

**FOR
LEASE/SALE**

AVAILABLE
MEDICAL

AVAILABLE
ENDCAP



NewQuest
10028 WEST ROAD

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

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Project Highlights



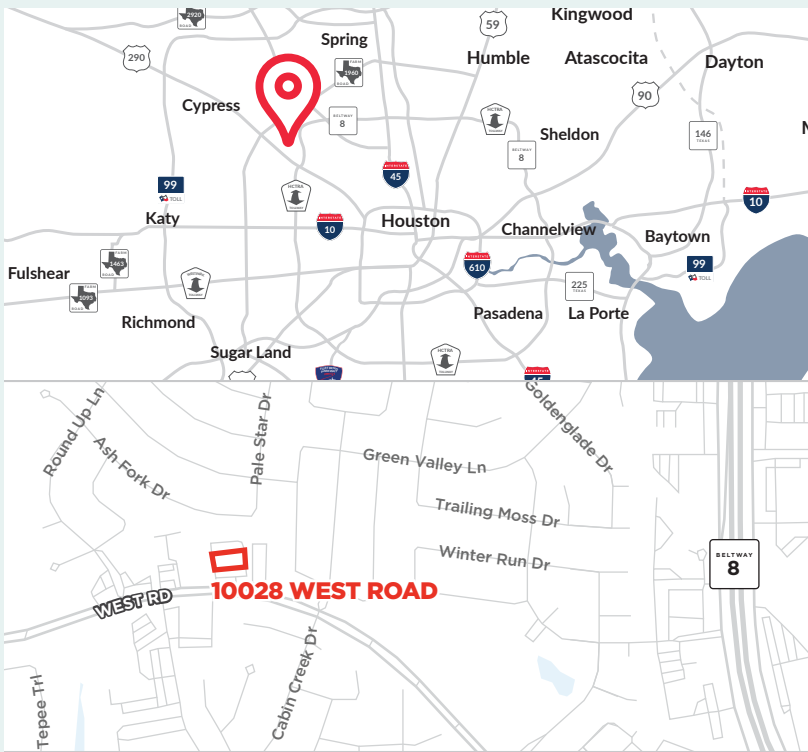
3.92%
POPULATION
GROWTH
WITHIN 5 MILES
FROM 2020 TO 2024



\$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



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



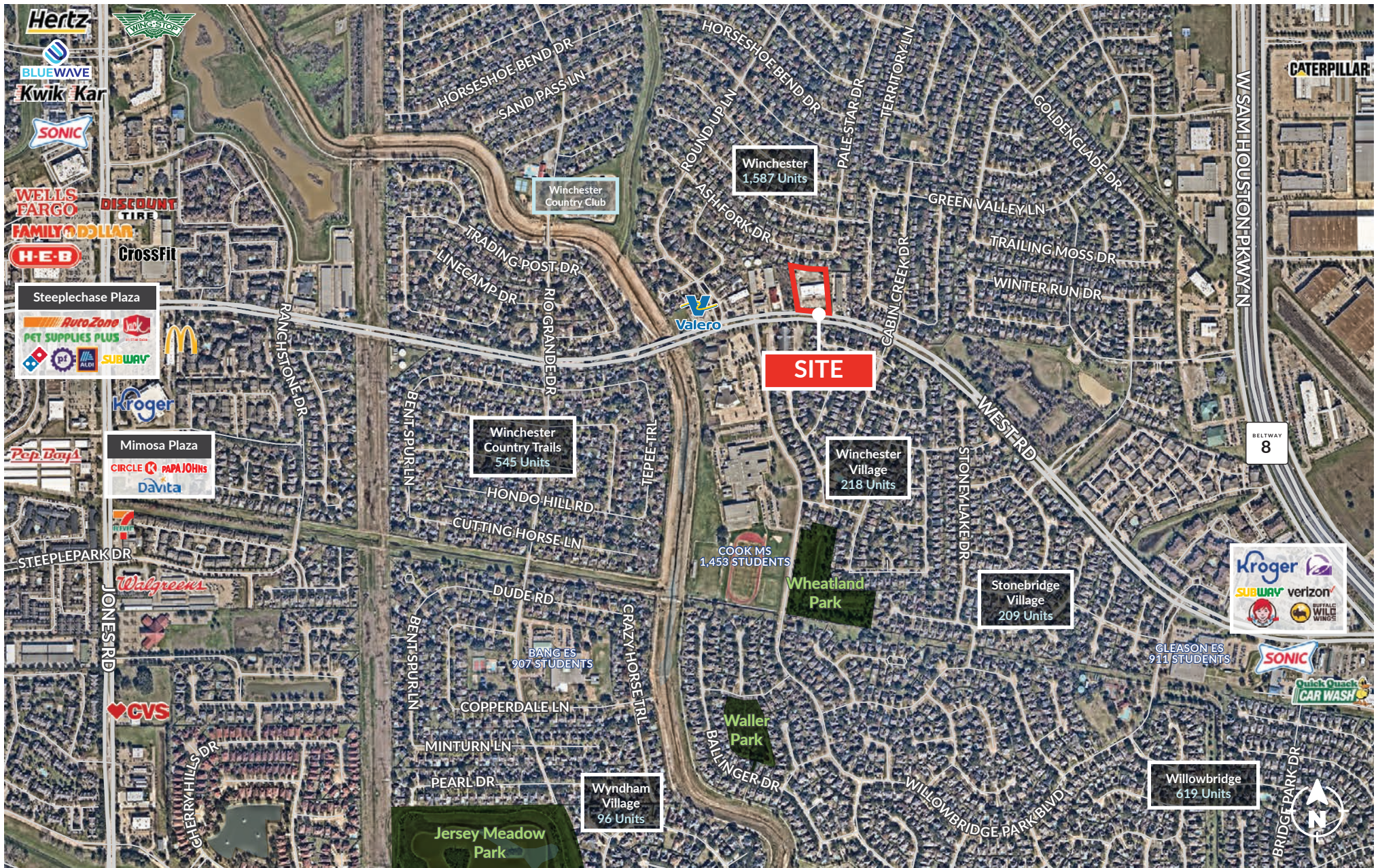
BUILT IN 2005: ONE-STORY, TILT-WALL CONSTRUCTION WITH AMPLE PARKING AND PROVIDES A WELCOMING AND COMFORTABLE ATMOSPHERE



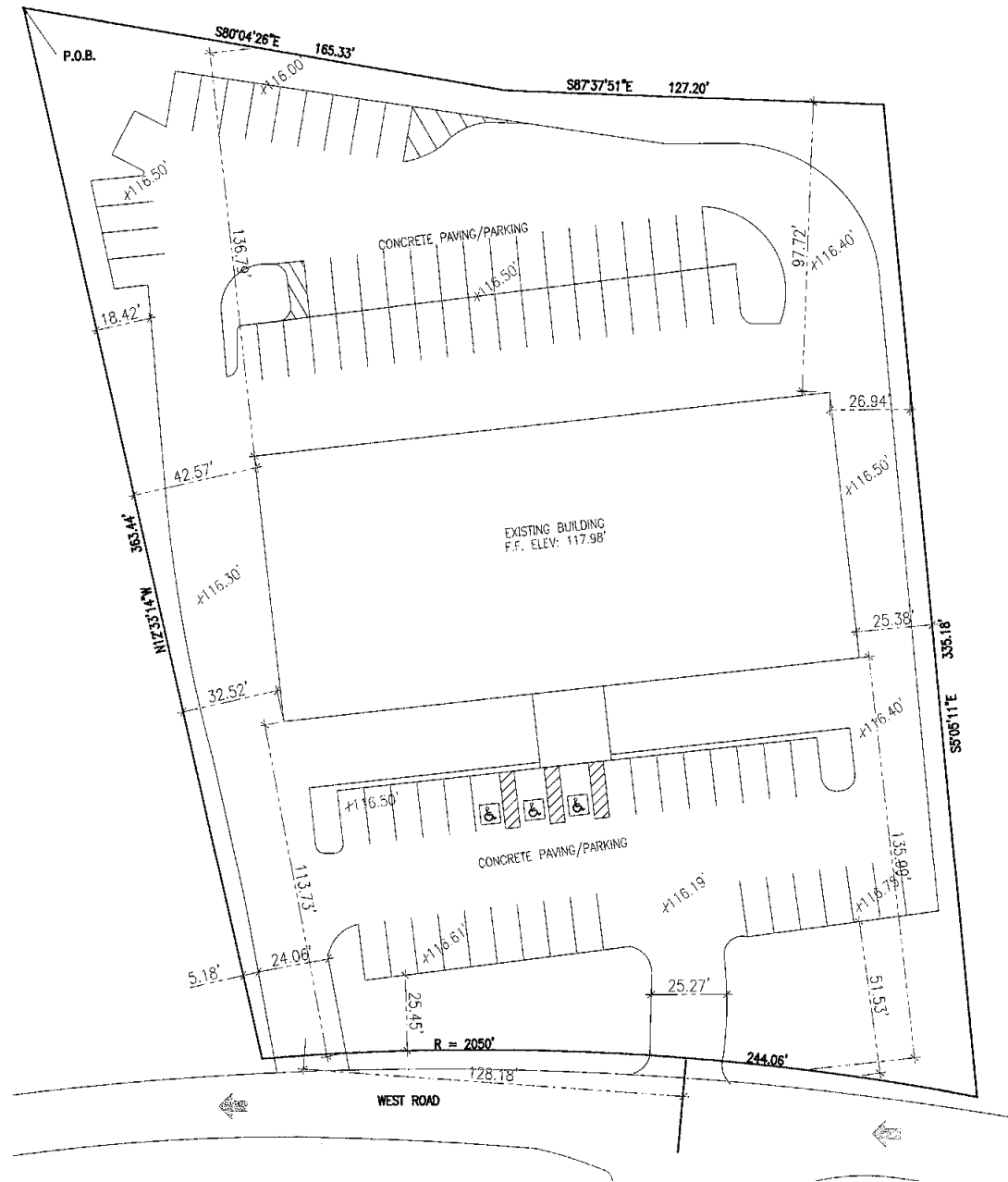
AVAILABLE FOR LEASE

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)



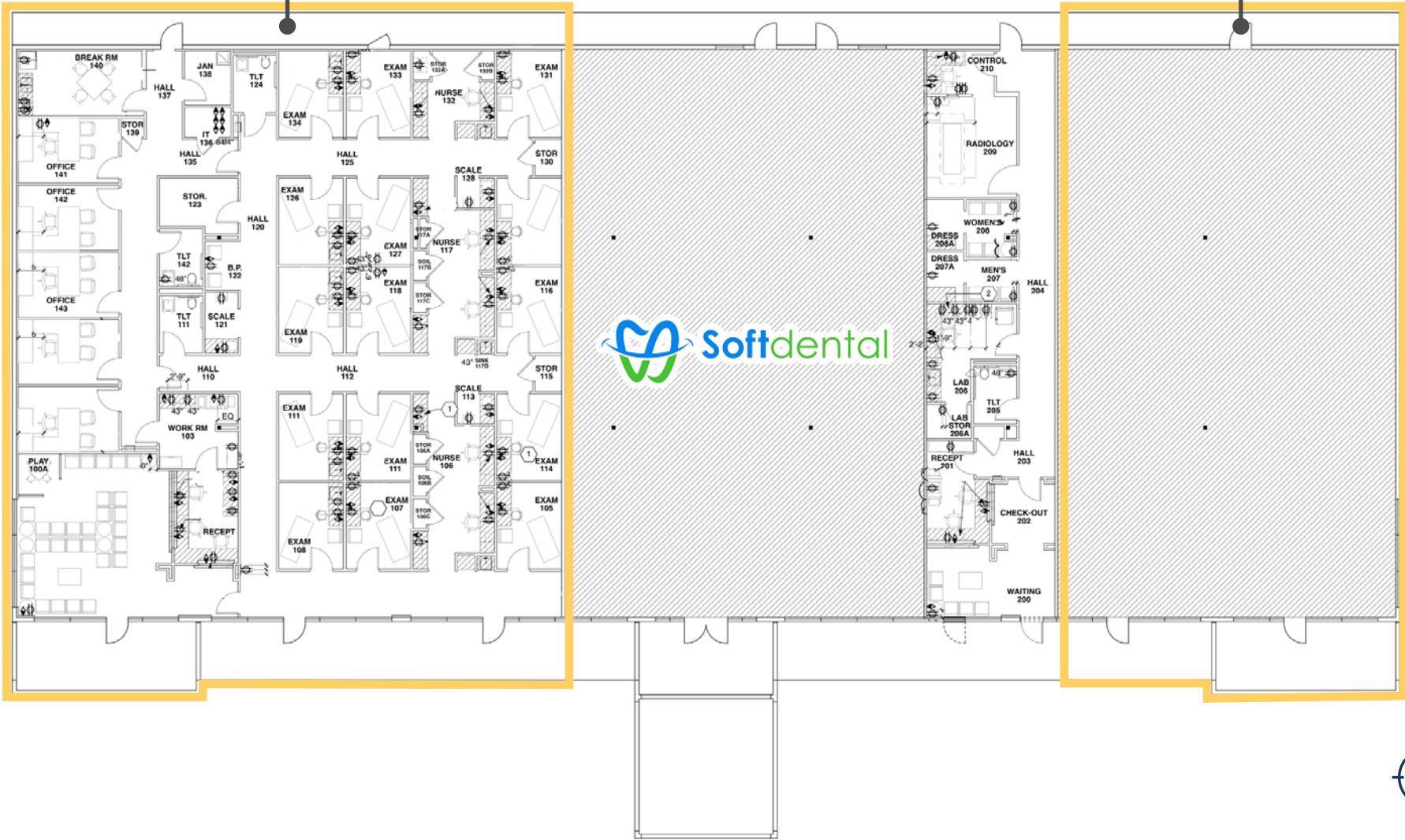
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Floor Plan of Medical Space

6,102 SF MEDICAL AVAILABLE

3,830 SF SHELL AVAILABLE



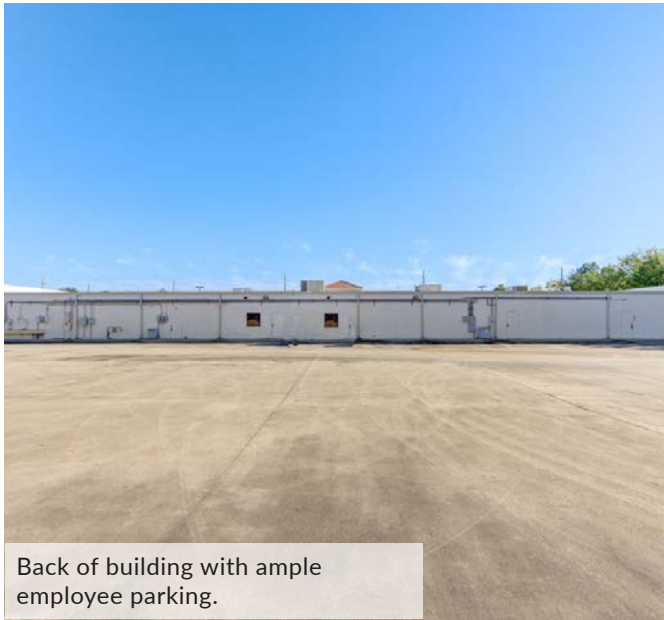
Photos



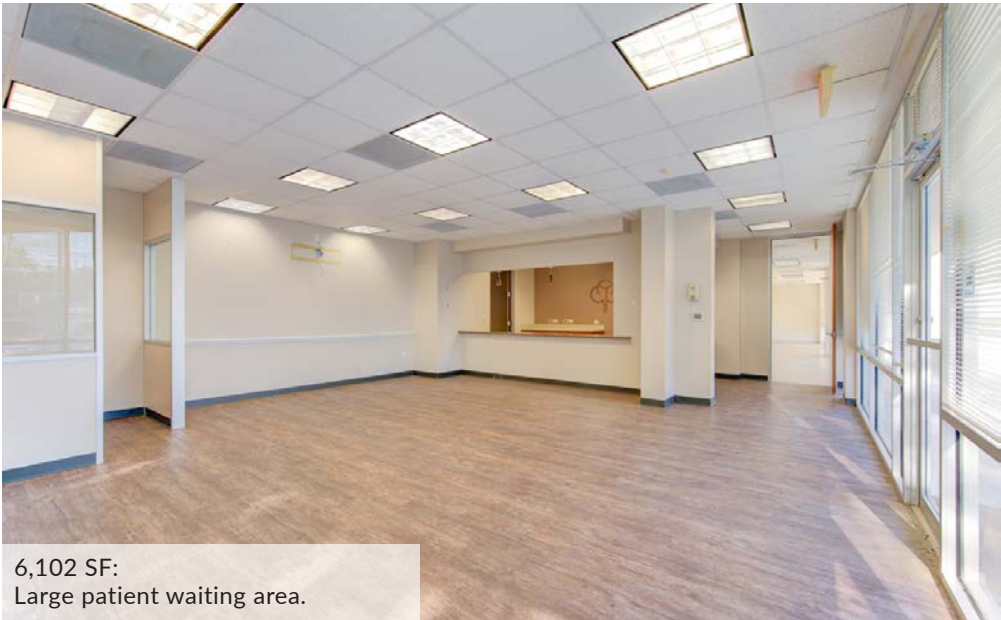
Dedicated and covered patient drop-off lane.



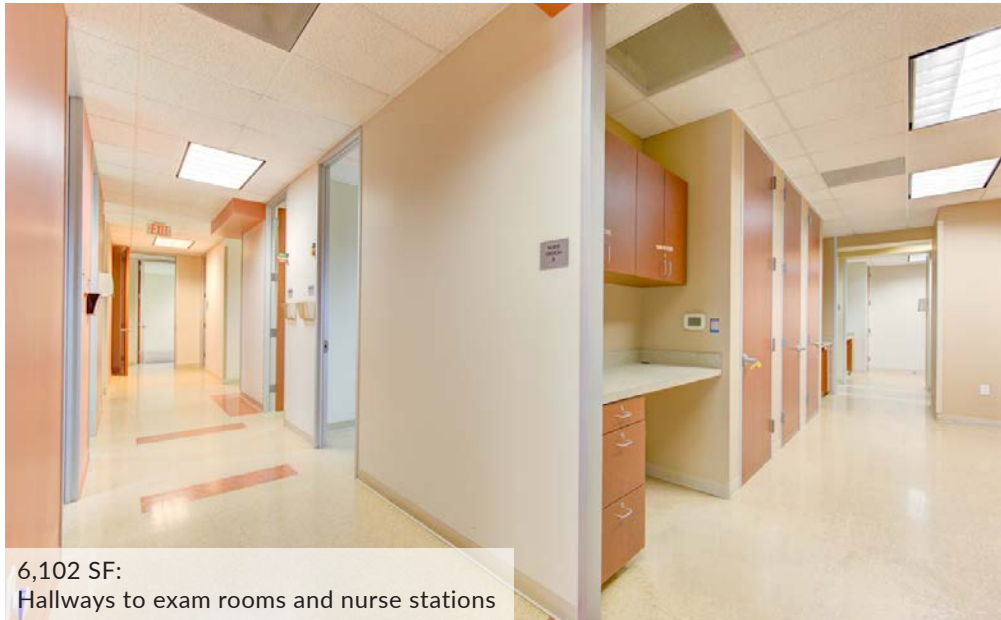
Front of professional building with ample parking.



Back of building with ample employee parking.



6,102 SF:
Large patient waiting area.



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



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.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

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

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

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

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

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

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

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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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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



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



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The information herein is subject to errors or omissions and is not, in any way, warranted by NewQuest or by any agent, independent associate or employee of NewQuest. This information is subject to change without notice.

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