

11003 RESOURCE PKWY PROFESSIONAL CENTER

Houston, TX 77336
(Suburban Southeast Houston)

**PROFESSIONAL OFFICE
SUITE 201 – 2,047 SF
FOR LEASE - \$2,192/Mo.
Below-Market Rent**



2nd FLOOR PROFESSIONAL OFFICE SPACE / BELOW MARKET RENT



HIGHLIGHTS

- NEAR MEMORIAL HERMANN HOSPITAL S.E.
- NEAR SAN JACINTO COLLEGE SOUTH
- EASY ACCESS TO I-45 S AND BELTWAY 8
- BELOW MARKET RENT: ~\$2,192 / MO. TOTAL
- SUITE 201 – 2,047 +/- SF ON 2nd FLOOR
 - FOR NON-MEDICAL PRACTICE USE
 - COULD BE MEDICAL BACK-OFFICE
 - RECEPTION & WAITING AREA
 - 2-3 PRIVATE OFFICES
 - BREAK ROOM & 2 RESTROOMS
 - LARGE CONFERENCE ROOM
 - WORKROOM
- PROFESSIONAL TENANTS IN CENTER:
 - DENTIST
 - RHEUMATOLOGIST
 - INTERNAL MEDICINE
 - PRIMARY CARE PRACTICE
- BUILT IN 1994
- CONCRETE, WELL-LIT PARKING ~ 69 SPACES

EXCLUSIVELY LISTED BY

VALERIE STAPLES & MARTY MCADAMS

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MCADAMS ASSOCIATES BROKERAGE

Oct 10, 2025

11003 RESOURCE PKWY PROFESSIONAL CENTER



**11003 RESOURCE PKWY PROFESSIONAL CENTER
CLOSE TO MEMORIAL HERMANN SE & SAN JACINTO COLLEGE**



RADIUS FROM: 11003 RESOURCE PARKWAY HOUSTON, TX 77336	1-Mile	3-Mile	5-Mile	HIGHLIGHTS
2024 Population ➡	17,571	91,616	259,988	<ul style="list-style-type: none">• In heart of southeast suburban Houston• Population of 90,000+ in 30,000 Households within 3 miles<ul style="list-style-type: none">➢ Over 75% are Families• 89,000+ Daytime Population<ul style="list-style-type: none">➢ Memorial Hermann Hospital & San Jacinto College nearby• Area supports large employee workforce base<ul style="list-style-type: none">➢ 55% White Collar area jobs• Good household incomes<ul style="list-style-type: none">➢ \$73,000 Median➢ \$100,000 Average• 88% of Households moved into area since 2000<ul style="list-style-type: none">➢ 67% Homes owner-occupied➢ 33% Renter-occupied
2010-2024 Population Growth ➡	3%	20%	13%	
2024 Population Density per Sq. Mile	4,476	3,960	3,471	
2024 Households ➡	5,509	30,023	89,853	
2024 Total Families	4,312	22,811	65,657	
2024 Families as % of HH ➡	78%	76%	73%	
2024 Median HH Income	\$64,135	\$72,860	\$71,521	
2024 Average HH Income	\$91,235	\$100,404	\$100,994	
2024 Owner Occupied Homes	3,774	20,103	54,839	
2024 Owner Occupied Homes % ➡	69%	67%	61%	
2024 Renter Occupied Housing %	31%	33%	39%	
2024 Owner Home Value Median	\$196,960	\$227,244	\$237,869	
2024 % Homes Built Since 2000	33%	47%	51%	
2024 % HH Moved in 2000 or later	86%	88%	87%	
2024 Daytime Population ➡	11,849	89,227	246,461	
Pop. > 25 Y.O. Bachelor's Degree +	20%	26%	29%	
White Collar Jobs % ➡	52%	55%	56%	

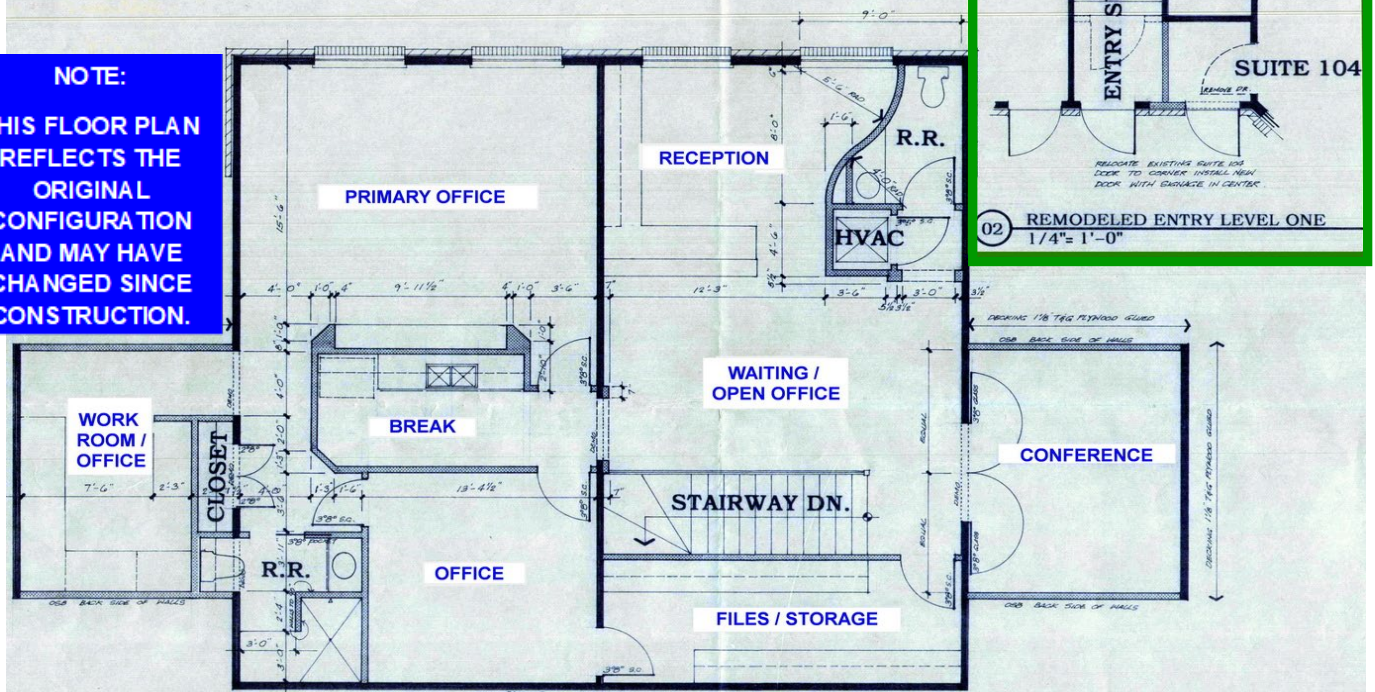
11003 RESOURCE PKWY
PROFESSIONAL CENTER



11003 RESOURCE PKWY CENTER – SUITE 201 FLOOR PLAN - 2,047 SF ON SECOND FLOOR

Suite 201

NOTE:
THIS FLOOR PLAN
REFLECTS THE
ORIGINAL
CONFIGURATION
AND MAY HAVE
CHANGED SINCE
CONSTRUCTION.

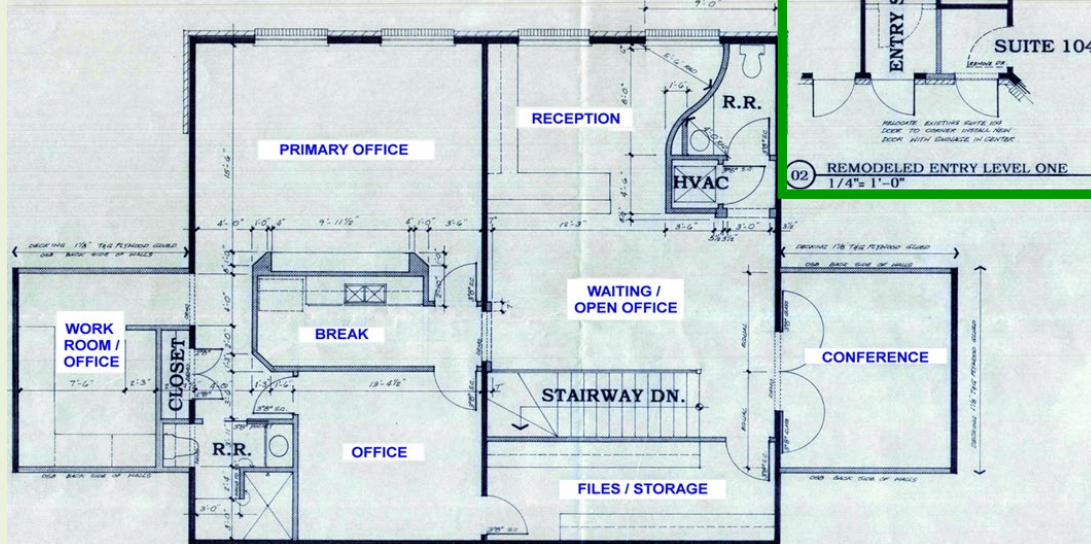


SUITE 201 – 2nd FLOOR - 2,047+/- SF

- SECOND FLOOR SUITE 201
- HIGH END, EXECUTIVE FINISHES
- QUIET ENVIRONMENT
- DOES NOT HAVE ELEVATOR
- COVERED DIRECT ENTRANCE
- CLOSE-IN PARKING
- WAITING / RECEPTION / OPEN OFFICE
- 2 LARGE PRIVATE OFFICES
- WORK ROOM /OFFICE - BUILT IN CABINETS
- LARGE CONFERENCE ROOM
- FILES STORAGE / CLOSET
- 2 RESTROOMS

11003 RESOURCE PKWY CENTER – SUITE 201 FLOOR PLAN & PHOTOS - 2,047 SF ON SECOND FLOOR

Suite 201



A. WAITING AREA AT TOP OF STAIRS / OPEN OFFICES



B. WAITING AREA AT TOP OF STAIRS / OPEN OFFICES



C. RECEPTION



D. PRIMARY OFFICE

11003 RESOURCE PKWY CENTER – SUITE 201 - PHOTOS



E. SECOND OFFICE



F. WORK ROOM / OFFICE



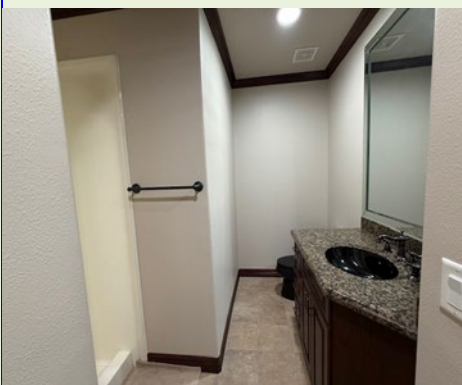
G. BREAK ROOM



H. LARGE CONFERENCE ROOM



I. FILE / STORAGE



J. REST ROOM 1



K. REST ROOM 2

11003 RESOURCE PKWY CENTER – SUITE 201 – 2,047 SF THE LEASING OPPORTUNITY

- BEAUTIFULLY BUILT-OUT PROFESSIONAL OFFICE SUITE; LAST SUITE AVAILABLE
- BELOW MARKET RENT; ~\$2,192 / MONTH TOTAL BASE RENT + CURRENT NNN
- SUITE 201 - ~2,047 SF ON SECOND FLOOR
 - 2 LARGE PRIVATE OFFICES / LARGE WAITING AREA - COULD BE OPEN OFFICES
 - WORK ROOM / OFFICE; LARGE CONFERENCE ROOM
 - STAFF BREAKROOM / FILE ROOM / 2 RESTROOMS
 - STAIRS TO 2nd FLOOR SUITE; NO ELEVATOR
- ALL-CONCRETE, WELL-LIT PARKING FOR ~69 CARS / PROPERTY WELL-MAINTAINED
- GREAT VISIBILITY ON CORNER; DRIVES ON RESOURCE PKWY & HIGHLAND MEADOWS



NOTICE

IMPORTANT NOTICE: The information in this document has been obtained from sources we deem reliable. However, we make no guarantee, warranty, or representation, expressed or implied, as to its accuracy or completeness. References to age, rentable areas, parking and land areas are approximate and for example only. User should investigate to verify the information and bears all risk for any inaccuracies or omissions.

MCADAMS ASSOCIATES 2025

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MCADAMS ASSOCIATES BROKERAGE



Information About Brokerage Services

11-2-2015

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

TYPES OF REAL ESTATE LICENSE HOLDERS:

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

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

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

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

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

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

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

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

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

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

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

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

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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