






NewQuest

# 10028 WEST ROAD

10028 West Road | Houston, Texas
Medical / Professional Office Space For Lease

**Rebecca Le**
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# Project Highlights



**3.92%**
POPULATION GROWTH
WITHIN 5 MILES
FROM 2020 TO 2024

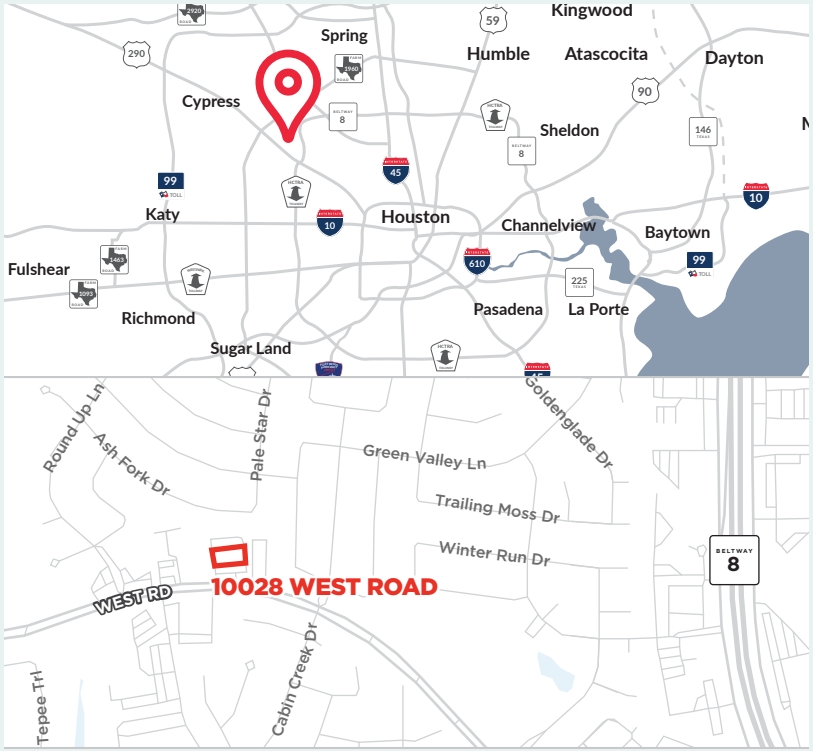
**$121K**
AVERAGE HOUSEHOLD INCOME
WITHIN 2 MILES

**280K**
CURRENT POPULATION
WITHIN 5 MILES

2020 Census, 2024 Estimates with Delivery Statistics as of 04/24

## MAJOR AREA BUSINESSES

H-E-B · pf · Kroger · ALDI · Buffalo Wild Wings · LA Fitness · Chick-fil-A · Starbucks · Whataburger



# Project Highlights




**STRATEGICALLY LOCATED IN A DENSELY-POPULATED COMMUNITY AND 5 MILES FROM:**
HCA, MEMORIAL HERMAN, AND METHODIST HOSPITAL, LABORATORIES, AND HEALTHCARE FACILITIES

ATTRACTIVE PRICING, A LOW NNN, AND ROOM FOR GROWTH WITHIN THE BUILDING, OFFERING THE POTENTIAL TO ADD ADDITIONAL SPACE, SERVICES, OR AMENITIES

BUILT IN 2005: ONE-STORY, TILT-WALL CONSTRUCTION WITH **AMPLE PARKING AND PROVIDES A WELCOMING AND COMFORTABLE ATMOSPHERE**

**AVAILABLE FOR LEASE**

6,102-SF BUILT OUT SPACE (MEDICAL AND MOVE-IN-READY CONDITION WITH 15 EXAM ROOMS, NURSE STATIONS, PHYSICIAN'S OFFICES, AND CONFERENCE ROOMS)

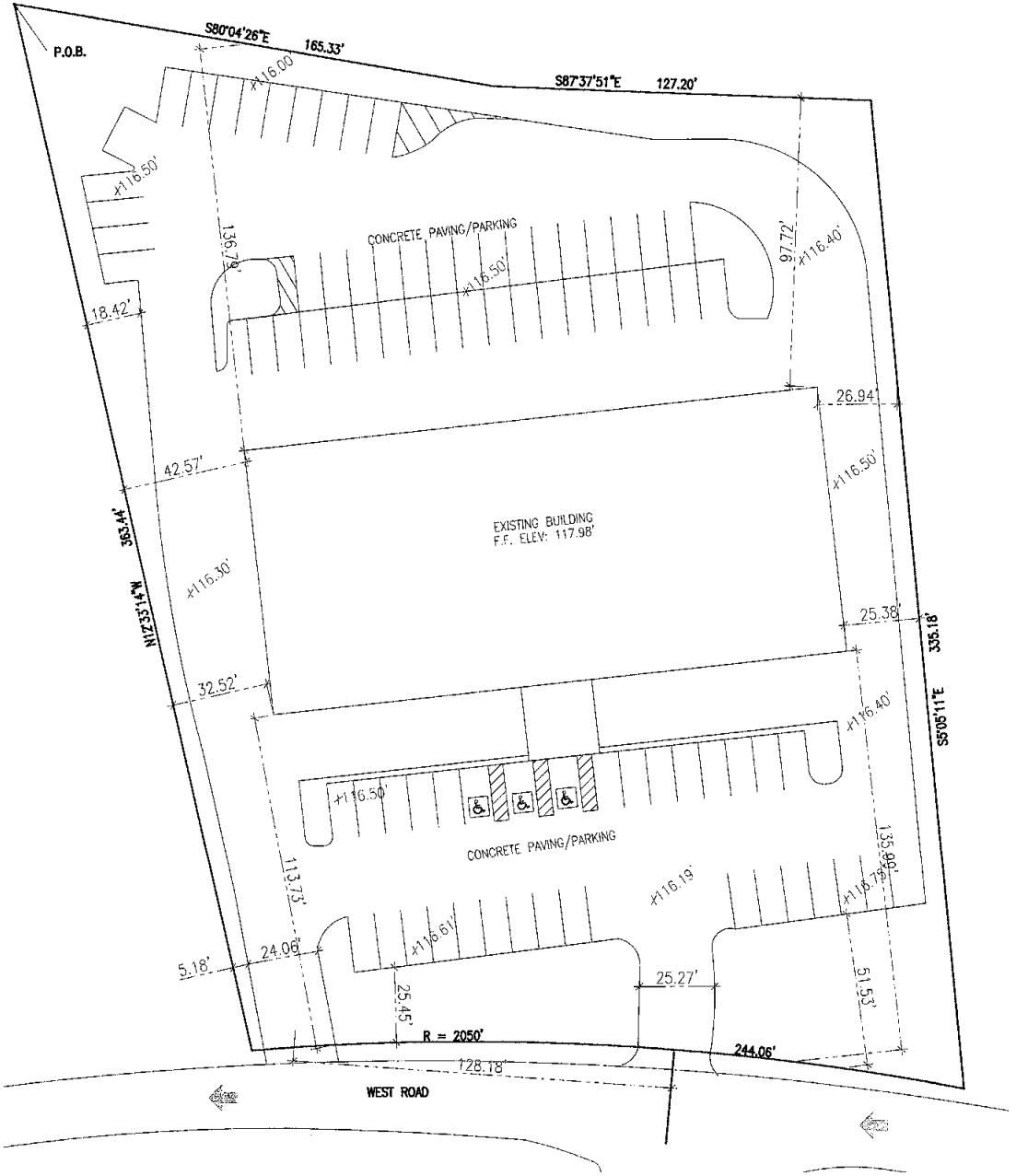
3,830-SF ENDCAP SHELL (CAN BE SUBDIVIDED)

# Aerial




03.24 | 01.24

# Survey


P.O.B.
S80°04'26"E
165.33'
S87°37'51"E
127.20'
N16.00'
N116.50'
136.76'
CONCRETE PAVING/PARKING
97.72'
N116.40'
N116.50'
18.42'
26.94'
42.57'
363.44'
N12°33'14"W
EXISTING BUILDING
F.F. ELEV: 117.98'
N116.50'
N116.30'
25.38'
335.18'
S5°05'11"E
32.52'
N116.40'
N116.50'
CONCRETE PAVING/PARKING
113.73'
135.98'
N116.19'
N116.79'
N116.61'
5.18'
24.06'
25.27'
51.53'
25.45'
R = 2050'
244.06'
128.18'
WEST ROAD

AVAILABLE LEASED IN NEGOTIATION NOT A PART

# Floor Plan of Medical Space



# Photos



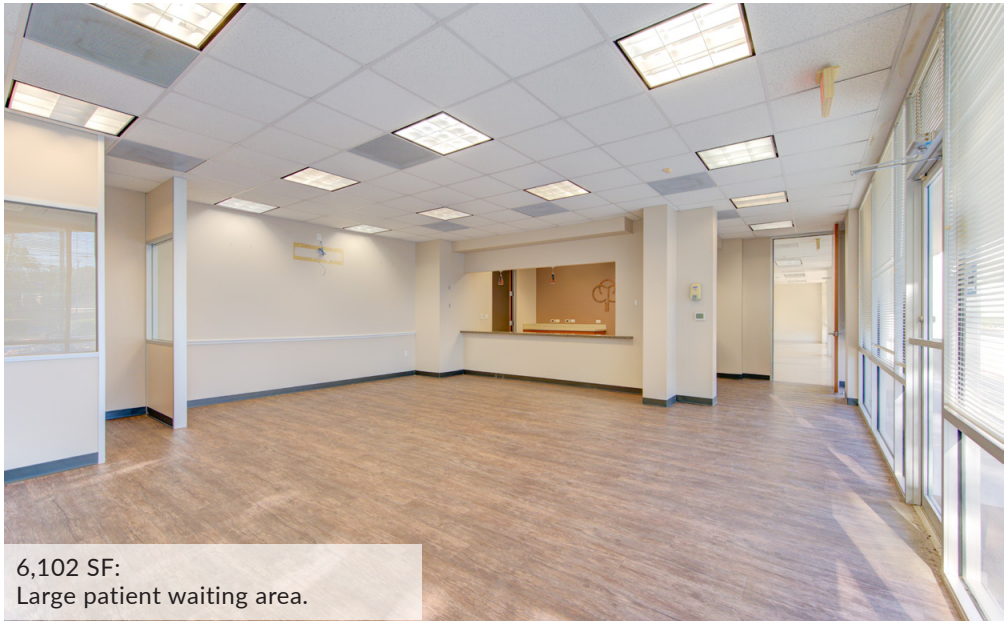
Dedicated and covered patient drop-off lane.



Front of professional building with ample parking.



Back of building with ample employee parking.



6,102 SF:
Large patient waiting area.



6,102 SF:
Hallways to exam rooms and nurse stations

# Photos



6,102 SF: Nurse stations conveniently located throughout.



6,102 SF: Multiple ADA compliant restrooms with pass-through boxes.



6,102 SF: 15 Exam rooms equipped with sink and cabinetry.








# Demographics



| POPULATION | 2 MILES | 3 MILES | 5 MILES |
|---|---|---|---|
| Current Households | 20,503 | 34,477 | 99,891 |
| Current Population | 54,074 | 92,613 | 279,802 |
| 2020 Census Population | 54,325 | 91,459 | 269,256 |
| Population Growth 2020 to 2024 | -0.46% | 1.26% | 3.92% |
| 2024 Median Age | 35.4 | 34.9 | 34.8 |

| RACE AND ETHNICITY | 2 MILES | 3 MILES | 5 MILES |
|---|---|---|---|
| White | 41.81% | 40.85% | 39.10% |
| Black or African American | 12.76% | 13.77% | 15.28% |
| Asian or Pacific Islander | 4.12% | 5.17% | 6.20% |
| Other Races | 39.90% | 38.87% | 38.16% |
| Hispanic | 55.28% | 52.64% | 50.64% |

| INCOME | 2 MILES | 3 MILES | 5 MILES |
|---|---|---|---|
| Average Household Income | $120,841 | $115,651 | $112,891 |
| Median Household Income | $86,139 | $80,175 | $79,790 |
| Per Capita Income | $46,661 | $43,498 | $41,017 |

| CENSUS HOUSEHOLDS | 2 MILES | 3 MILES | 5 MILES |
|---|---|---|---|
| 1 Person Households | 37.13% | 36.00% | 34.23% |
| 2 Person Households | 35.75% | 34.27% | 33.94% |
| 3+ Person Households | 27.12% | 29.73% | 31.83% |
| Owner-Occupied Housing Units | 54.79% | 53.51% | 54.11% |
| Renter-Occupied Housing Units | 45.21% | 46.49% | 45.89% |

2020 Census, 2024 Estimates with Delivery Statistics as of 04/24

# Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

**TYPES OF REAL ESTATE LICENSE HOLDERS:**

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

**A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):**

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

**A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:**

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

**TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

| | | | |
|---|---|---|---|
| **Home Asset, Inc., dba NewQuest** | **420076** | **-** | **281.477.4300** |
| Licensed Broker/Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| **H. Dean Lane, Jr.** | **366134** | **dlane@newquest.com** | **281.477.4300** |
| Designated Broker of Firm | License No. | Email | Phone |
| **H. Dean Lane, Jr.** | **366134** | **dlane@newquest.com** | **281.477.4300** |
| Licensed Supervisor of Sales Agent/Associate | License No. | Email | Phone |
| **Rebecca Le** | **519614** | **rle@newquest.com** | **281.477.4327** |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

EQUAL HOUSING OPPORTUNITY

Regulated by the Texas Real Estate Commission (TREC) | Information available at: http://www.trec.texas.gov

NewQuest

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