

Offering Memorandum
FOR SALE

11111 JONES RD, STE 1 & 2
HOUSTON, TX 77070



Value-Add Medical Office

partners
medicalcre.com

Our Team



Ryan McCullough
Partner & Managing Director

512 580 6224
ryan.mccullough@partnersrealestate.com



Carly Smith
Associate

512 601 8123
carly.smith@partnersrealestate.com

DISCLAIMER: This offering memorandum is for general information only. No information, forward-looking statements, or estimations presented herein represent any final determination on investment performance. While the information presented in this offering memorandum has been researched and is thought to be reasonable and accurate, any real estate investment is speculative in nature. Partners and/or their agents cannot and do not guarantee any rate of return or investment timeline based on the information presented herein.

By reading and reviewing the information contained in this offering memorandum, the user acknowledges and agrees that Partners and/or its agents do not assume and hereby disclaim any liability to any party for any loss or damage caused by the use of the information contained herein, or errors or omissions in the information contained in this offering memorandum, to make any investment decision, whether such errors or omissions result from negligence, accident or any other cause.

Investors are required to conduct their own investigations, analysis, due diligence, draw their own conclusions, and make their own decisions. Any areas concerning taxes or specific legal or technical questions should be referred to lawyers, accountants, consultants, brokers, or other professionals licensed, qualified or authorized to render such advice.

In no event shall Partners and/or its agents be liable to any party for any direct, indirect, special, incidental, or consequential damages of any kind whatsoever arising out of the use of this offering memorandum, or any information contained herein. Partners and/ or its agents specifically disclaim any guarantees, including, but not limited to, stated or implied potential profits, rates of return, or investment timelines discussed or referred to herein.

Investment Summary

Price	\$675,000
Price Per SF	\$204.17
Cap Rate	4.52%
Net Operating Income	\$30,518.64
Pro-Forma Cap Rate	10.00%
Pro-Forma Net Operating Income	\$67,409.04
Occupancy	58%
Lot Size	Condo
Building Size	3,306 SF
Year Built/Renovated	1986/2008



The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. © 2025 Partners. All rights reserved.

partners

Financial Overview

SUITE	TENANT	RENTABLE SF	% OF TOTAL	TERM (MONTHS)	LEASE TYPE	ORIGINAL START DATE	END DATE	RENT PSF/YEAR	MONTHLY BASE RENT	ANNUAL BASE RENT
1	The Willow Birth Center	1,922	58%	60	Modified Gross	3/1/24	2/28/29	\$28.10	\$4,500.00	\$54,000.00
2	Vacant	1,384	42%	-	-	-	-	-	-	-
-	Total	3,306	-	-	-	-	-	-	\$4,500.00	\$54,000.00

INCOME	CURRENT
RENTAL INCOME	\$54,000.00
REIMBURSABLE EXPENSES	CURRENT
RESERVES	\$3,000.00
ASSOCIATION DUES	\$8,400.00
PROPERTY TAXES	\$7,081.36
INSURANCE	\$5,000.00
TOTAL OPERATING EXPENSES	\$23,481.36
TOTAL OPERATING EXPENSES PSF	\$7.10
NET OPERATING INCOME	CURRENT
TOTAL	\$30,518.64



The Willow Birth Center

The Willow Birth Center is a premier midwifery-led birth and wellness center located in Houston, Texas, offering comprehensive, natural care for women throughout pregnancy, birth, and postpartum. Known for its serene and supportive environment, Willow specializes in out-of-hospital births, providing families with a personalized, holistic approach to maternity care. Their services include prenatal visits, water births, postpartum support, and newborn care—all delivered by licensed midwives who prioritize safety, empowerment, and emotional well-being.

More than just a birthing facility, The Willow Birth Center also serves as a hub for women's wellness, offering services such as annual exams, preconception counseling, and lactation support. With a growing demand for natural and personalized healthcare experiences, Willow stands out as a trusted provider committed to redefining maternity care in Houston. Their focus on intentional, family-centered care and growing patient base makes them a strong, mission-driven tenant in the evolving healthcare landscape.

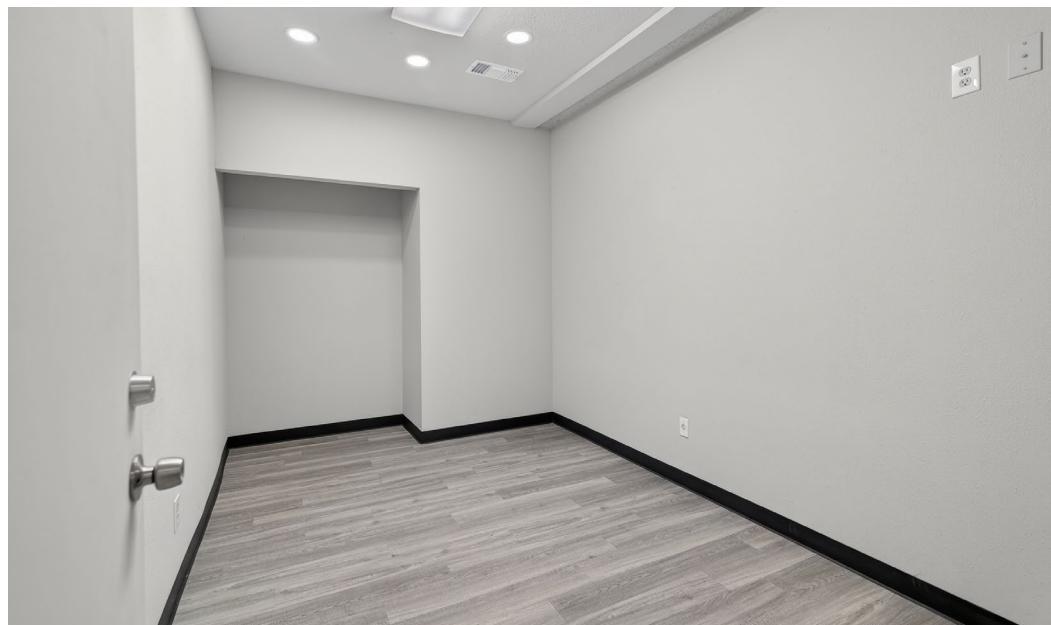
The Willow Birth Center Interior Photos



The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. © 2025 Partners. All rights reserved.

partners

Vacant Space Interior Photos

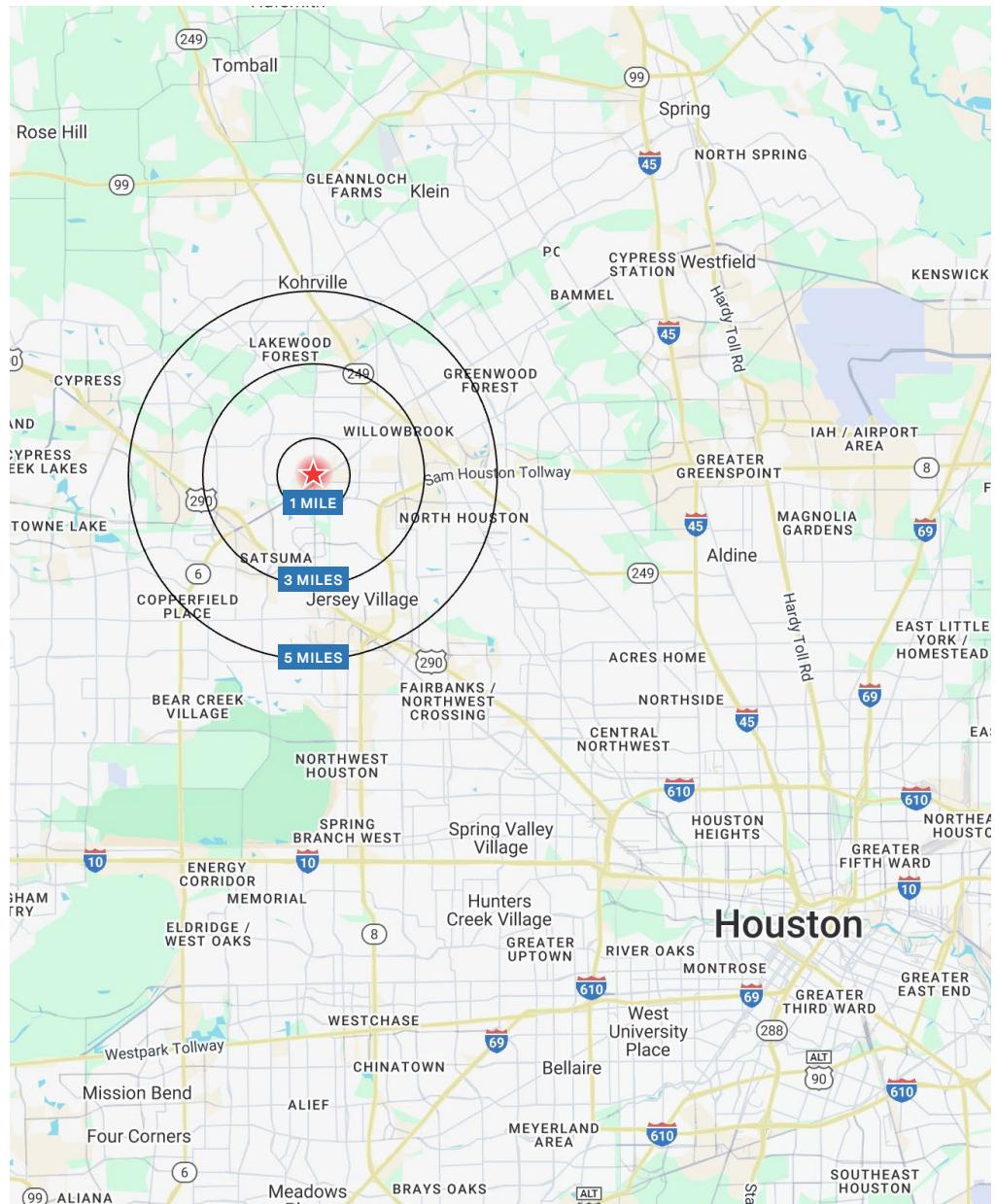


The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. © 2025 Partners. All rights reserved.

partners

Demographics

POPULATION	1 MILE	3 MILES	5 MILES
2024 Population	11,517	110,514	248,486
2029 Population Projection	11,708	111,993	251,583
Median Age	37	36.3	37.4
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2024 Households	4,029	41,002	91,236
2029 Household Projection	4,099	41,504	92,346
Avg Household Income	\$72,879	\$87,683	\$99,856
Median Household Income	\$51,423	\$66,889	\$75,225
EMPLOYMENT	1 MILE	3 MILES	5 MILES
Employees	7,562	54,541	131,910
Businesses	1,081	6,337	13,546



The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. © 2025 Partners. All rights reserved.

partners

Nearby Businesses



The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. © 2025 Partners. All rights reserved.

partners

Site Overview



The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. © 2025 Partners. All rights reserved.

partners

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.

PCR Brokerage Austin, LLC dba Partners **9003950** licensing@partnersrealestate.com **713-629-0500**
 Licensed Broker /Broker Firm Name or
 Primary Assumed Business Name

Jon Silberman **389162** jon.silberman@partnersrealestate.com **713-629-0500**
 Designated Broker of Firm License No. Email Phone

Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Ryan McCullough	742422	ryan.mccullough@partnersrealestate.com	512-580-6224
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____