trade area surrounding the Offices of Lakewood. CoStar Group. September 4, 2026.
- *CoStar Lease Comparables Analytics—Five-Mile Trade Area*, 97 lease-comparable records and 96 analyzed deals. September 4, 2026.
- *For Lease Map & List Report*, Offices of Lakewood and competing office properties. CoStar Group. September 4, 2026.
- *Comparable Analysis*, supplied property and lease-comparable information. September 4, 2026.

ESRI Reports

- *Offices of Lakewood Condominiums—Five-Mile Office Condominium Trade Area Demographics Report*. July 27, 2026.
- *Key Facts—Offices of Lakewood Condominiums, Five-Mile Radius*. ESRI and Data Axle, 2026.
- *Population Trends and Key Indicators—Offices of Lakewood Condominiums, Five-Mile Radius*. ESRI, ESRI-U.S. BLS, and ACS 2020–2024. July 27, 2026.
- *Population Overview—Offices of Lakewood Condominiums, Five-Mile Radius*. ESRI, 2026.
- *Business Summary Report (NAICS)—Offices of Lakewood Condominiums, Five-Mile Radius*. ESRI and Data Axle, 2026.
- *Tapestry Profile—Offices of Lakewood Condominiums, Five-Mile Radius*. ESRI, 2026.

Property and Owner-Provided Information

- *Exhibit B—Offices of Lakewood Condominiums*, 12406–12462 Spring Cypress Road, Tomball, Texas. September 2, 2026.
- Owner-provided identification of available professional offices at 12414, 12422, 12426, and 12430 Spring Cypress Road.
- Owner-provided property characteristics, including year built, class, parking, signage, turnkey condition, lease structure, and availability.

- Owner-provided Pelican Park NNN expense estimate of \$9.08 per square foot.

Market Reports

- *Houston Office Market Report—Q2 2026*. Colliers. July 15, 2026.
<https://www.colliers.com/en/research/houston/q2-2026-houston-office>
- *Houston Office Figures—Q2 2026*. CBRE. 2026.
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<https://partnersrealestate.com/research/houston-office-q1-2026-quarterly-market-report/>
- *Houston Commercial Real Estate Market Research*. Cresa. Accessed September 5, 2026.
<https://www.cresa.com/Houston%20TX/market-research>

Governmental, Economic-Development and Institutional Sources

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<https://tomballtxedc.org/living-in-tomball/demographics>
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- "Comprehensive Plan Update." City of Tomball. Accessed September 4, 2026.
<https://tomballtx.gov/404/Comprehensive-Plan-Update>
- "Active CIP Projects." City of Tomball. Accessed September 4, 2026.
<https://tomballtx.gov/803/Active-CIP-Projects>
- "HCA Houston Healthcare Tomball." HCA Houston Healthcare. Accessed September 4, 2026.
<https://www.hcahoustonhealthcare.com/locations/tomball>

Disclaimer: This analysis is intended solely for commercial real estate leasing and marketing purposes. Lease rates, availability, concessions, operating expenses, development activity, and market conditions may change without notice. Information obtained from CoStar, ESRI, internet research, property documents, ownership, and other third-party sources is believed to be reliable but has not been independently verified and is not guaranteed. Proposed developments and announced business activities may be delayed, modified, or canceled. The recommended lease terms and estimated time on market represent a broker's opinion based on information available as of the analysis date and do not constitute an appraisal, legal opinion, tax opinion, or guarantee of leasing performance.

Lease Comps Summary

Lease Comps Report

Deals

Gross Asking Rent Per SF

Gross Starting Rent Per SF

Avg. Months On Market

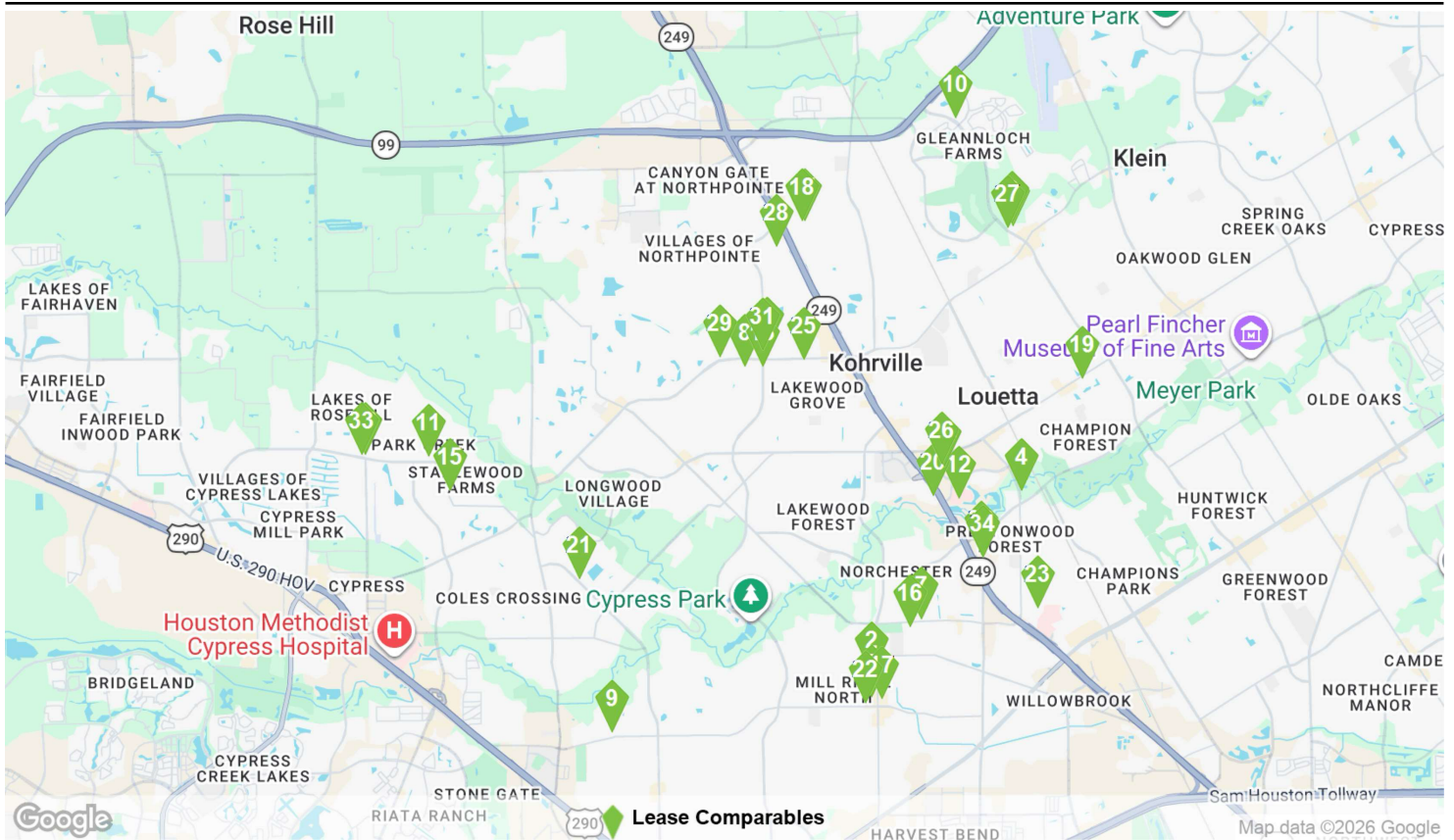
96

\$29.67

\$30.40

15

TOP 50 LEASE COMPARABLES



SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Gross Asking Rent Per SF	54	\$10.00	\$29.67	\$30.19	\$47.24
Gross Starting Rent Per SF	28	\$14.73	\$30.40	\$30.78	\$47.13
Gross Effective Rent Per SF	2	\$16.10	\$39.35	\$31.17	\$46.24
Asking Rent Discount	26	-47.3%	-1.5%	0.0%	8.6%
TI Allowance	3	\$0.00	\$2,000.00	\$0.00	\$6,000.00
Months Free Rent	3	0	0	0	0

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	92	1	15	6	115
Deal Size	96	170	1,738	1,250	8,042
Deal in Months	26	12.0	36.0	36.0	60.0
Floor Number	96	GRND	PR	1	6



Lease Comps Summary

Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
1 Building 135 8900 Eastloch Dr	★★★★★	144	1st	9/3/2026	New Lease	\$36.67/mg	Starting
2 Denmark House 12777 Jones Rd	★★★★★	439	1st	9/3/2026	New Lease	-	-
3 12337 Jones Rd	★★★★★	289	2nd	9/1/2026	New Lease	\$20.00	Asking
4 9720 Cypresswood Dr	★★★★★	2,416	3rd	8/31/2026	New Lease	\$27.50	Asking
2 Denmark House 12777 Jones Rd	★★★★★	1,758	3rd	8/31/2026	New Lease	-	-
2 Denmark House 12777 Jones Rd	★★★★★	717	1st	8/26/2026	New Lease	-	-
2 Denmark House 12777 Jones Rd	★★★★★	819	4th	8/25/2026	New Lease	-	-
5 Flagship Office Condomi... 17146 N Eldridge Pkwy	★★★★★	625	1st	8/17/2026	New Lease	\$32.64	Asking
6 Building 110 8900 Eastloch Dr	★★★★★	2,688	1st	8/3/2026	New Lease	\$23.20/mg	Asking
7 10480 Grant Rd	★★★★★	180	1st	8/2/2026	New Lease	\$40.00	Asking
8 16510 Avenplace Rd	★★★★★	2,968	1st	7/13/2026	New Lease	\$20.00/nnn	Starting
9 14350 Cypress North Ho...	★★★★★	830	1st	7/9/2026	New Lease	\$25.00	Asking
10 Bldg. 3 20008 Champion Forest Dr	★★★★★	1,225	1st	6/22/2026	New Lease	-	-
11 Building 200 16712 Huffmeister Rd	★★★★★	3,374	1st	6/15/2026	New Lease	\$24.00/nnn	Effective
12 Medical Arts I 20207 Chasewood Park Dr	★★★★★	2,821	2nd	6/14/2026	New Lease	-	-
12 Medical Arts I 20207 Chasewood Park Dr	★★★★★	2,231	2nd	6/14/2026	New Lease	-	-
13 Pelican Park Offices (No... 16814 N Eldridge Pky	★★★★★	1,704	1st	6/11/2026	New Lease	\$21.00/nnn	Asking
3 12337 Jones Rd	★★★★★	827	1st	6/10/2026	New Lease	-	-
3 12337 Jones Rd	★★★★★	197	2nd	6/10/2026	New Lease	-	-
3 12337 Jones Rd	★★★★★	286	2nd	6/10/2026	New Lease	-	-
3 12337 Jones Rd	★★★★★	170	2nd	6/10/2026	New Lease	-	-

Lease Comps Summary

Lease Comps Report

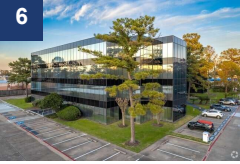
Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
14 11003 Northpointe Blvd	★★★★★	750	1st	6/9/2026	New Lease	\$32.00/mg	Starting
15 16228 Huffmeister Rd	★★★★★	3,746	1st	6/1/2026	New Lease	\$14.73/mg	Starting
16 C 10609 Grant Rd	★★★★★	950	1st	5/10/2026	New Lease	-	-
17 12340 Jones Rd	★★★★★	1,093	2nd	5/7/2026	New Lease	\$18.00/+elec	Asking
18 11007 Northpointe Blvd	★★★★★	1,042	1st	5/1/2026	New Lease	-	-
19 8687 Louetta Rd	★★★★★	2,200	2nd	4/26/2026	New Lease	\$17.00/nnn	Starting
12 Medical Arts I 20207 Chasewood Park Dr	★★★★★	2,231	2nd	4/23/2026	New Lease	-	-
20 Two Chasewood 20405 State Highway 249	★★★★★	1,390	1st	4/17/2026	New Lease	\$32.50/fs	Asking
21 Cypress Plaza 14150 Huffmeister Rd	★★★★★	1,250	1st	4/16/2026	New Lease	-	-
22 Regency Lake Professio... 12345 Jones Rd	★★★★★	718	1st	4/12/2026	New Lease	-	-
23 Hargrave Medical Office... 13325 Hargrave	★★★★★	2,324	1st	4/8/2026	New Lease	-	-
24 Bldg K 106 Vintage Park Blvd	★★★★★	7,492	1st	4/5/2026	New Lease	\$35.00/nnn	Asking
25 11601 Spring Cypress Rd	★★★★★	738	1st	3/30/2026	New Lease	\$17.50/nnn	Asking
25 11601 Spring Cypress Rd	★★★★★	738	1st	3/30/2026	New Lease	\$17.50/nnn	Asking
26 Bldg J 110 Vintage Park Blvd	★★★★★	1,030	2nd	3/26/2026	New Lease	-	-
27 Building 125 8900 Eastloch Dr	★★★★★	1,488	1st	3/22/2026	New Lease	\$30.50/mg	Asking
17 12340 Jones Rd	★★★★★	774	2nd	3/19/2026	New Lease	\$18.00/+elec	Asking
28 11606 Westlock Dr	★★★★★	630	1st	3/17/2026	New Lease	\$24.00/nnn	Starting
29 Building E 12422 Spring Cypress Rd	★★★★★	625	1st	3/16/2026	New Lease	-	-
22 Regency Lake Professio... 12345 Jones Rd	★★★★★	776	1st	3/11/2026	New Lease	-	-
5 Flagship Office Condomi... 17146 N Eldridge Pkwy	★★★★★	1,250	1st	3/9/2026	New Lease	\$34.32/mg	Starting

Lease Comps Summary

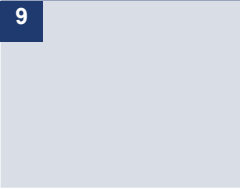
Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
 Rosehill Plaza 17240 Huffmeister Rd	★★★★★	1,560	1st	3/5/2026	New Lease	\$18.50	Asking
 Flagship Office Condomi... 17154 N Eldridge Pkwy	★★★★★	938	1st	3/4/2026	New Lease	\$28.14/fs	Starting
 Chasewood Crossing I 19500 State Highway 249	★★★★★	1,524	2nd	3/4/2026	New Lease	\$20.00/nnn	Starting
 Rosehill Plaza 17240 Huffmeister Rd	★★★★★	1,560	1st	3/2/2026	New Lease	\$23.95/nn	Starting
 17510 Huffmeister Rd	★★★★★	860	1st	3/2/2026	New Lease	\$26.95/nn	Starting
 Chasewood Crossing II 19450 State Highway 249	★★★★★	3,978	5th	2/25/2026	New Lease	\$18.50/nnn	Starting
 Chasewood Crossing I 19500 State Highway 249	★★★★★	1,829	1st	2/25/2026	New Lease	\$18.50/nnn	Starting
 Chasewood Crossing I 19500 State Highway 249	★★★★★	687	2nd	2/25/2026	New Lease	\$18.50/nnn	Starting

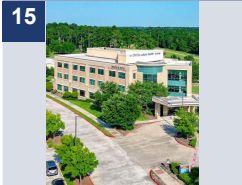
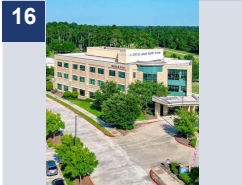
Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent TI Allow	Escalations Expenses
1	 Building 135 8900 Eastloch Dr Spring, TX 77379 <i>Northwest Outlier Submarket</i>	Charlie Paul Pierce	144 New Direct	Oct 2026 3 Years	\$36.67/MG		
2	 Denmark House 12777 Jones Rd Houston, TX 77070 <i>FM 1960/Hwy 249 Submarket</i>	Belvoir Real Estate Group LLC	439 New Direct	Oct 2026			
3	 12337 Jones Rd Houston, TX 77070 <i>FM 1960/Hwy 249 Submarket</i>	Winthrop Realty Group	289 New Direct	Oct 2026			
4	 9720 Cypresswood Dr Houston, TX 77070 <i>FM 1960/Hwy 249 Submarket</i>	Vista Management Company	2,416 New Direct	Oct 2026			
5	 Denmark House 12777 Jones Rd Houston, TX 77070 <i>FM 1960/Hwy 249 Submarket</i>	Belvoir Real Estate Group LLC	1,758 New Direct	Sep 2026			
6	 Denmark House 12777 Jones Rd Houston, TX 77070 <i>FM 1960/Hwy 249 Submarket</i>	Belvoir Real Estate Group LLC	717 New Direct	Sep 2026			

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent TI Allow	Escalations Expenses
7	 Denmark House 12777 Jones Rd Houston, TX 77070 <i>FM 1960/Hwy 249 Submarket</i>	Belvoir Real Estate Group LLC	819 New Direct	Sep 2026			
8	 Flagship Office Condominiums 17146 N Eldridge Pky Tomball, TX 77377 <i>Northwest Outlier Submarket</i>	Remahe Properties Llc	625 New Direct	Sep 2026			
9	 Building 110 8900 Eastloch Dr Spring, TX 77379 <i>Northwest Outlier Submarket</i>	Priority Contracting and Roofing - ... Abraham Weintraub	2,688 New Direct	Oct 2026 5 Years			
10	 10480 Grant Rd Houston, TX 77070 <i>FM 1960/Hwy 249 Submarket</i>	The Patel Group	180 New Direct	Aug 2026			
11	 16510 Avenplace Rd Tomball, TX 77377 <i>FM 1960/Hwy 249 Submarket</i>	Carrus Health Wainwright Dental & Associates, P...	2,968 New Direct	Aug 2026 5 Years	\$20.00/NNN		
12	 14350 Cypress North Houston Rd Cypress, TX 77429 <i>Northwest Hwy 6 Submarket</i>	Chabad Cypress NW Houston	830 New Direct	Aug 2026			

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent TI Allow	Escalations Expenses
13 	Bldg. 3 20008 Champion Forest Dr Spring, TX 77379 <i>Northwest Outlier Submarket</i>	Edmonds and Company	1,225 New Direct	Jul 2026			
14 	Building 200 16712 Huffmeister Rd Cypress, TX 77429 <i>Northwest Outlier Submarket</i>	Cy-Fair Houston Chamber of Com... Sayli Enterprises Llc	3,374 New Direct	Aug 2026 3 Years	\$24.00/NNN \$24.00/NNN	0 Mos	
15 	Medical Arts I 20207 Chasewood Park Dr Houston, TX 77070 <i>FM 1960/Hwy 249 Submarket</i>	Kayne Anderson Real Estate	2,821 New Direct	Jul 2026			
16 	Medical Arts I 20207 Chasewood Park Dr Houston, TX 77070 <i>FM 1960/Hwy 249 Submarket</i>	Kayne Anderson Real Estate	2,231 New Direct	Jul 2026			
17 	Pelican Park Offices (North) 16814 N Eldridge Pky Tomball, TX 77377 <i>FM 1960/Hwy 249 Submarket</i>	Cleopatra Osadebamwen Amen O... Pamela Peterson	1,704 New Direct	Jul 2026 3 Years 1 Month			
18 	12337 Jones Rd Houston, TX 77070 <i>FM 1960/Hwy 249 Submarket</i>	Winthrop Realty Group	827 New Direct	Jul 2026			

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent TI Allow	Escalations Expenses
19	 12337 Jones Rd Houston, TX 77070 <i>FM 1960/Hwy 249 Submarket</i>	Winthrop Realty Group	197 New Direct	Jul 2026			
20	 12337 Jones Rd Houston, TX 77070 <i>FM 1960/Hwy 249 Submarket</i>	Winthrop Realty Group	286 New Direct	Jul 2026			
21	 12337 Jones Rd Houston, TX 77070 <i>FM 1960/Hwy 249 Submarket</i>	Winthrop Realty Group	170 New Direct	Jul 2026			
22	 11003 Northpointe Blvd Tomball, TX 77375 <i>Northwest Outlier Submarket</i>	Kevin Garrette Insurance and Fina... Dennis Abrahams	750 New Direct	Jul 2026 3 Years	\$32.00/MG		
23	 16228 Huffmeister Rd Cypress, TX 77429 <i>Northwest Outlier Submarket</i>	Richard E Weinberg	3,746 New Direct	Jul 2026 5 Years	\$14.73/MG		
24	 C 10609 Grant Rd Houston, TX 77070 <i>Fairfield Submarket</i>	Terminix Ims Leasing Corp	950 New Direct	Jun 2026 2 Years			

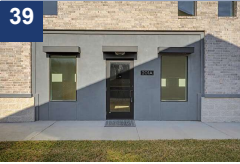
Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent TI Allow	Escalations Expenses
25	 12340 Jones Rd Houston, TX 77070 <i>FM 1960/Hwy 249 Submarket</i>	NewQuest Properties	1,093 New Direct	Jun 2026			
26	 11007 Northpointe Blvd Tomball, TX 77375 <i>Northwest Outlier Submarket</i>	Harris County Fcu	1,042 New Direct	Jun 2026			
27	 8687 Louetta Rd Spring, TX 77379 <i>FM 1960/Champions Submarket</i>	Lakes Professional Building, LLC.	2,200 New Direct	May 2026	\$17.00/NNN		
28	 Medical Arts I 20207 Chasewood Park Dr Houston, TX 77070 <i>FM 1960/Hwy 249 Submarket</i>	Kayne Anderson Real Estate	2,231 New Direct	May 2026			
29	 Two Chasewood 20405 State Highway 249 Houston, TX 77070 <i>FM 1960/Hwy 249 Submarket</i>	Nitya Capital	1,390 New Direct	May 2026			
30	 Cypress Plaza 14150 Huffmeister Rd Cypress, TX 77429 <i>FM 1960/Hwy 249 Submarket</i>	SSPS Properties LLC	1,250 New Coworking	May 2026			

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent TI Allow	Escalations Expenses
31	 Regency Lake Professional 12345 Jones Rd Houston, TX 77070 <i>FM 1960/Hwy 249 Submarket</i>	Thien Thuy Realty LLC	718 New Direct	May 2026			
32	 Hargrave Medical Office Bldg 13325 Hargrave Houston, TX 77070 <i>FM 1960/Hwy 249 Submarket</i>	Healthcare Realty Trust Incorporat...	2,324 New Direct	May 2026			
33	 Bldg K 106 Vintage Park Blvd Houston, TX 77070 <i>Cypresswood Dr Submarket</i>	Dunhill Partners, Inc.	7,492 New Direct	Jun 2026			
34	 11601 Spring Cypress Rd Tomball, TX 77377 <i>FM 1960/Hwy 249 Submarket</i>	Sami Abouassaad	738 New Direct	Apr 2026 3 Years			
35	 11601 Spring Cypress Rd Tomball, TX 77377 <i>FM 1960/Hwy 249 Submarket</i>	Sami Abouassaad	738 New Direct	Apr 2026 3 Years			
36	 Bldg J 110 Vintage Park Blvd Houston, TX 77070 <i>Cypresswood Dr Submarket</i>	Dunhill Partners, Inc.	1,030 New Direct	Apr 2026			

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent TI Allow	Escalations Expenses
37	 Building 125 8900 Eastloch Dr Spring, TX 77379 <i>Northwest Outlier Submarket</i>	Abraham Weintraub	1,488 New Direct	Apr 2026			
38	 12340 Jones Rd Houston, TX 77070 <i>FM 1960/Hwy 249 Submarket</i>	NewQuest Properties	774 New Direct	Mar 2026			
39	 11606 Westlock Dr Tomball, TX 77377 <i>Northwest Outlier Submarket</i>	James Holmes	630 New Direct	Apr 2026 3 Years	\$24.00/NNN		
40	 Building E 12422 Spring Cypress Rd Tomball, TX 77377 <i>Northwest Outlier Submarket</i>		625 New Direct	Apr 2026			
41	 Regency Lake Professional 12345 Jones Rd Houston, TX 77070 <i>FM 1960/Hwy 249 Submarket</i>	Thien Thuy Realty LLC	776 New Direct	Apr 2026			
42	 Flagship Office Condominiums 17146 N Eldridge Pky Tomball, TX 77377 <i>Northwest Outlier Submarket</i>	Brightcrew,LLC Remahe Properties LLC	1,250 New Direct	Apr 2026 2 Years	\$34.32/MG		

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent TI Allow	Escalations Expenses
43	 Rosehill Plaza 17240 Huffmeister Rd Cypress, TX 77429 <i>Northwest Outlier Submarket</i>	Ronald D Gilbert	1,560 New Direct	Apr 2026			
44	 Flagship Office Condominiums 17154 N Eldridge Pky Tomball, TX 77377 <i>Northwest Outlier Submarket</i>	Jamil Mohsin	938 New Direct	Apr 2026	\$28.14/FS		
45	 Chasewood Crossing I 19500 State Highway 249 Houston, TX 77070 <i>FM 1960/Hwy 249 Submarket</i>	Greenwood Properties Inc	1,524 New Direct	Apr 2026	\$20.00/NNN		
46	 Rosehill Plaza 17240 Huffmeister Rd Cypress, TX 77429 <i>Northwest Outlier Submarket</i>	Ronald D Gilbert	1,560 New Direct	May 2026	\$23.95/NN		
47	 Rosehill Plaza 17510 Huffmeister Rd Cypress, TX 77429 <i>Northwest Outlier Submarket</i>	Ronald D Gilbert	860 New Direct	May 2026	\$26.95/NN		
48	 Chasewood Crossing II 19450 State Highway 249 Houston, TX 77070 <i>FM 1960/Hwy 249 Submarket</i>	Brenda Pennington Commercial R...	3,978 New Direct	Mar 2026	\$18.50/NNN		

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent TI Allow	Escalations Expenses
49	 Chasewood Crossing I 19500 State Highway 249 Houston, TX 77070 <i>FM 1960/Hwy 249 Submarket</i>	Greenwood Properties Inc	1,829 New Direct	Apr 2026	\$18.50/NNN		
50	 Chasewood Crossing I 19500 State Highway 249 Houston, TX 77070 <i>FM 1960/Hwy 249 Submarket</i>	Greenwood Properties Inc	687 New Direct	Mar 2026	\$18.50/NNN		
51	 Chasewood Crossing I 19500 State Highway 249 Houston, TX 77070 <i>FM 1960/Hwy 249 Submarket</i>	Greenwood Properties Inc	4,528 New Direct	Mar 2026	\$18.50/NNN		
52	 Phase I 10320 Lake Rd Houston, TX 77070 <i>FM 1960/Hwy 249 Submarket</i>	Gary B Humphreys	2,120 New Direct	Mar 2026	\$18.00/NNN		
53	 Phase II 10326 Lake Rd Houston, TX 77070 <i>FM 1960/Hwy 249 Submarket</i>	Gary B Humphreys	2,600 New Direct	Mar 2026	\$18.00/NNN		
54	 12337 Jones Rd Houston, TX 77070 <i>FM 1960/Hwy 249 Submarket</i>	Invictus Brokerage Group Winthrop Realty Group	1,000 New Direct	Feb 2026 3 Years	\$15.96/FS \$16.10/FS	0 Mos	

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent TI Allow	Escalations Expenses
55	 Building 210 8900 Eastloch Dr Spring, TX 77379 <i>Northwest Outlier Submarket</i>	Jennifer Guerra Fash Family Partnership	1,488 New Direct	Mar 2026 2 Years	\$30.50/MG		
56	 Rosehill Plaza 17240 Huffmeister Rd Cypress, TX 77429 <i>Northwest Outlier Submarket</i>	Ronald D Gilbert	1,560 New Direct	Mar 2026			
57	 8687 Louetta Rd Spring, TX 77379 <i>FM 1960/Champions Submarket</i>	Diamond Dental Lakes Professional Building, LLC.	2,400 New Direct	Mar 2026 3 Years			
58	 Flagship Office Condominiums 17138 N Eldridge Pky Tomball, TX 77377 <i>Northwest Outlier Submarket</i>	Michael Daniels	625 New Direct	Mar 2026	\$33.60/MG		
59	 9720 Cypresswood Dr Houston, TX 77070 <i>FM 1960/Hwy 249 Submarket</i>	Vista Management Company	1,417 New Direct	Mar 2026	\$27.50/FS		
60	 Flagship Office Condominiums 17138 N Eldridge Pky Tomball, TX 77377 <i>Northwest Outlier Submarket</i>	BlueRock International,LLC Michael Daniels	625 New Direct	Mar 2026 2 Years	\$34.56/MG		

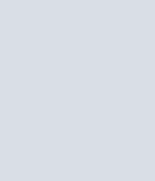
Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent TI Allow	Escalations Expenses
61	 12837 Louetta Rd Cypress, TX 77429 <i>FM 1960/Hwy 249 Submarket</i>	Dr. Jonathan Glass	668 New Direct	Feb 2026			
62	 Centre at Cypress Creek 1 20475 State Highway 249 Houston, TX 77070 <i>FM 1960/Hwy 249 Submarket</i>	SG Interests	2,550 New Direct	Mar 2026			\$10.52/SF
63	 Chasewood Crossing I 19500 State Highway 249 Houston, TX 77070 <i>FM 1960/Hwy 249 Submarket</i>	Greenwood Properties Inc	687 New Direct	Feb 2026	\$18.50/NNN		
64	 Chasewood Crossing I 19500 State Highway 249 Houston, TX 77070 <i>FM 1960/Hwy 249 Submarket</i>	Greenwood Properties Inc	687 New Direct	Feb 2026			
65	 Chasewood Crossing I 19500 State Highway 249 Houston, TX 77070 <i>FM 1960/Hwy 249 Submarket</i>	Greenwood Properties Inc	725 New Direct	Feb 2026			
66	 Regency Lake Professional 12345 Jones Rd Houston, TX 77070 <i>FM 1960/Hwy 249 Submarket</i>	Thien Thuy Realty LLC	303 New Direct	Feb 2026			

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent TI Allow	Escalations Expenses
67	 12837 Louetta Rd Cypress, TX 77429 <i>FM 1960/Hwy 249 Submarket</i>	Dr. Jonathan Glass	624 New Direct	Feb 2026			
68	 Bldg 7 20008 Champion Forest Dr Spring, TX 77379 <i>Northwest Outlier Submarket</i>	Brickton Homes The Betz Companies	1,225 New Direct	Feb 2026 3 Years	\$24.50/MG		
69	 The Offices at Spring Cypress 11625 Spring Cypress Rd Tomball, TX 77377 <i>FM 1960/Hwy 249 Submarket</i>	Gary Lewis	750 New Direct	Jan 2026 5 Years	\$24.00/MG	0 Mos	
70	 Building 1 13145 Spring Cypress Rd Cypress, TX 77429 <i>FM 1960/Hwy 249 Submarket</i>	Austin Smith	2,500 New Direct	Feb 2026			
71	 11606 Westlock Dr Tomball, TX 77377 <i>Northwest Outlier Submarket</i>	James Holmes	420 New Direct	Jan 2026			
72	 12337 Jones Rd Houston, TX 77070 <i>FM 1960/Hwy 249 Submarket</i>	Poplar Belief Therapy Winthrop Realty Group	815 New Direct	Jan 2026			

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent TI Allow	Escalations Expenses
73	 Medical Arts I 20207 Chasewood Park Dr Houston, TX 77070 <i>FM 1960/Hwy 249 Submarket</i>	Specialists in Dermatology Welltower Inc.	6,297 New Direct	Feb 2026			
74	 Building 600 16712 Huffmeister Rd Cypress, TX 77429 <i>Northwest Outlier Submarket</i>	Russo Care Sayli Enterprises Llc	2,135 New Direct	Jan 2026 3 Years	\$25.00/NNN		
75	 Denmark House 12777 Jones Rd Houston, TX 77070 <i>FM 1960/Hwy 249 Submarket</i>	Belvoir Real Estate Group LLC	5,505 New Direct	Jan 2026			
76	 One Cypresswood Bldg 9950 Cypresswood Dr Houston, TX 77070 <i>FM 1960/Hwy 249 Submarket</i>	Brenda Pennington Commercial R...	1,363 New Direct	Dec 2025			
77	 One Cypresswood Bldg 9950 Cypresswood Dr Houston, TX 77070 <i>FM 1960/Hwy 249 Submarket</i>	Brenda Pennington Commercial R...	3,524 New Direct	Dec 2025			
78	 One Cypresswood Bldg 9950 Cypresswood Dr Houston, TX 77070 <i>FM 1960/Hwy 249 Submarket</i>	Brenda Pennington Commercial R...	1,716 New Direct	Dec 2025			

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent TI Allow	Escalations Expenses
79	 One Cypresswood Bldg 9950 Cypresswood Dr Houston, TX 77070 <i>FM 1960/Hwy 249 Submarket</i>	Brenda Pennington Commercial R...	744 New Direct	Dec 2025			
80	 One Cypresswood Bldg 9950 Cypresswood Dr Houston, TX 77070 <i>FM 1960/Hwy 249 Submarket</i>	Brenda Pennington Commercial R...	1,005 New Direct	Dec 2025			
81	 Chasewood Crossing I 19500 State Highway 249 Houston, TX 77070 <i>FM 1960/Hwy 249 Submarket</i>	Greenwood Properties Inc	416 New Direct	Dec 2025			
82	 Regency Lake Professional 12345 Jones Rd Houston, TX 77070 <i>FM 1960/Hwy 249 Submarket</i>	Thien Thuy Realty LLC	500 New Direct	Dec 2025			
83	 The Lakewood Bldg 11803 Grant Rd Cypress, TX 77429 <i>FM 1960/Hwy 249 Submarket</i>	Orrostieta Agency	1,650 New Direct	Nov 2025			
84	 Building 100 9070 Gleannloch Forest Dr Spring, TX 77379 <i>Northwest Outlier Submarket</i>	Auxano Ventures Llc	1,300 New Sublease	Nov 2025 2 Years 6 Months			

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent TI Allow	Escalations Expenses
85	 12337 Jones Rd Houston, TX 77070 <i>FM 1960/Hwy 249 Submarket</i>	B&MD Consulting Winthrop Realty Group	362 New Direct	Nov 2025 1 Year			
86	 10230 Carter Rd Houston, TX 77070 <i>FM 1960/Hwy 249 Submarket</i>	Fast Track Specialties Inc	2,476 New Direct	Nov 2025			
87	 A/B 16430 N Eldridge Pky Tomball, TX 77377 <i>FM 1960/Hwy 249 Submarket</i>	Michael J Sadler	1,704 New Direct	Nov 2025			
88	 Centre at Cypress Creek 2 20465 State Highway 249 Houston, TX 77070 <i>FM 1960/Hwy 249 Submarket</i>	Chill Brothers, LLC SG Interests	5,988 New Direct	Dec 2025			\$10.52/SF
89	 11311 Holderrieth Rd Tomball, TX 77375 <i>Northwest Outlier Submarket</i>	SITECH Southeast Texas SAI Power Systems, Inc.	8,042 New Direct	Nov 2025 5 Years			
90	 8687 Louetta Rd Spring, TX 77379 <i>FM 1960/Champions Submarket</i>	TriJet Lakes Professional Building, LLC.	1,500 New Direct	Nov 2025 2 Years			

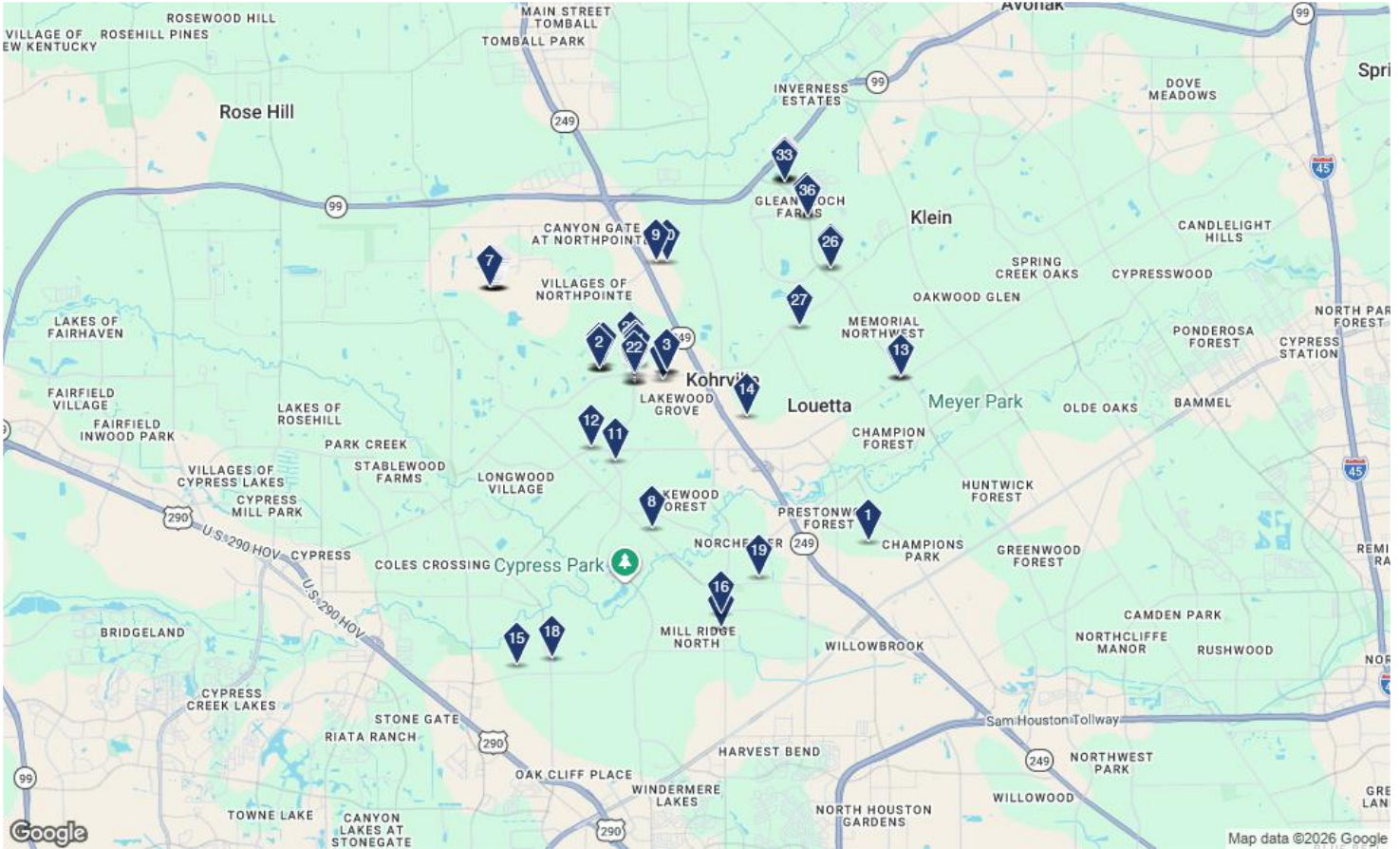
Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent TI Allow	Escalations Expenses
91	 Bldg L 102 Vintage Park Dr Houston, TX 77070 <i>FM 1960/Hwy 249 Submarket</i>	Dunhill Partners, Inc.	3,798 New Direct	Oct 2025			
92	 Two Chasewood 20405 State Highway 249 Houston, TX 77070 <i>FM 1960/Hwy 249 Submarket</i>	Legacy Directional Nitya Capital	6,312 New Direct	Nov 2025 3 Years 3 Months			
93	 12340 Jones Rd Houston, TX 77070 <i>FM 1960/Hwy 249 Submarket</i>	NewQuest Properties	1,108 New Direct	Sep 2025			
94	 16215 Prairie Lea St Cypress, TX 77429 <i>FM 1960/Hwy 249 Submarket</i>	Celebration Lutheran Church Cypress Office Rentals Llc	1,500 New Direct	Nov 2025 3 Years	\$25.60/MG		
95	 12337 Jones Rd Houston, TX 77070 <i>FM 1960/Hwy 249 Submarket</i>	Texans Benefit Winthrop Realty Group	620 New Direct	Oct 2025			
96	 Building 200 16712 Huffmeister Rd Cypress, TX 77429 <i>Northwest Outlier Submarket</i>	The Occupational Advantage Sayli Enterprises Llc	2,174 New Direct	Oct 2025 3 Years	\$25.00/NNN		

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent TI Allow	Escalations Expenses
97	 8687 Louetta Rd Spring, TX 77379 <i>FM 1960/Champions Submarket</i>	Ryan & Royale Realty Lakes Professional Building, LLC.	2,100 New Direct	Oct 2025 2 Years			

For Lease Map & List Report



	Property Name/ Address	Type	Space Use	SF Available	Asking Rent	Listing Company
1	13661 Vermarion Rd Houston, TX , 77070	Office ★★★★☆	Office	4,200	Rent Not Disclosed	Lee & Associates
2	Unit F-G-H 12422 Spring Cypress Rd Tomball, TX , 77377	Office ★★★★☆	Office	625 - 2,286	\$30.00/SF +UTIL/Year	TD Texas Realty, LLC
3	11601 Spring Cypress Rd Tomball, TX , 77377	Office ★★★★☆	Office	738	\$30.00/SF MG/Year	eXp Commercial, eXp Realty
4	11601 Spring Cypress Rd Tomball, TX , 77377	Office ★★★★☆	Office	1,136	\$21.00/SF NNN/Year	Matthews Real Estate Investment Services
5	Lakewood Office Condominiums 12406 Spring Cypress Rd Tomball, TX , 77377	Office ★★★★☆	Office	551 - 20,559	\$30.00 - 38.00/SF MG/Year	Texas Sage Properties
6	The Offices at Spring Cypress 11601 Spring-cypress Rd Tomball, TX , 77377	Office ★★★★☆	Office	738 - 2,214	\$29.67 - 30.08/SF MG/Year	Texas Sage Properties
7	Shaw Condos 17985 Shaw Rd Cypress, TX , 77429	Office	Office	600 - 42,000	\$25.76 - 30.00/SF MG/Year	Clark Gaines Properties
8	13715 Office Park Dr Houston, TX , 77070	Office ★★★★☆	Office	2,772	\$19.50/SF NNN/Year	Texas CRES LLC

	Property Name/ Address	Type	Space Use	SF Available	Asking Rent	Listing Company
9	Complete Suite in PROMOTION 11027 Northpointe Blvd Tomball, TX , 77375	Office ★★★★☆	Office	1,089	\$28.00/SF MG/Year	CBAN Commercial Real Estate
10	Northpointe Business Park 11015 Northpointe Blvd Tomball, TX , 77375	Office ★★★★☆	Office	750	\$35.00/SF MG/Year	Texas Sage Properties
11	Prosperity Point 15030 N. Eldridge Pky Cypress, TX , 77429	Office ★★★★☆	Office	1,430	\$23.00/SF NNN/Year	Texas Sage Properties
12	12837 Louetta Rd Cypress, TX , 77429	Office ★★★★☆	Multiple Space Uses	256 - 2,590	\$26.00/SF NE- GOT/Year	eXp Commercial
13	Louetta Road Business Park 8435 Louetta Rd Spring, TX , 77379	Office ★★★★☆	Office	3,366 - 12,879	\$24.00/SF NNN/Year	Texas Glocal Partners
14	Flexible Private Offices at Suite 101 10320 Lake Rd Houston, TX , 77070	Office ★★★★☆	Office	108 - 820	\$88.92 - 92.04/SF FS/Year	Ginsel Group Realty
15	Cypress Business Park Office - Suite C 12024 Knigge Cemetery Rd Cypress, TX , 77429	Office	Office	3,000	\$18.00/SF NNN/Year	Advisors Commercial Real Estate
16	12807 Jones Rd Houston, TX , 77070	Office ★★★★☆	Office	4,096	Rent Not Disclosed	S & P Interests
17	12611 Jones Rd Houston, TX , 77070	Office ★★★★☆	Office	220 - 2,548	\$15.00/SF FS/Year	Winthrop Realty Group
18	12100 Huffmeister Rd Cypress, TX , 77429	Office ★★★★☆	Office/Medical	3,262	\$35.00/SF NNN/Year	Transwestern Real Estate Services
19	10480 Grant Rd Houston, TX , 77070	Office ★★★★☆	Office	120 - 1,015	\$38.00 - 46.00/SF FS/Year	Cloud Team Realty, Inc
20	±3,567 SF office bldg on ±0.93 acre... 17217 N Eldridge Pky Tomball, TX , 77377	Office ★★★★☆	Office	1,200 - 3,500	\$21.00/SF NNN/Year	Texas CRES LLC
21	Flagship Office Condominiums 17138 N Eldridge Pky Tomball, TX , 77377	Office ★★★★☆	Office	1,250	Rent Not Disclosed	Bridget Moore Group
22	Pelican Park 16826 N Eldridge Pky Tomball, TX , 77377	Office ★★★★☆	Office	1,681 - 3,385	\$21.00/SF NNN/Year	Tisona Real Estate Services LLC
23	N Eldridge Pky 16430 N Eldridge Pky Tomball, TX , 77377	Office ★★★★☆	Office	1,430 - 6,246	Rent Not Disclosed	Texas CRES LLC
24	Flagship Office Condominiums 17150 N Eldridge Pkwy Tomball, TX , 77377	Office ★★★★☆	Office	625	\$35.52/SF NNN/Year	Texas CRES LLC
25	Flagship Office Condominiums 17134 N Eldridge Pkwy Tomball, TX , 77377	Office ★★★★☆	Office	1,250	\$34.00/SF MG/Year	Texas Sage Properties
26	Pin Oak Office Village 8900 Eastloch Dr Spring, TX , 77379	Office ★★★★☆	Office	156 - 1,116	\$24.00 - 36.80/SF MG/Year	Texas Sage Properties
27	17523 Chaseloch St Spring, TX , 77379	Office ★★★★☆	Office	1,500	\$27.00/SF MG/Year	Lee & Associates
28	Bldg 10 20008 Champion Forest Dr Spring, TX , 77379	Office ★★★★☆	Office	1,225	\$24.49/SF NNN/Year	AIM Commercial Brokerage, LLC

	Property Name/ Address	Type	Space Use	SF Available	Asking Rent	Listing Company
29	Champion Forest Office Center 20008 Champion Forest Dr Spring, TX , 77379	Office ★★★★☆	Office/Medical	1,225 - 3,675	\$22.53/SF NNN/Year	SHB Development LLC
30	Bldg. 11 20008 Champion Forest Dr Spring, TX , 77379	Office ★★★★☆	Office	1,225	Rent Not Disclosed	Gooch Flencher Real Es- tate
31	Bldg. 1 20008 Champion Forest Dr Spring, TX , 77379	Office ★★★★☆	Office	1,225 - 3,675	Rent Not Disclosed	Archway Advisors
32	20008 Champion Forest Dr Spring, TX , 77379	Office ★★★★☆	Office	1,225	Rent Not Disclosed	Newcor Commercial Real Estate
33	Bldg. 2 20008 Champion Forest Dr Spring, TX , 77379	Office ★★★★☆	Office	1,225	Rent Not Disclosed	Lazo Realty
34	Highly Updated Building 12 20008 Champion Forest Dr Spring, TX , 77379	Office ★★★★☆	Office/Medical	1,225	Rent Not Disclosed	Edmonds and Company
35	19515 Champion Forest Dr Spring, TX , 77379	Office ★★★★☆	Office/Retail	1,354	\$27.00/SF NNN/Year	Texas CRES LLC
36	Office Enclave at Gleannloch 19427 Champion Forest Dr Spring, TX , 77379	Office ★★★★☆	Office	1,250	\$25.00/SF +UTIL/Year	Walzel Commercial



OFFICES OF LAKEWOOD CONDOMINIUM

5-MILE OFFICE CONDOMINIUM TRADE AREA DEMOGRAPHICS REPORT

12406–12462 Spring Cypress Road, Tomball, Texas 77377

Report Date: July 27, 2026

Prepared by Mike Navarette, **CCIM**

EXECUTIVE SUMMARY

The 5-mile trade area contains 218,009 residents and 78,778 households, with a median household income of \$117,538. Approximately 38.4% of households earn \$150,000 or more.^{1 2}

White-collar occupations represent 74.8% of employment, while 49.5% of adults have a bachelor's, graduate or professional degree. The trade area contains 6,641 businesses employing 52,908 people, supported by a diverse base of professional, technical, financial, real estate, healthcare, educational and administrative services.^{1 3}

TRADE AREA DEMOGRAPHICS

The trade area has substantial population and household scale, a median age of 38.1 and a large working-age population. Its household size, diversity and residential investment indicate an established suburban area capable of supporting professional and business services.^{1 2 4}

ESRI POPULATION TRENDS AND KEY INDICATORS

Indicator	5-Mile Trade Area
Population	218,009
Households	78,778
Average household size	2.75
Median age	38.1
Median household income	\$117,538

Indicator	5-Mile Trade Area
Median home value	\$356,858
Wealth index	130
Housing-affordability index	114
Diversity index	79

Residents between ages 18 and 64 represent 61.4% of the population. Residents under age 18 account for 23.7%, while those age 65 or older represent 14.9%. The Population Overview reports a diversity index of 79.1.⁴

Population size alone does not guarantee office demand; however, the trade area's population composition provides a broad base for professional and client-facing services.

HOUSEHOLD INCOME AND FINANCIAL CAPACITY

The trade area has a median household income of \$117,538, per capita income of \$55,505 and median net worth of \$444,985.¹

ESRI KEY FACTS—HOUSEHOLD INCOME

Household income	Percentage
Less than \$15,000	4.7%
\$15,000–\$24,999	3.3%
\$25,000–\$34,999	3.6%
\$35,000–\$49,999	6.5%
\$50,000–\$74,999	14.1%
\$75,000–\$99,999	10.9%
\$100,000–\$149,999	18.6%
\$150,000–\$199,999	14.8%
\$200,000 or more	23.6%
Combined \$150,000 or more	38.4%

The income distribution, median net worth, wealth index and median home value demonstrate meaningful household financial capacity and residential investment. These characteristics support an environment conducive to business ownership, professional services and long-term investment in office space.

WORKFORCE AND EDUCATIONAL ACHIEVEMENT

White-collar occupations account for 74.8% of employment, and the unemployment rate is 4.4%. Approximately 49.5% of adults have achieved a bachelor's, graduate or professional degree.¹

ESRI KEY FACTS—EDUCATION AND EMPLOYMENT

Indicator	5-Mile Trade Area
Bachelor's, graduate or professional degree	49.5%
Some college or associate degree	26.5%
High school graduate	18.9%
No high school diploma	5.1%
White-collar occupations	74.8%
Blue-collar occupations	13.7%
Service occupations	11.6%
Unemployment rate	4.4%

ESRI TAPESTRY—PROFESSIONAL OCCUPATIONS

Occupation	Employees	Percentage
Management	17,995	15.8%
Business and financial	11,243	9.9%
Computer and mathematical	6,752	5.9%
Architecture and engineering	3,681	3.2%
Healthcare practitioners	5,613	4.9%
Legal	1,031	0.9%

Occupation	Employees	Percentage
Education, training and library	6,937	6.1%
Sales-related	12,159	10.7%
Office and administrative support	13,704	12.0%

The concentration of educated, managerial, technical, healthcare, financial and administrative workers contribute to the area's professional character and supports the continued use of office space.

ESRI TAPESTRY—HOUSEHOLD PROFILE

Indicator	5-Mile Trade Area
Households	78,778
Median age	38.1
Median household income	Approximately \$118,000
Median home value	Approximately \$356,900
Diversity index	79.1
White-collar occupations	74.8%

The five largest Tapestry segments are Boomburbs at 20.0% of households, Savvy Suburbanites at 14.5%, Flourishing Families at 12.4%, Modern Minds at 11.6% and Professional Pride at 11.6%.⁶ These household segments further demonstrate the area's suburban scale, professional workforce and residential investment.

BUSINESS AND EMPLOYMENT BASE

The trade area contains 6,641 businesses and 52,908 employees. This equates to approximately 8.0 employees per business and 30.5 businesses per 1,000 residents.^{1 3}

Major business category	Businesses	Employees
Other services	822	4,282
Healthcare and social assistance	761	8,507
Retail trade	716	7,072

Major business category	Businesses	Employees
Professional, scientific and technical services	714	4,152
Construction	611	4,065
Accommodation and food services	510	6,363
Educational services	157	3,890

The size and diversity of the business and employment base demonstrate an established commercial environment rather than one dependent solely on future residential growth. These categories represent the overall economy and should not all be characterized as office users.

OFFICE-ORIENTED BUSINESS ACTIVITY

Office-oriented category	Businesses	Employees
Professional, scientific and technical services	714	4,152
Legal services	110	522
Real estate, rental and leasing	352	2,267
Finance and insurance	361	1,798
Information	91	448
Management of companies	24	92
Administrative and support services*	245	2,254
Educational services	157	3,890
Civic and other organizations	250	1,005

*The source category also includes waste-management services.

Ambulatory healthcare includes 560 businesses employing 4,162 people. Its reported subcategories include:

Ambulatory-healthcare subcategory	Businesses	Employees
Physicians and doctors	219	1,811

Ambulatory-healthcare subcategory Businesses		Employees
Dentists	115	742
Specialty health practitioners	97	397
Outpatient and urgent care	26	270
Medical and diagnostic laboratories	18	131
Home-healthcare services	34	221

The parent ambulatory-healthcare category and its subcategories are presented separately and are not added together. These figures demonstrate the breadth of professional and office-oriented business activity but do not verify that every establishment occupies conventional office space.

ATTRIBUTES SUPPORTING OFFICE SALES

From a potential seller's perspective, the trade area benefits from a median household income of \$117,538, median net worth of \$444,985 and median home value of \$356,858.^{1 2} It also has substantial educational achievement and a workforce that is predominantly white collar.¹

The established presence of professional, financial, healthcare, technical, real estate and administrative services indicate a mature commercial environment containing industries that commonly require permanent professional offices.³ These characteristics provide a favorable setting for office-condominium ownership, including the potential appeal of occupancy control and equity accumulation to established businesses.

ATTRIBUTES SUPPORTING OFFICE LEASING

From a potential lessor's perspective, the trade area's 218,009 residents, 78,778 households and substantial working-age population provide a broad service area for professional and client-facing businesses.^{1 2 4}

The 52,908-person employment base and diversity of professional, healthcare, financial, real estate, educational and administrative activity support the continued need for operational, administrative and client-service offices.³ Businesses of varying sizes may also require smaller, flexible or satellite locations. These characteristics provide a broad foundation for professional-office occupancy but do not determine rental rates, occupancy, absorption or lease-up time.

MARKET SUMMARY

The 5-mile trade area combines substantial population and household scale with a \$117,538 median household income, \$444,985 median net worth and \$356,858 median home value.^{1 2} It also has strong educational achievement, a 74.8% white-collar workforce and a substantial working-age population.¹

⁴

The established base of 6,641 businesses and 52,908 employees include diverse professional, technical, financial, real estate, healthcare, educational and administrative activity.^{1 3} These attributes provide a favorable setting for both office ownership and leasing while maintaining a broad economic foundation beyond any single industry.

Actual sales or leasing performance will also depend on property pricing or rental rate, suite size, property condition and finish, visibility, access, parking, permitted uses, available competing inventory and current office-market conditions.

FOOTNOTES

¹ Esri, *Key Facts – Offices of Lakewood Condominiums*, 5-mile radius, data provided by Esri and Esri-Data Axle, 2026, prepared July 27, 2026, p. 3.

² Esri, *Population Trends and Key Indicators – Offices of Lakewood Condominiums*, 5-mile radius, data provided by Esri, Esri-U.S. BLS and ACS, 2026, prepared July 27, 2026, p. 3.

³ Esri and Data Axle, *Business Summary Report (NAICS) – Offices of Lakewood Condominiums*, 5-mile radius, 2026, prepared July 27, 2026, pp. 1–3.

⁴ Esri, *Population Overview – Offices of Lakewood Condominiums*, 5-mile radius, 2026, prepared July 27, 2026, p. 3.

⁵ Esri, *Tapestry Profile – Offices of Lakewood Condominiums*, 5-mile radius, 2026, prepared July 27, 2026, p. 6.

⁶ Esri, *Tapestry Profile – Offices of Lakewood Condominiums*, 5-mile radius, 2026, prepared July 27, 2026, p. 5.

Business Summary Report (NAICS)

Offices of Lakewood Condominiums
12420 Spring Cypress Rd, Tomball, Texas, 77377
Rings: 1, 3, 5 mile radii



Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses	300	2,364	6,641
Total Employees	1,971	18,606	52,908
Total Population	14,938	92,839	218,009
Employee/Population Ratio (per 100)	13.2	20.0	24.3

by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
Agriculture, Forestry, Fishing & Hunting (11)	0	0.0%	0	0.0%	4	0.2%	16	0.1%	16	0.2%	58	0.1%
Mining (21)	2	0.7%	7	0.4%	7	0.3%	322	1.7%	27	0.4%	943	1.8%
Utilities (22)	0	0.0%	1	0.1%	8	0.3%	88	0.5%	24	0.4%	215	0.4%
Construction (23)	31	10.3%	139	7.0%	239	10.1%	1,387	7.5%	611	9.2%	4,065	7.7%
Building Construction (236)	14	4.7%	77	3.9%	97	4.1%	524	2.8%	235	3.5%	1,444	2.7%
Heavy/Civil Eng Construction (237)	2	0.7%	15	0.8%	16	0.7%	121	0.7%	43	0.7%	382	0.7%
Specialty Trade Contractor (238)	15	5.0%	48	2.4%	127	5.4%	742	4.0%	333	5.0%	2,239	4.2%
Manufacturing (31-33)	9	3.0%	76	3.9%	66	2.8%	679	3.6%	183	2.8%	2,732	5.2%
Wholesale Trade (42)	10	3.3%	62	3.1%	62	2.6%	455	2.5%	172	2.6%	1,426	2.7%
Durable Goods (423)	9	3.0%	59	3.0%	52	2.2%	392	2.1%	142	2.1%	1,210	2.3%
Nondurable Goods (424)	1	0.3%	3	0.1%	7	0.3%	54	0.3%	25	0.4%	192	0.4%
Wholesale Trade Broker (425)	0	0.0%	0	0.0%	2	0.1%	10	0.1%	5	0.1%	23	0.0%



Source: This infographic contains data provided by Esri-Data Axle (2026), Esri (2026). Data note: Not all NAICS subcategories for a 2 digit major category are being shown. Business summaries are based on primary NAICS assignment by Data Axle.

Business Summary Report (NAICS)

Offices of Lakewood Condominiums
12420 Spring Cypress Rd, Tomball, Texas, 77377
Rings: 1, 3, 5 mile radii



by NAICS Codes	1 mile				3 miles				5 miles			
	Businesses Number	%	Employees Number	%	Businesses Number	%	Employees Number	%	Businesses Number	%	Employees Number	%
Retail Trade (44-45)	24	8.0%	433	22.0%	267	11.3%	3,373	18.1%	716	10.8%	7,072	13.4%
Motor Vehicle & Parts Dealers (441)	2	0.7%	58	2.9%	34	1.4%	773	4.2%	88	1.3%	994	1.9%
Furniture & Home Furnishings (4491)	1	0.3%	7	0.4%	12	0.5%	63	0.3%	24	0.4%	118	0.2%
Electronics & Appliance Retailers (4492)	0	0.0%	1	0.1%	5	0.2%	37	0.2%	19	0.3%	99	0.2%
Building & Garden Equipment (444)	1	0.3%	11	0.6%	23	1.0%	152	0.8%	72	1.1%	806	1.5%
Food & Beverage Retailers (445)	4	1.3%	49	2.5%	45	1.9%	764	4.1%	115	1.7%	1,659	3.1%
Pharmacy & Personal Care Retailers (456)	3	1.0%	21	1.1%	27	1.1%	192	1.0%	80	1.2%	532	1.0%
Gasoline and Other Fuel Dealers (457)	1	0.3%	3	0.1%	18	0.8%	83	0.5%	54	0.8%	235	0.4%
Clothing, Shoe, & Jewelry Retailers (458)	2	0.7%	6	0.3%	21	0.9%	106	0.6%	52	0.8%	233	0.4%
Sports, Hobby, & Music Retailers (459)	3	1.0%	34	1.7%	38	1.6%	306	1.6%	112	1.7%	612	1.2%
General Merchandise Retailers (455)	6	2.0%	244	12.4%	44	1.9%	898	4.8%	99	1.5%	1,784	3.4%
Transportation & Warehousing (48-49)	4	1.3%	58	2.9%	48	2.0%	311	1.7%	120	1.8%	685	1.3%
Truck Transportation (484)	1	0.3%	7	0.4%	24	1.0%	131	0.7%	58	0.9%	258	0.5%
Information (51)	3	1.0%	16	0.8%	34	1.4%	206	1.1%	91	1.4%	448	0.8%
Finance & Insurance (52)	18	6.0%	88	4.5%	124	5.3%	618	3.3%	361	5.4%	1,798	3.4%
Central Bank, Credit & Related (521-522)	5	1.7%	34	1.7%	40	1.7%	252	1.4%	104	1.6%	570	1.1%
Securities & Commodity Contracts (523)	6	2.0%	19	1.0%	40	1.7%	140	0.8%	115	1.7%	581	1.1%
Funds, Trusts & Other Financial (524-525)	6	2.0%	34	1.7%	45	1.9%	226	1.2%	142	2.1%	646	1.2%
Real Estate, Rental & Leasing (53)	12	4.0%	36	1.8%	117	5.0%	443	2.4%	352	5.3%	2,267	4.3%
Professional, Scientific & Tech Services (54)	34	11.3%	147	7.5%	258	10.9%	1,355	7.3%	714	10.8%	4,152	7.8%
Legal Services (5411)	7	2.3%	21	1.1%	31	1.3%	123	0.7%	110	1.7%	522	1.0%
Management of Companies (55)	1	0.3%	3	0.1%	8	0.3%	27	0.1%	24	0.4%	92	0.2%
Admin, Support & Waste Mgmt (56)	6	2.0%	23	1.2%	76	3.2%	800	4.3%	245	3.7%	2,254	4.3%



Source: This infographic contains data provided by Esri-Data Axle (2026), Esri (2026). Data note: Not all NAICS subcategories for a 2 digit major category are being shown. Business summaries are based on primary NAICS assignment by Data Axle.

Business Summary Report (NAICS)

Offices of Lakewood Condominiums
12420 Spring Cypress Rd, Tomball, Texas, 77377
Rings: 1, 3, 5 mile radii



by NAICS Codes	1 mile				3 miles				5 miles			
	Businesses	%	Employees Number	%	Businesses	%	Employees Number	%	Businesses	%	Employees Number	%
Educational Services (61)	7	2.3%	88	4.5%	68	2.9%	1,627	8.7%	157	2.4%	3,890	7.3%
Health Care & Social Assistance (62)	40	13.3%	337	17.1%	224	9.5%	2,232	12.0%	761	11.5%	8,507	16.1%
Ambulatory Health Care (621)	33	11.0%	235	11.9%	166	7.0%	1,135	6.1%	560	8.4%	4,162	7.9%
Physicians & Doctors (6211)	12	4.0%	93	4.7%	52	2.2%	413	2.2%	219	3.3%	1,811	3.4%
Dentists (6212)	8	2.7%	63	3.2%	42	1.8%	268	1.4%	115	1.7%	742	1.4%
Specialty Health Practitioners (6213)	2	0.7%	7	0.4%	26	1.1%	89	0.5%	97	1.5%	397	0.8%
Outpatient & Urgent Care (6214)	2	0.7%	5	0.3%	9	0.4%	61	0.3%	26	0.4%	270	0.5%
Medical & Diagnostic Labs (6215)	0	0.0%	0	0.0%	4	0.2%	17	0.1%	18	0.3%	131	0.3%
Home Health Care Services (6216)	3	1.0%	15	0.8%	12	0.5%	57	0.3%	34	0.5%	221	0.4%
Other Ambulatory Health (6219)	6	2.0%	51	2.6%	21	0.9%	231	1.2%	51	0.8%	590	1.1%
Hospital (622)	1	0.3%	4	0.2%	10	0.4%	389	2.1%	37	0.6%	1,755	3.3%
Nursing/Residential Care Facilities (623)	3	1.0%	44	2.2%	12	0.5%	192	1.0%	41	0.6%	945	1.8%
Social Assistance (624)	3	1.0%	0.8%	2.7%	36	1.5%	0.3%	2.8%	123	1.9%	0.4%	3.1%
Arts, Entertainment & Recreation (71)	8	2.7%	33	1.7%	45	1.9%	309	1.7%	133	2.0%	919	1.7%
Accommodation & Food Services (72)	18	6.0%	178	9.0%	183	7.7%	2,598	14.0%	510	7.7%	6,363	12.0%
Accommodation (721)	0	0.0%	0	0.0%	7	0.3%	77	0.4%	29	0.4%	283	0.5%
Food & Drinking Places (722)	18	6.0%	178	9.0%	176	7.5%	2,521	13.6%	481	7.2%	6,081	11.5%
Other Services Except Public Admin (81)	44	14.7%	242	12.3%	302	12.8%	1,480	8.0%	822	12.4%	4,282	8.1%
Repair & Maintenance (811)	14	4.7%	103	5.2%	71	3.0%	538	2.9%	219	3.3%	1,595	3.0%
Auto Repair & Maintenance (8111)	12	4.0%	90	4.6%	52	2.2%	411	2.2%	146	2.2%	1,011	1.9%
Personal & Laundry Service (812)	18	6.0%	96	4.9%	135	5.7%	608	3.3%	353	5.3%	1,682	3.2%
Civic and Other Orgs (813)	12	4.0%	43	2.2%	96	4.1%	334	1.8%	250	3.8%	1,005	1.9%
Public Administration (92)	0	0.0%	0	0.0%	8	0.3%	270	1.4%	30	0.5%	685	1.3%
Unclassified Establishments (99)	28	9.3%	2	0.1%	215	9.1%	12	0.1%	572	8.6%	56	0.1%
Total (11-99)	300	100.0%	1,971	100.0%	2,364	100.0%	18,606	100.0%	6,641	100.0%	52,908	100.0%



Source: This infographic contains data provided by Esri-Data Axle (2026), Esri (2026). Data note: Not all NAICS subcategories for a 2 digit major category are being shown. Business summaries are based on primary NAICS assignment by Data Axle.

Key Facts

Offices of Lakewood Condominiums (1 mile)
12420 Spring Cypress Rd, Tomball, Texas, 77377
Ring: 1 mile radius

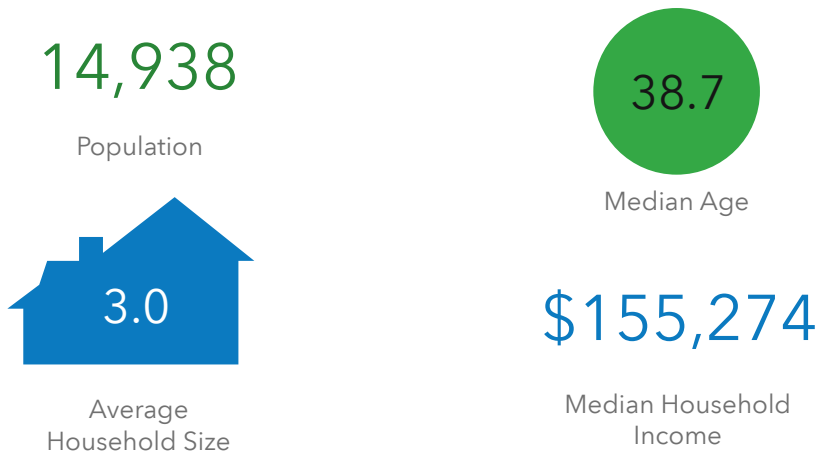
Prepared by Esri
Latitude: 30.01517
Longitude: -95.61689



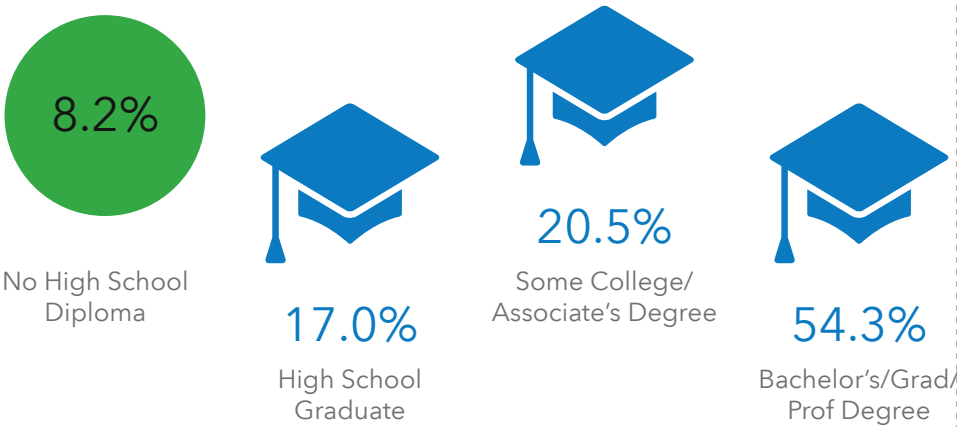
Key Facts

Offices of Lakewood Condominiums
Ring: 1 mile radius

KEY FACTS



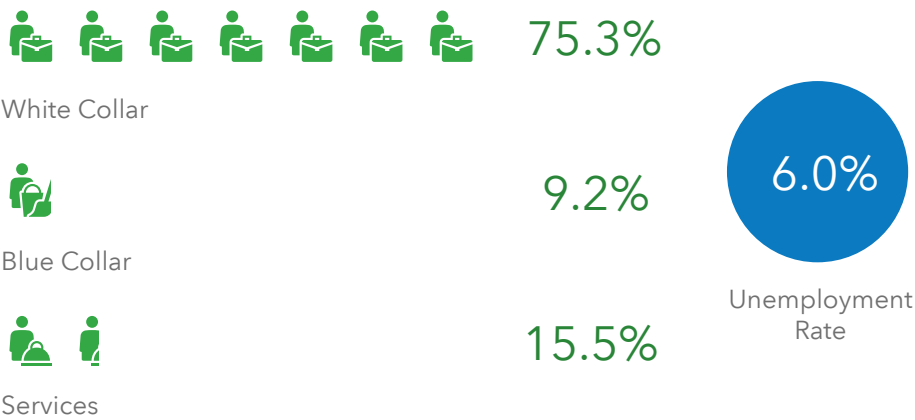
EDUCATION



BUSINESS



EMPLOYMENT



INCOME



2026 Households by income (Esri)

The largest group: \$200,000+ (32.0%)
The smallest group: \$15,000 - \$24,999 (0.5%)

Indicator ⓘ	Value	Diff	
<\$15,000	5.2%	-3.9%	
\$15,000 - \$24,999	0.5%	-5.6%	
\$25,000 - \$34,999	2.4%	-4.1%	
\$35,000 - \$49,999	4.0%	-5.7%	
\$50,000 - \$74,999	8.7%	-6.9%	
\$75,000 - \$99,999	5.0%	-7.0%	
\$100,000 - \$149,999	21.1%	+5.1%	
\$150,000 - \$199,999	21.2%	+11.5%	
\$200,000+	32.0%	+16.8%	

Bars show deviation from Harris County

Source: This infographic contains data provided by Esri (2026, 2031), Esri-Data Axle (2026). © 2026 Esri

Source: This infographic contains data provided by Esri (2026, 2031), Esri-Data Axle (2026).

Key Facts

Offices of Lakewood Condominiums (3 miles)
12420 Spring Cypress Rd, Tomball, Texas, 77377
Ring: 3 mile radius

Prepared by Esri
Latitude: 30.01517
Longitude: -95.61689

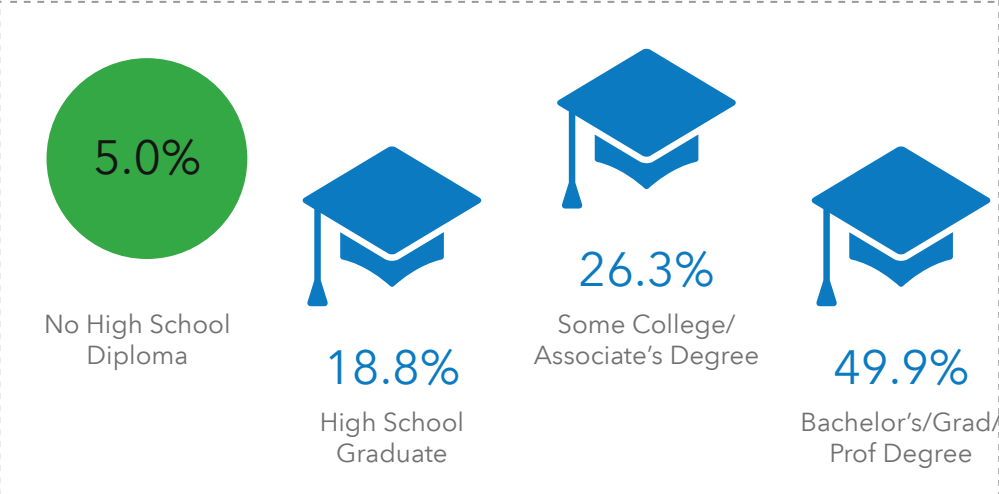
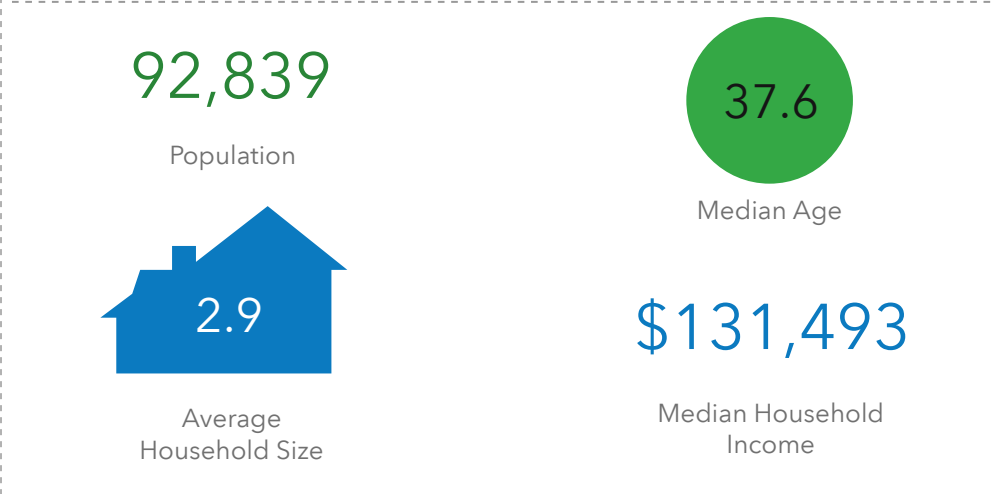


Key Facts

Offices of Lakewood Condominiums
Ring: 3 mile radius

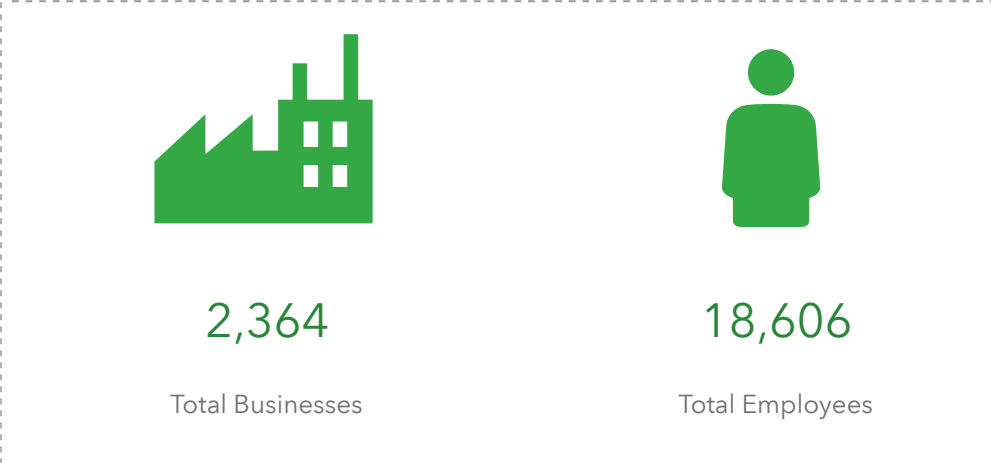
KEY FACTS

EDUCATION



BUSINESS

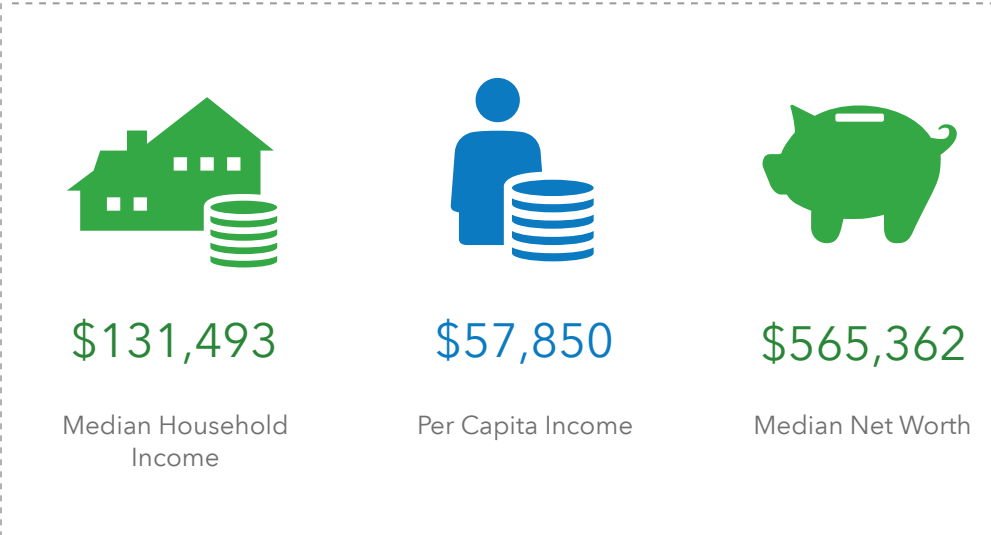
EMPLOYMENT



INCOME

2026 Households by income (Esri)

The largest group: \$200,000+ (26.6%)
The smallest group: \$25,000 - \$34,999 (2.6%)



Indicator ⓘ	Value	Diff	
<\$15,000	3.7%	-5.4%	
\$15,000 - \$24,999	3.0%	-3.1%	
\$25,000 - \$34,999	2.6%	-3.9%	
\$35,000 - \$49,999	4.9%	-4.8%	
\$50,000 - \$74,999	12.4%	-3.2%	
\$75,000 - \$99,999	9.8%	-2.2%	
\$100,000 - \$149,999	20.7%	+4.7%	
\$150,000 - \$199,999	16.3%	+6.6%	
\$200,000+	26.6%	+11.4%	

Bars show deviation from Harris County

Source: This infographic contains data provided by Esri (2026, 2031), Esri-Data Axle (2026). © 2026 Esri

Source: This infographic contains data provided by Esri (2026, 2031), Esri-Data Axle (2026).

Key Facts

Offices of Lakewood Condominiums (5 miles)
12420 Spring Cypress Rd, Tomball, Texas, 77377
Ring: 5 mile radius

Prepared by Esri
Latitude: 30.01517
Longitude: -95.61689



Key Facts

Offices of Lakewood Condominiums
Ring: 5 mile radius

KEY FACTS

218,009

Population



Average Household Size

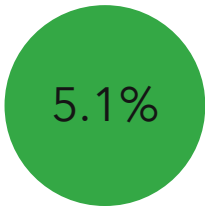


Median Age

\$117,538

Median Household Income

EDUCATION



No High School Diploma



18.9%

High School Graduate



26.5%

Some College/
Associate's Degree



49.5%

Bachelor's/Grad/
Prof Degree

BUSINESS



6,641

Total Businesses



52,908

Total Employees

EMPLOYMENT



74.8%

White Collar



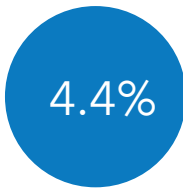
13.7%

Blue Collar



11.6%

Services



Unemployment Rate

INCOME



\$117,538

Median Household Income



\$55,505

Per Capita Income



\$444,985

Median Net Worth

2026 Households by income (Esri)

The largest group: \$200,000+ (23.6%)

The smallest group: \$15,000 - \$24,999 (3.3%)

Indicator ⓘ	Value	Diff	
<\$15,000	4.7%	-4.4%	
\$15,000 - \$24,999	3.3%	-2.8%	
\$25,000 - \$34,999	3.6%	-2.9%	
\$35,000 - \$49,999	6.5%	-3.2%	
\$50,000 - \$74,999	14.1%	-1.5%	
\$75,000 - \$99,999	10.9%	-1.1%	
\$100,000 - \$149,999	18.6%	+2.6%	
\$150,000 - \$199,999	14.8%	+5.1%	
\$200,000+	23.6%	+8.4%	

Bars show deviation from Harris County

Source: This infographic contains data provided by Esri (2026, 2031), Esri-Data Axle (2026). © 2026 Esri

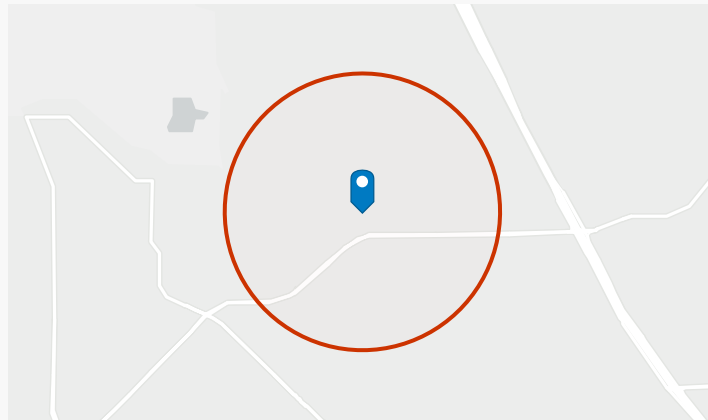
Population Overview

Offices of Lakewood Condominiums (1 mile)
12420 Spring Cypress Rd, Tomball, Texas, 77377
Ring: 1 mile radius

Prepared by Esri
Latitude: 30.01517
Longitude: -95.61689

Population Overview

Offices of Lakewood Condominiums | Ring: 1 mile radius

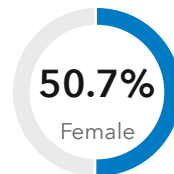


Diversity Index



38.7

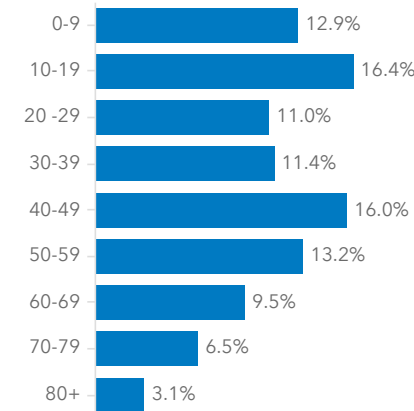
The median age for the area is **2.3% lower** than the national average of **39.6**.



The female population for the area is **0.7% higher** than the national average which has a value of **50.3%**.

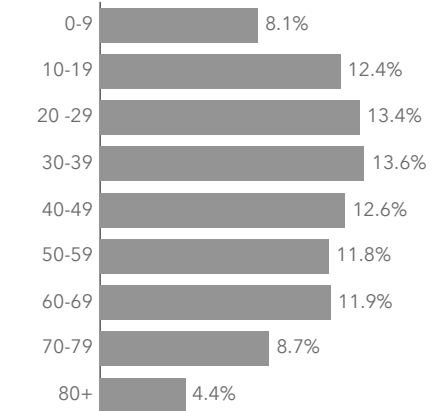
Population by Age

Selected area

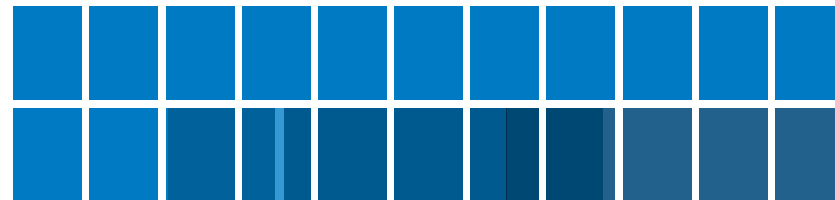


National

United States



Population by Race



White Population	(8,851)	Black Population	(991)
American Indian Population	(83)	Asian Population	(1,976)
Pacific Islander Population	(5)	Other Race Population	(877)
Population of 2+ Races	(2,155)	Others	(0)

[Source:](#) This infographic contains data provided by Esri (2026). © 2026 Esri

Source: This infographic contains data provided by Esri (2026).

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July 27, 2026

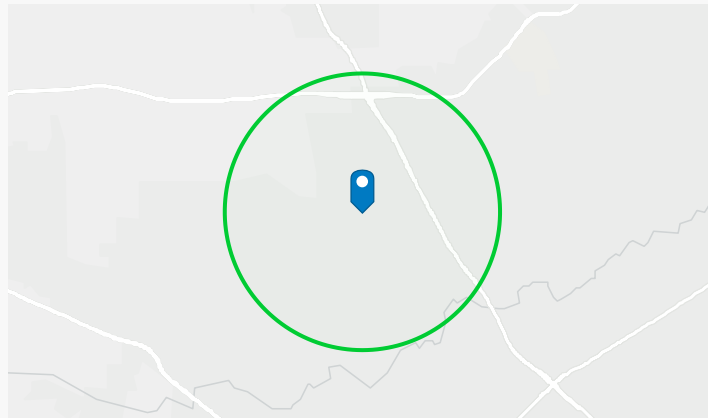
Population Overview

Offices of Lakewood Condominiums (3 miles)
12420 Spring Cypress Rd, Tomball, Texas, 77377
Ring: 3 mile radius

Prepared by Esri
Latitude: 30.01517
Longitude: -95.61689

Population Overview

Offices of Lakewood Condominiums | Ring: 3 mile radius

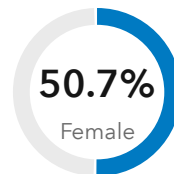


Diversity Index



37.6

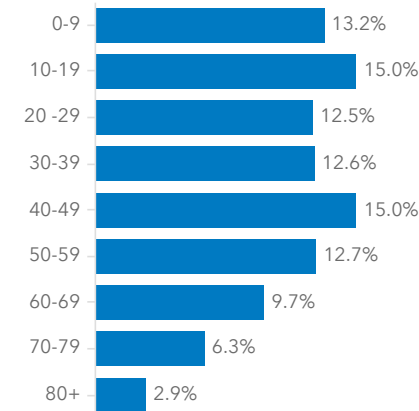
The median age for the area is **5.3% lower** than the national average of **39.6**.



The female population for the area is **0.7% higher** than the national average which has a value of **50.3%**.

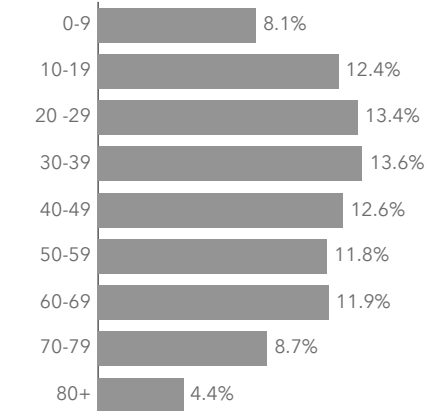
Population by Age

Selected area

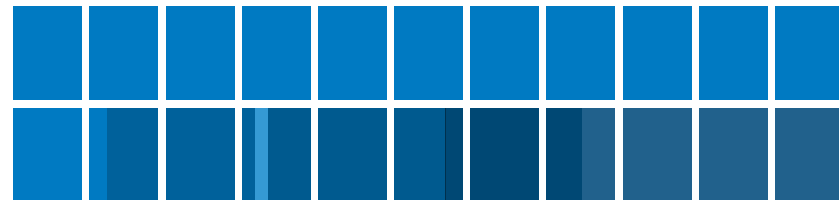


National

United States



Population by Race



[Source:](#) This infographic contains data provided by Esri (2026). © 2026 Esri

Source: This infographic contains data provided by Esri (2026).

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Page 2 of 3

July 27, 2026

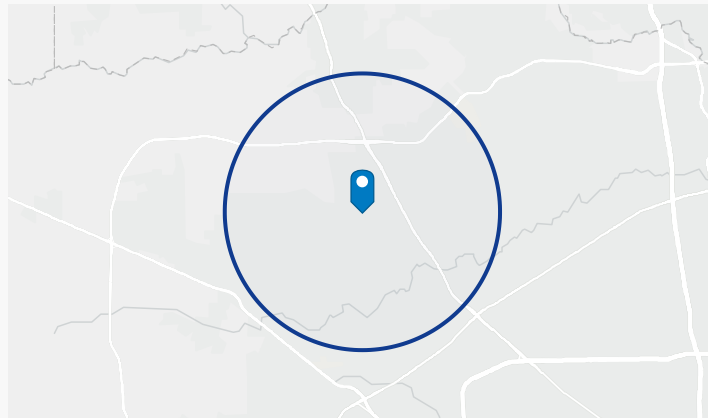
Population Overview

Offices of Lakewood Condominiums (5 miles)
12420 Spring Cypress Rd, Tomball, Texas, 77377
Ring: 5 mile radius

Prepared by Esri
Latitude: 30.01517
Longitude: -95.61689

Population Overview

Offices of Lakewood Condominiums | Ring: 5 mile radius

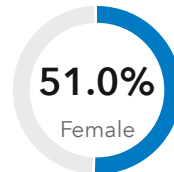


Diversity Index



38.1

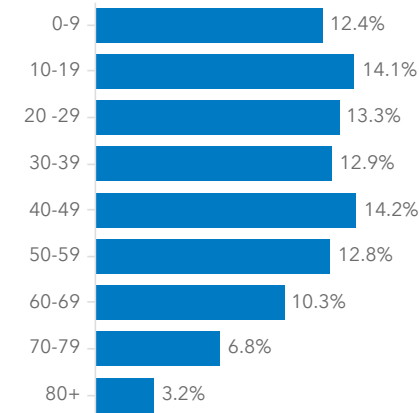
The median age for the area is **3.9% lower** than the national average of **39.6**.



The female population for the area is **1.2% higher** than the national average which has a value of **50.3%**.

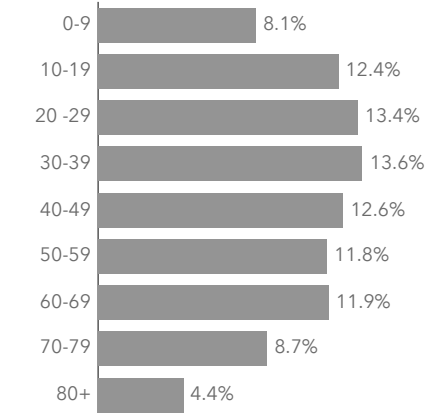
Population by Age

Selected area



National

United States



Population by Race



White Population	(117,256)	Black Population	(23,346)
American Indian Population	(1,871)	Asian Population	(22,356)
Pacific Islander Population	(166)	Other Race Population	(18,601)
Population of 2+ Races	(34,412)	Others	(0)

[Source:](#) This infographic contains data provided by Esri (2026). © 2026 Esri

Source: This infographic contains data provided by Esri (2026).

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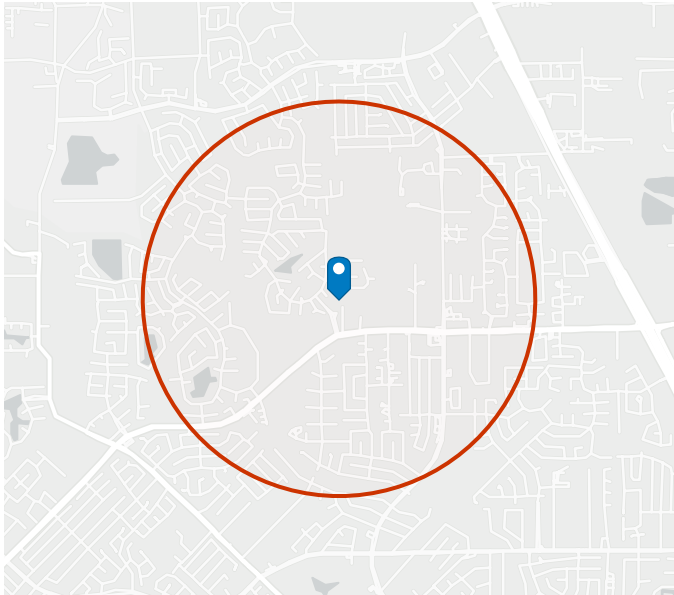
Page 3 of 3

July 27, 2026

Population Trends

Offices of Lakewood Condominiums (1 mile)
12420 Spring Cypress Rd, Tomball, Texas, 77377
Ring: 1 mile radius

Prepared by Esri
Latitude: 30.01517
Longitude: -95.61689

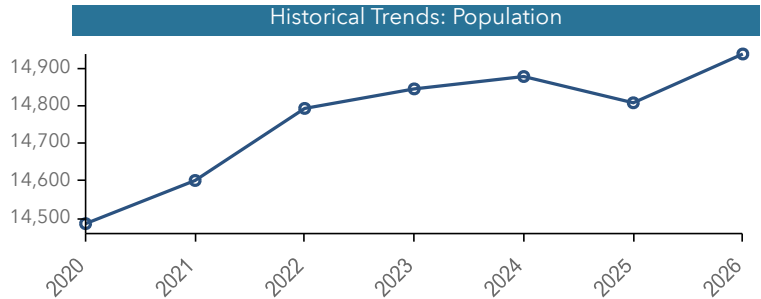


Population Trends and Key Indicators

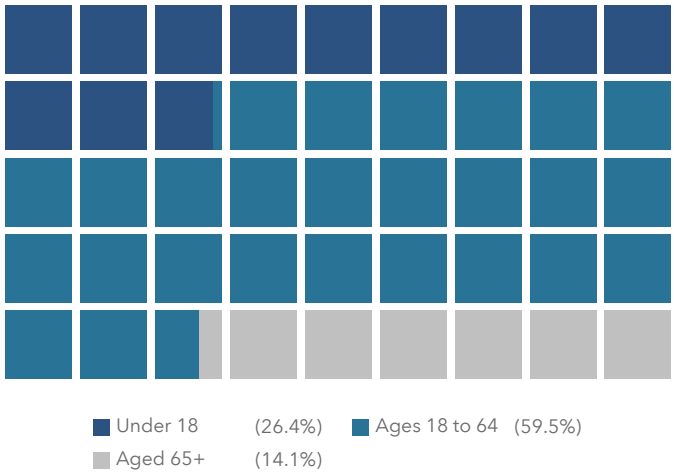
Offices of Lakewood Condominiums
Ring: 1 mile radius

14,938	4,930	3.02	38.7	\$155,274	\$387,842	173	141	73
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

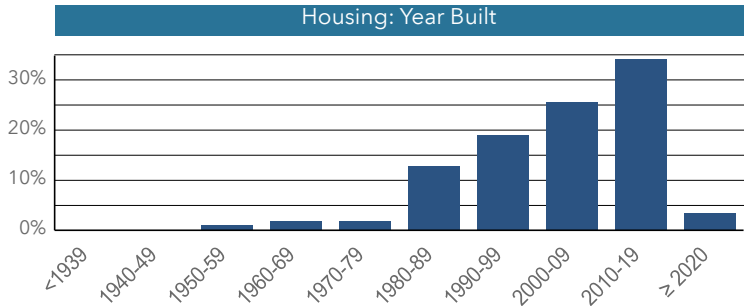
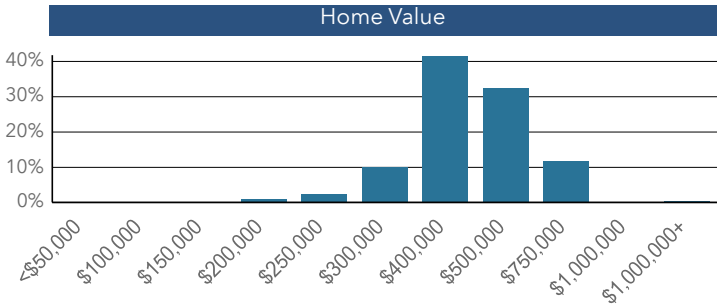
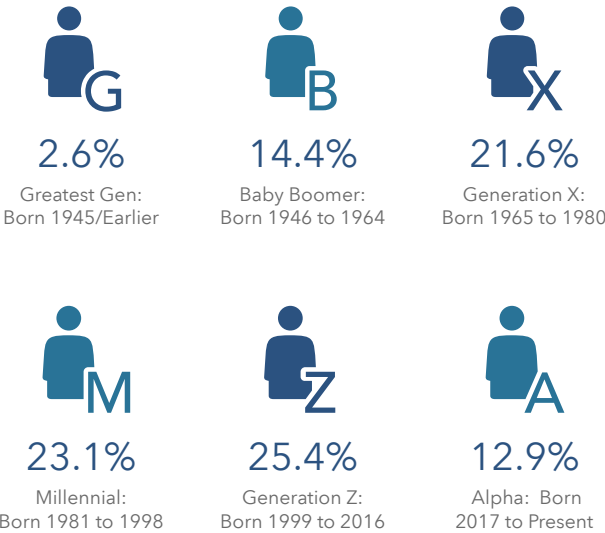
MORTGAGE INDICATORS



POPULATION BY AGE



POPULATION BY GENERATION

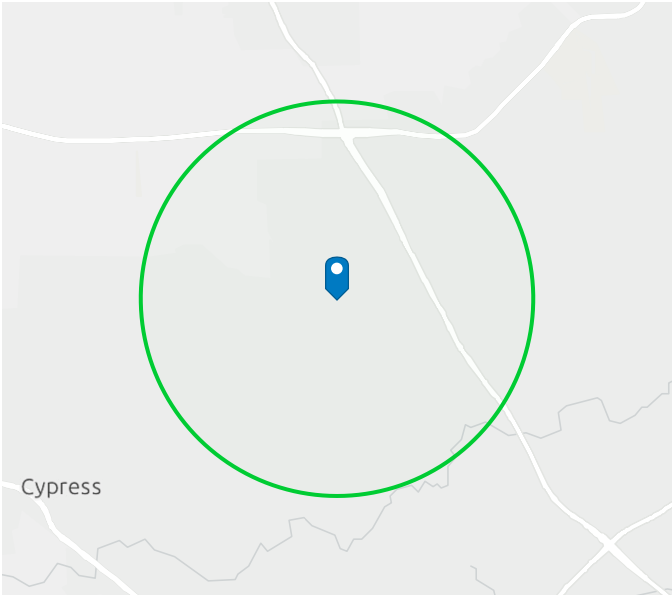


Source: This infographic contains data provided by Esri (2026, 2031), Esri-U.S. BLS (2026), ACS (2020-2024). © 2026 Esri

Population Trends

Offices of Lakewood Condominiums (3 miles)
12420 Spring Cypress Rd, Tomball, Texas, 77377
Ring: 3 mile radius

Prepared by Esri
Latitude: 30.01517
Longitude: -95.61689



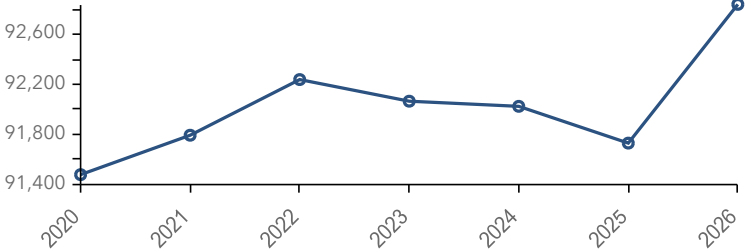
Population Trends and Key Indicators

Offices of Lakewood Condominiums								
Ring: 3 mile radius								
92,839	31,989	2.89	37.6	\$131,493	\$362,421	143	127	78
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

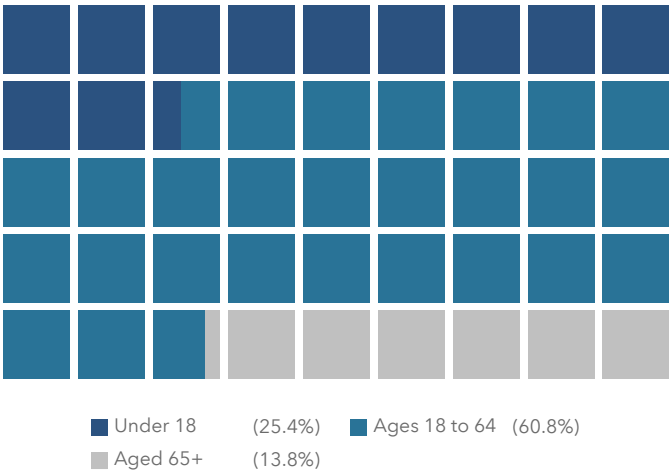
MORTGAGE INDICATORS



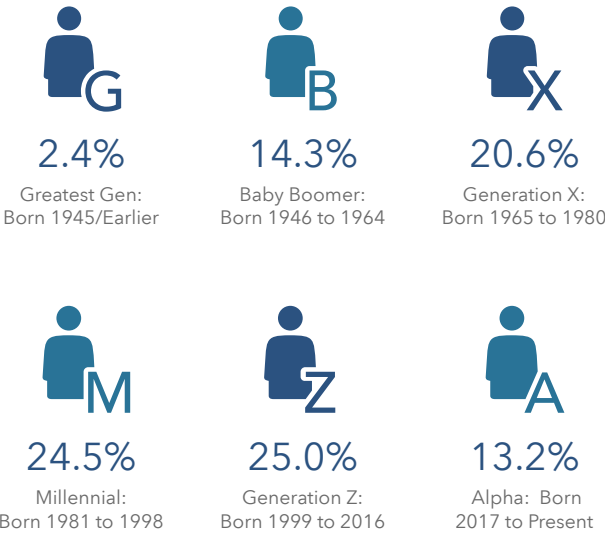
Historical Trends: Population



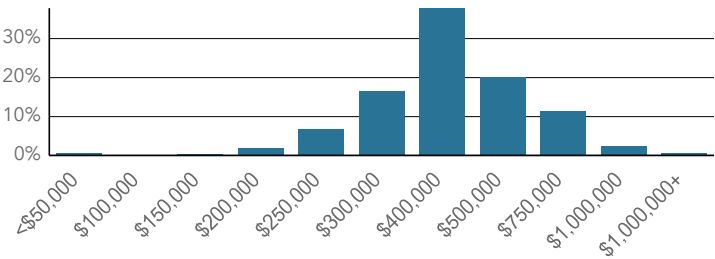
POPULATION BY AGE



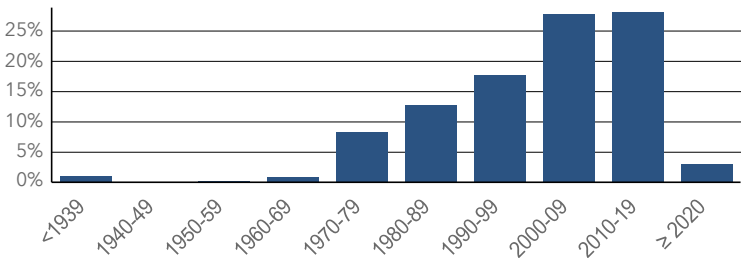
POPULATION BY GENERATION



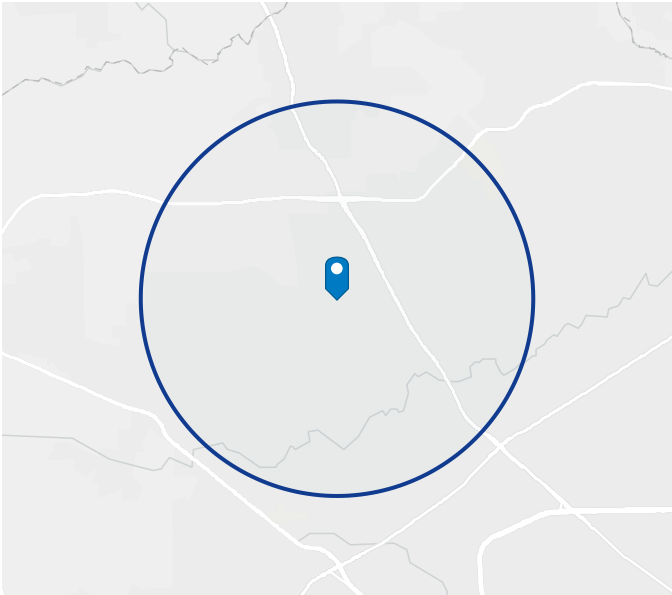
Home Value



Housing: Year Built



Source: This infographic contains data provided by Esri (2026, 2031), Esri-U.S. BLS (2026), ACS (2020-2024). © 2026 Esri

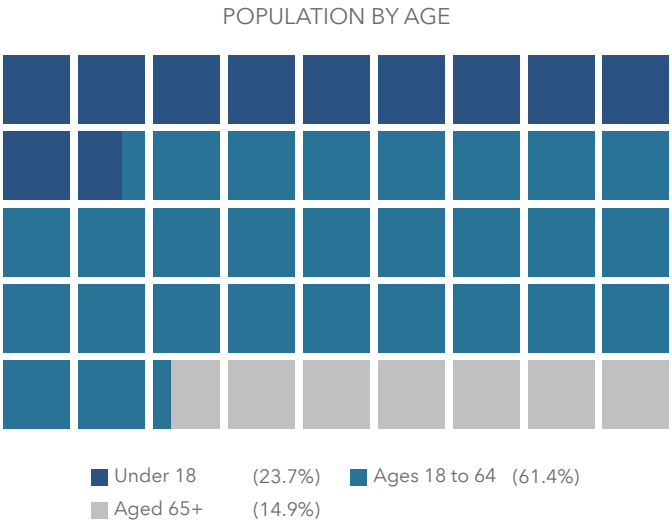
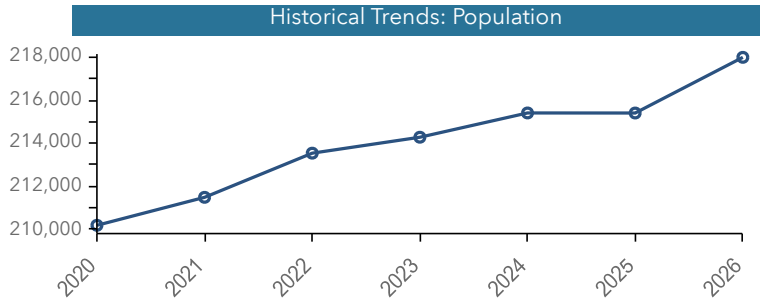


Population Trends and Key Indicators

Offices of Lakewood Condominiums
Ring: 5 mile radius

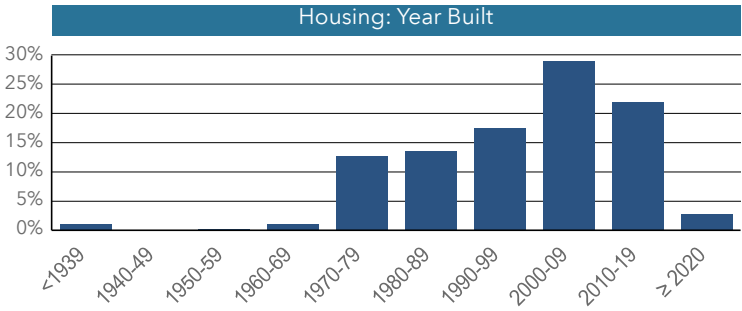
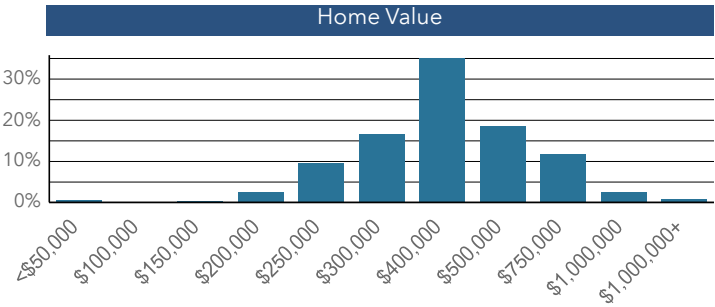
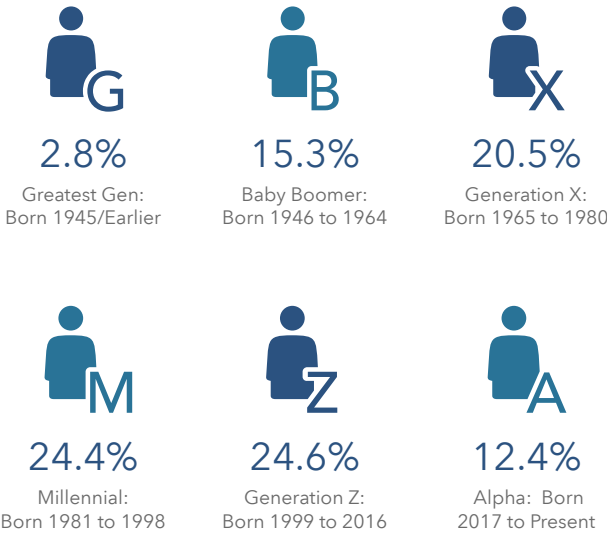
218,009	78,778	2.75	38.1	\$117,538	\$356,858	130	114	79
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS



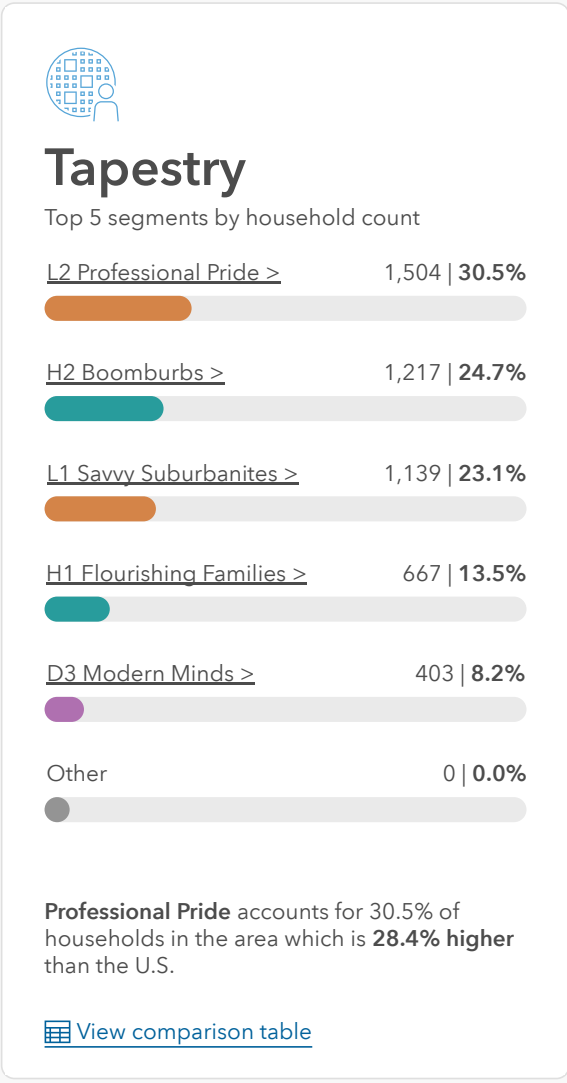
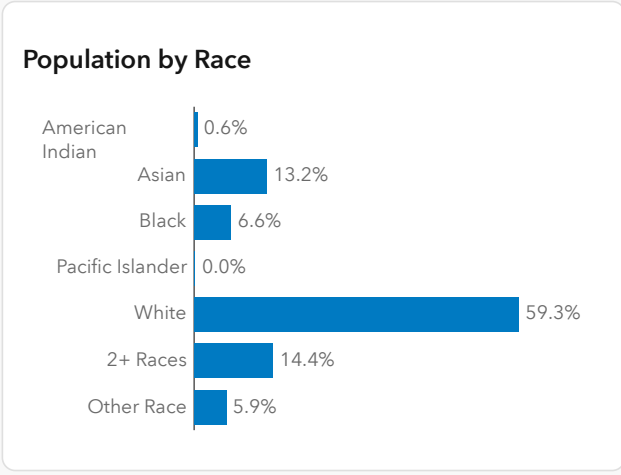
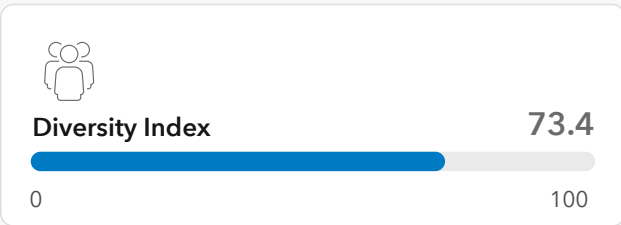
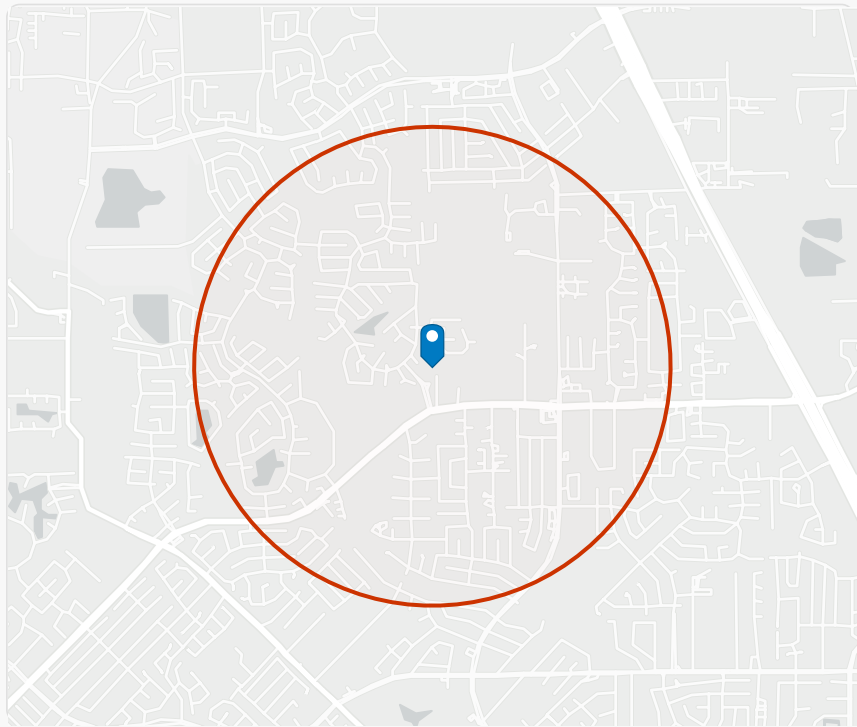
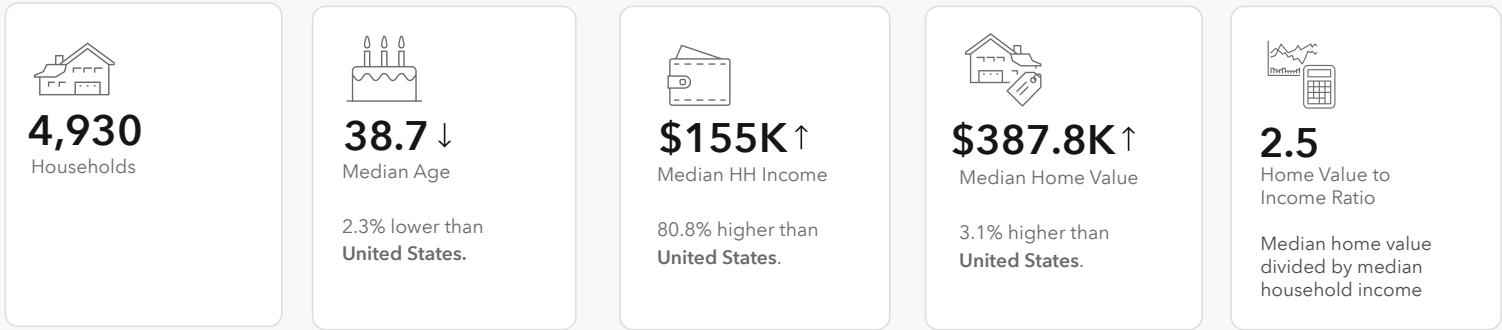
Source: This infographic contains data provided by Esri (2026, 2031), Esri-U.S. BLS (2026), ACS (2020-2024). © 2026 Esri

POPULATION BY GENERATION



Tapestry Profile

Offices of Lakewood Condominiums | Ring: 1 mile radius



Tapestry Profile

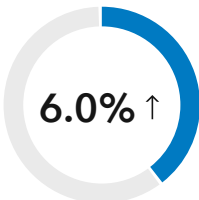
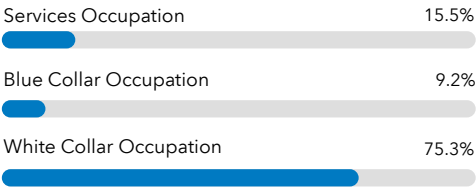
Offices of Lakewood Condominiums (1 mile)
12420 Spring Cypress Rd, Tomball, Texas, 77377
Ring: 1 mile radius

Prepared by Esri
Latitude: 30.01517
Longitude: -95.61689

Tapestry Profile | Offices of Lakewood Condominiums | Ring: 1 mile radius

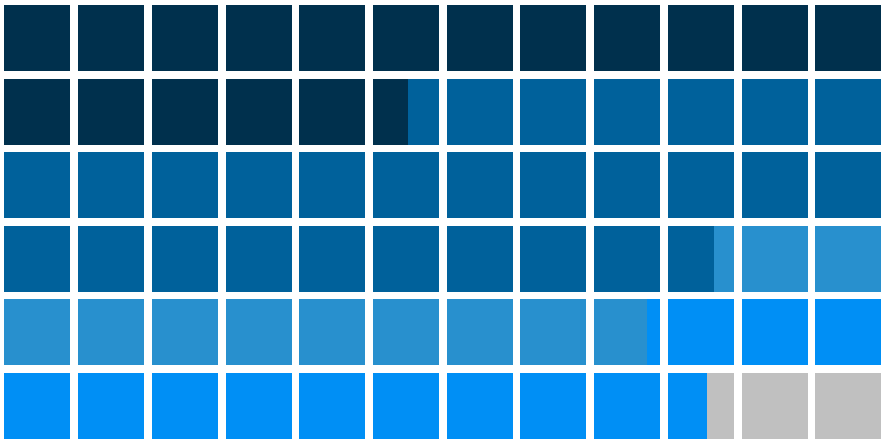


Occupation Type



Unemployment Rate
This is **36.4% higher** than Texas.

Educational Attainment



Graduate Degree (2,017) Bachelor's Degree (3,242)
Some College/No Degree (1,276) High School Diploma (1,472)
No High School Diploma (276)

Population by Occupation

Occupation	Employed	Percent	U.S. Percent	Location Quotient
Total	7,586	100.0%	100.0%	-
White Collar	5,707	75.2%	62.6%	1.20
Management	1,463	19.3%	11.8%	1.64
Business/Financial	693	9.1%	6.3%	1.45
Computer/Mathematical	530	7.0%	4.3%	1.63
Architecture/Engineering	244	3.2%	2.4%	1.32
Life/Physical/Social Sciences	116	1.5%	1.2%	1.32
Community/Social Service	135	1.8%	1.7%	1.07
Legal	97	1.3%	1.2%	1.07
Education/Training/Library	328	4.3%	6.0%	0.73
Arts/Design/Entertainment	33	0.4%	2.1%	0.20
Healthcare Practitioner	509	6.7%	6.2%	1.08
Sales and Sales Related	763	10.1%	8.7%	1.16
Office/Administrative Support	796	10.5%	10.9%	0.97
Blue Collar	701	9.2%	20.3%	0.45
Farming/Fishing/Forestry	0	0.0%	0.5%	0.00
Construction/Extraction	168	2.2%	4.6%	0.48
Installation/Maintenance/Repair	53	0.7%	3.1%	0.23
Production	217	2.9%	4.9%	0.58
Transportation/Material Moving	263	3.5%	7.2%	0.48
Services	1,178	15.5%	17.1%	0.91
Healthcare Support	92	1.2%	3.7%	0.33
Protective Service	118	1.6%	2.4%	0.66
Food Preparation/Serving	656	8.7%	5.4%	1.60
Building Maintenance	106	1.4%	3.2%	0.44
Personal Care/Service	206	2.7%	2.4%	1.11

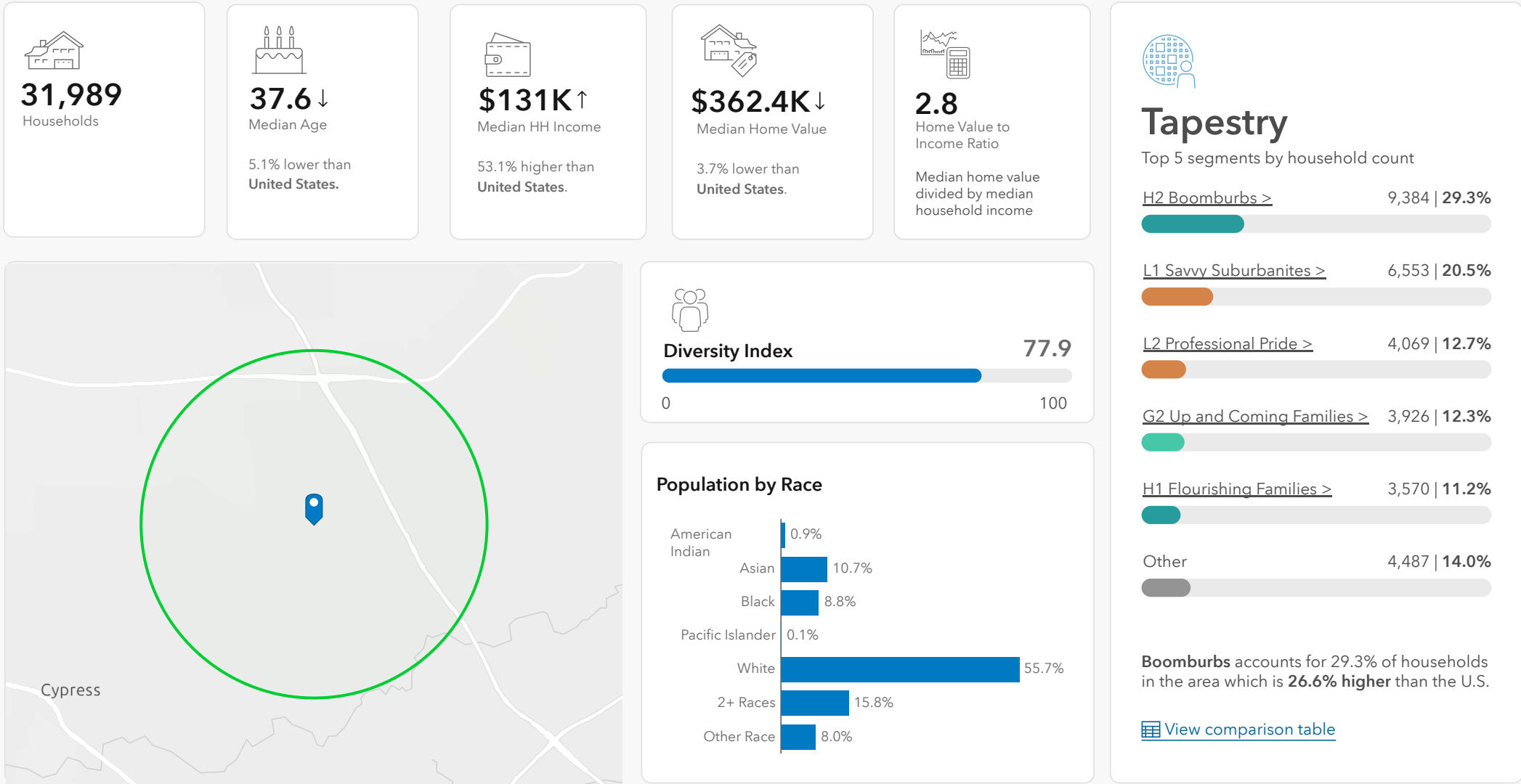
Data Note: Location Quotients compare the industry/occupation share of a local area's employment relative to that same share nationally. A value lower/greater than 1 indicates that the local area is less/more specialized in that industry or occupation category than the US as a whole.

Source: This infographic contains data provided by Esri (2026). © 2026 Esri

Source: This infographic contains data provided by Esri (2026).

Tapestry Profile

Offices of Lakewood Condominiums | Ring: 3 mile radius



Tapestry Profile

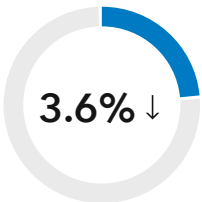
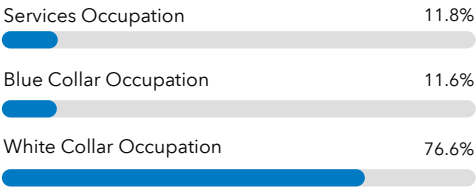
Offices of Lakewood Condominiums (3 miles)
12420 Spring Cypress Rd, Tomball, Texas, 77377
Ring: 3 mile radius

Prepared by Esri
Latitude: 30.01517
Longitude: -95.61689

Tapestry Profile | Offices of Lakewood Condominiums | Ring: 3 mile radius

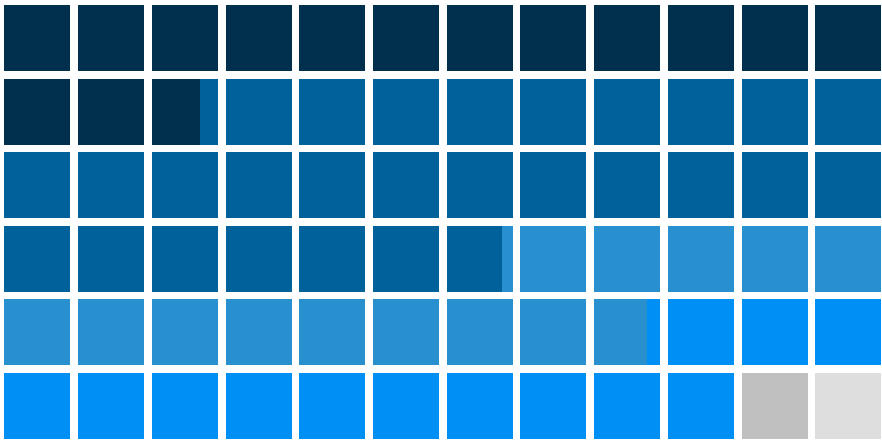


Occupation Type



Unemployment Rate
This is **18.2% lower** than Texas.

Educational Attainment



Graduate Degree (10,448) Bachelor's Degree (19,920)
Some College/No Degree (9,889) High School Diploma (9,349)
No High School Diploma (1,417)

Population by Occupation

Occupation	Employed	Percent	U.S. Percent	Location Quotient
Total	47,543	100.0%	100.0%	-
White Collar	36,429	76.6%	62.6%	1.22
Management	8,064	17.0%	11.8%	1.44
Business/Financial	4,785	10.1%	6.3%	1.60
Computer/Mathematical	2,722	5.7%	4.3%	1.34
Architecture/Engineering	1,761	3.7%	2.4%	1.52
Life/Physical/Social Sciences	538	1.1%	1.2%	0.98
Community/Social Service	1,003	2.1%	1.7%	1.27
Legal	431	0.9%	1.2%	0.76
Education/Training/Library	2,746	5.8%	6.0%	0.97
Arts/Design/Entertainment	794	1.7%	2.1%	0.78
Healthcare Practitioner	2,480	5.2%	6.2%	0.84
Sales and Sales Related	5,635	11.8%	8.7%	1.37
Office/Administrative Support	5,470	11.5%	10.9%	1.06
Blue Collar	5,512	11.6%	20.3%	0.57
Farming/Fishing/Forestry	0	0.0%	0.5%	0.00
Construction/Extraction	1,017	2.1%	4.6%	0.46
Installation/Maintenance/Repair	888	1.9%	3.1%	0.61
Production	1,367	2.9%	4.9%	0.59
Transportation/Material Moving	2,240	4.7%	7.2%	0.65
Services	5,602	11.8%	17.1%	0.69
Healthcare Support	776	1.6%	3.7%	0.44
Protective Service	656	1.4%	2.4%	0.59
Food Preparation/Serving	2,401	5.0%	5.4%	0.94
Building Maintenance	803	1.7%	3.2%	0.53
Personal Care/Service	966	2.0%	2.4%	0.83

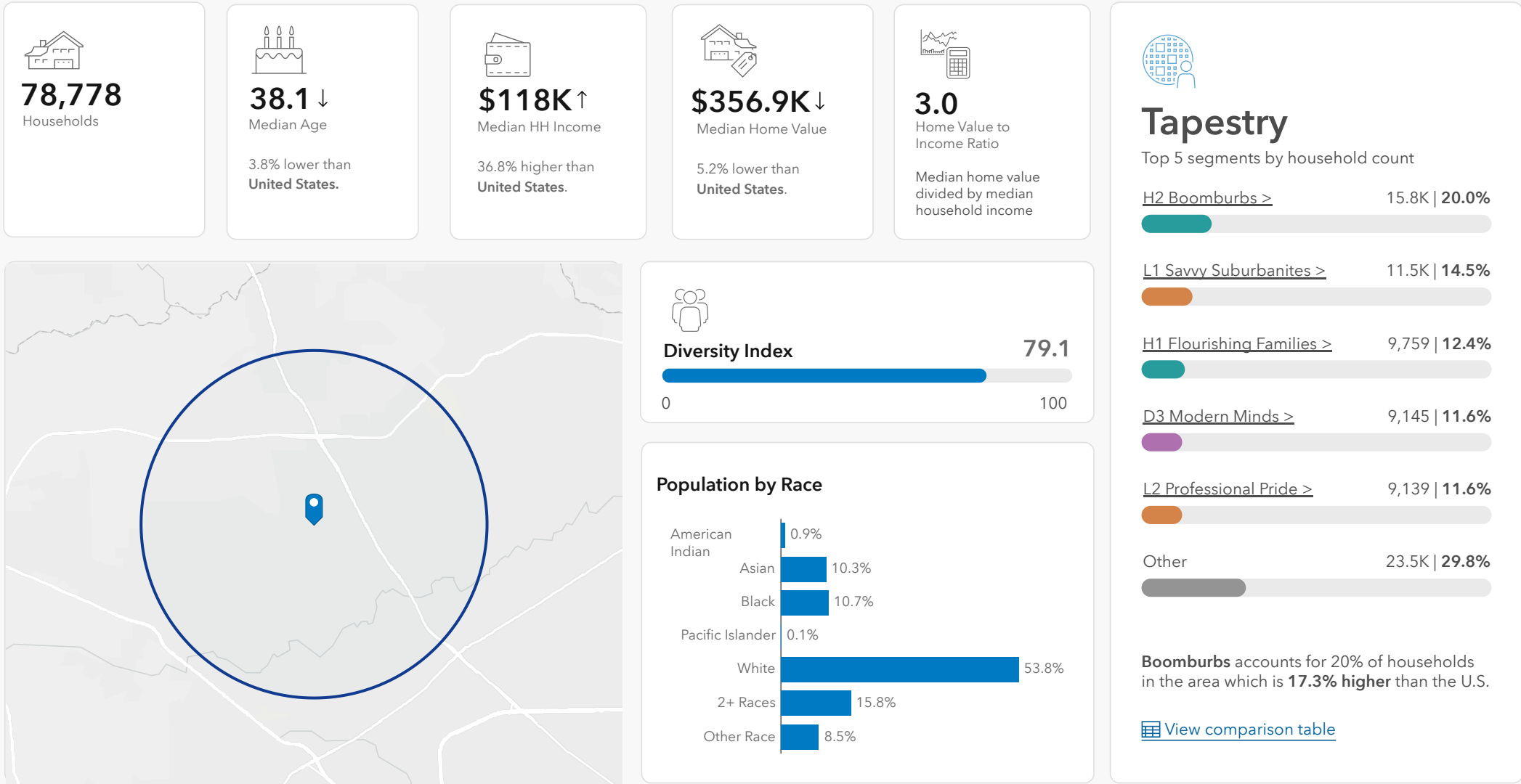
Data Note: Location Quotients compare the industry/occupation share of a local area's employment relative to that same share nationally. A value lower/greater than 1 indicates that the local area is less/more specialized in that industry or occupation category than the US as a whole.

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Source: This infographic contains data provided by Esri (2026).

Tapestry Profile

Offices of Lakewood Condominiums | Ring: 5 mile radius



Tapestry Profile

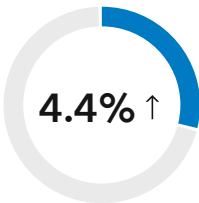
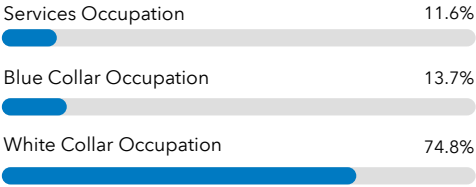
Offices of Lakewood Condominiums (5 miles)
12420 Spring Cypress Rd, Tomball, Texas, 77377
Ring: 5 mile radius

Prepared by Esri
Latitude: 30.01517
Longitude: -95.61689

Tapestry Profile | Offices of Lakewood Condominiums | Ring: 5 mile radius

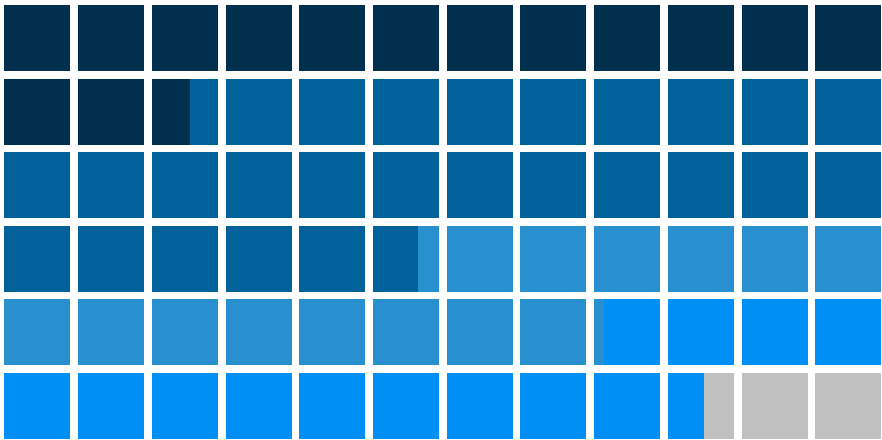


Occupation Type



Unemployment Rate
This is 0.0% lower than Texas.

Educational Attainment



Graduate Degree	(25,383)	Bachelor's Degree	(47,140)
Some College/No Degree	(25,170)	High School Diploma	(23,303)
No High School Diploma	(4,258)		

Population by Occupation

Occupation	Employed	Percent	U.S. Percent	Location Quotient
Total	113,841	100.0%	100.0%	-
White Collar	85,123	74.8%	62.6%	1.19
Management	17,995	15.8%	11.8%	1.34
Business/Financial	11,243	9.9%	6.3%	1.57
Computer/Mathematical	6,752	5.9%	4.3%	1.39
Architecture/Engineering	3,681	3.2%	2.4%	1.32
Life/Physical/Social Sciences	1,254	1.1%	1.2%	0.95
Community/Social Service	2,343	2.1%	1.7%	1.24
Legal	1,031	0.9%	1.2%	0.76
Education/Training/Library	6,937	6.1%	6.0%	1.02
Arts/Design/Entertainment	2,411	2.1%	2.1%	0.99
Healthcare Practitioner	5,613	4.9%	6.2%	0.79
Sales and Sales Related	12,159	10.7%	8.7%	1.23
Office/Administrative Support	13,704	12.0%	10.9%	1.11
Blue Collar	15,566	13.7%	20.3%	0.67
Farming/Fishing/Forestry	26	0.0%	0.5%	0.04
Construction/Extraction	2,794	2.5%	4.6%	0.53
Installation/Maintenance/Repair	2,435	2.1%	3.1%	0.70
Production	3,479	3.1%	4.9%	0.62
Transportation/Material Moving	6,832	6.0%	7.2%	0.83
Services	13,152	11.6%	17.1%	0.68
Healthcare Support	2,138	1.9%	3.7%	0.51
Protective Service	1,634	1.4%	2.4%	0.61
Food Preparation/Serving	5,185	4.5%	5.4%	0.84
Building Maintenance	1,608	1.4%	3.2%	0.45
Personal Care/Service	2,587	2.3%	2.4%	0.93

Data Note: Location Quotients compare the industry/occupation share of a local area's employment relative to that same share nationally. A value lower/greater than 1 indicates that the local area is less/more specialized in that industry or occupation category than the US as a whole.

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