

# SUB-LEASE 2<sup>ND</sup> GENERATION OB-GYN MEDICAL OFFICE SPACE



**ETHA EGLIN**  
Keller Williams Metropolitan  
KW Commercial  
etha@kwcommercial.com



**4265 San Felipe St**  
**# 800,**  
**Houston, TX**  
**77027**  
**713-489-7632**

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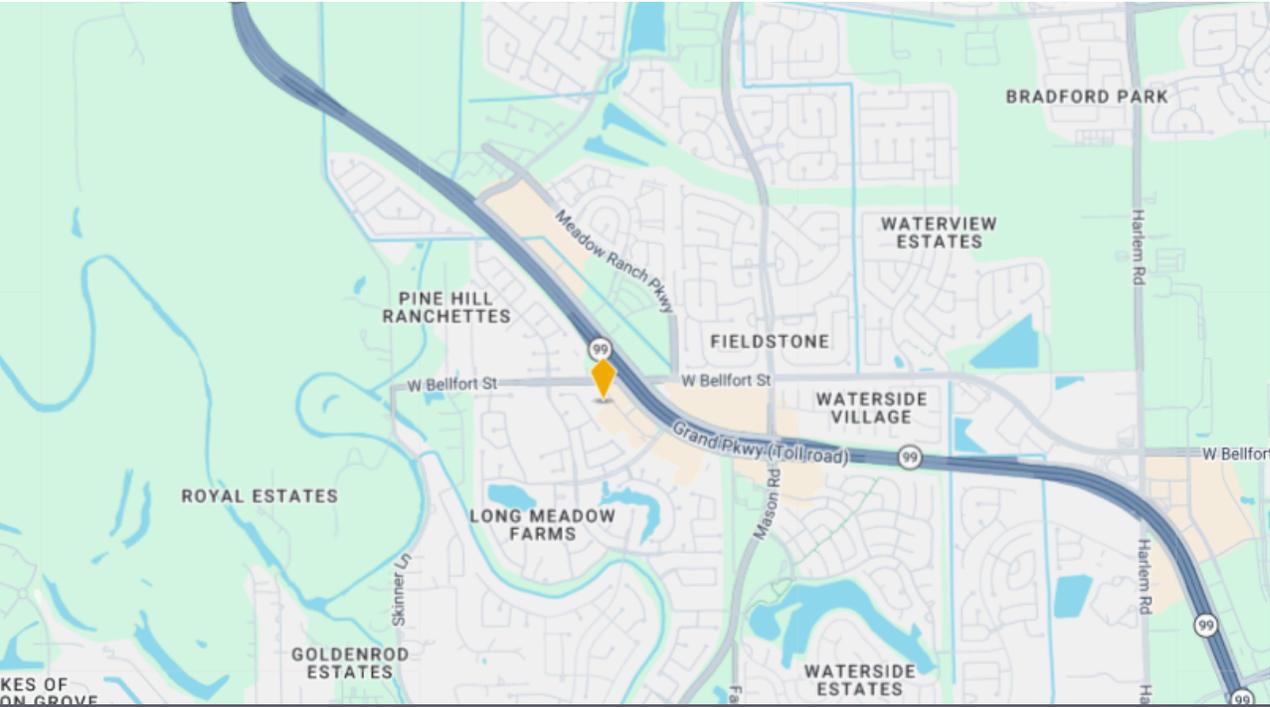


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## PROPERTY OVERVIEW

- Building Size: ±22,000 SF | Built in 2013
- Second floor Space
- Suite 201 - 3211 SF
- Parking: 110 surface spaces | Elevator access | 14' ceilings
- Zoning/Use: Ideal for medical, dental, wellness, or professional office



One of Richmond's fastest-growing corridors. Located along the bustling Grand Parkway (SH-99), this modern, two-story Class B office building offers exceptional visibility, easy access, and a strong tenant mix of established medical and professional practices. A high-traffic, purpose-built medical office environment.

# DEMOGRAPHICS

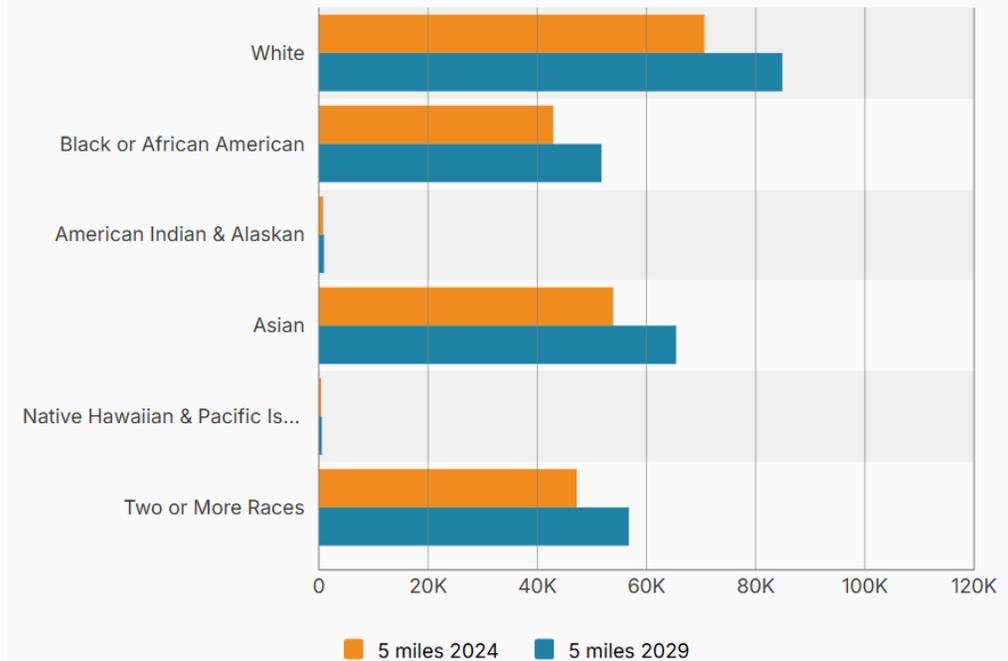
Population	2 miles	5 miles	10 miles
2020 Population	35,833	187,191	833,981
2024 Population	43,584	215,905	900,962
2029 Population Projection	52,938	260,314	1,029,808
Annual Growth 2020-2024	5.4%	3.8%	2.0%
Annual Growth 2024-2029	4.3%	4.1%	2.9%
Median Age	35.8	36.7	37.3
Bachelor's Degree or Higher	45%	47%	44%
U.S. Armed Forces	1	24	389

## Households

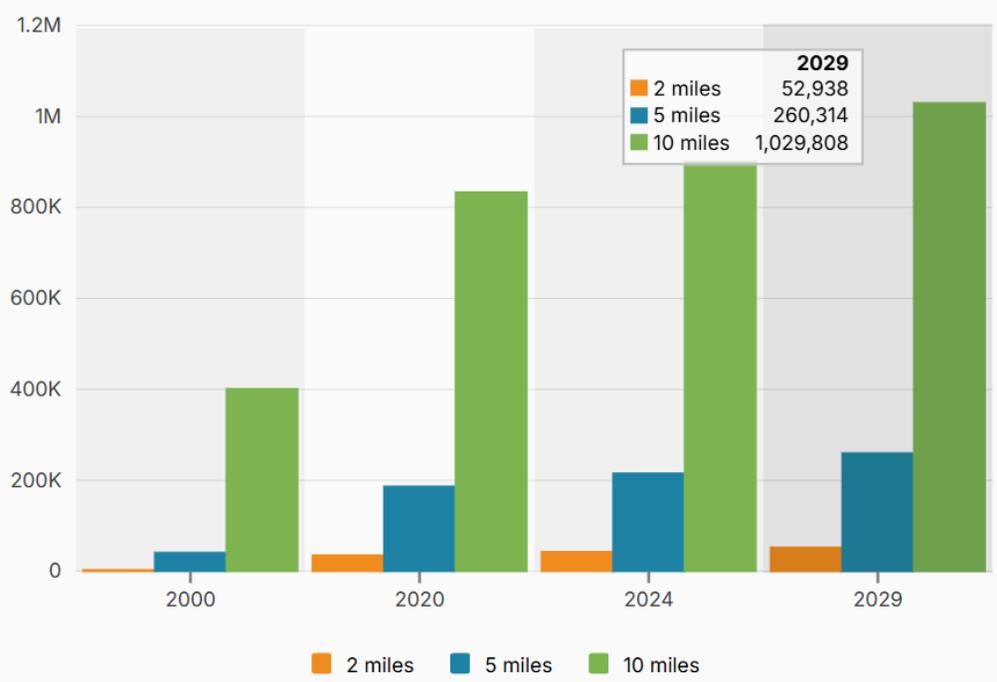
	2 miles	5 miles	10 miles
2020 Households	11,325	57,493	276,763
2024 Households	13,689	66,531	298,642
2029 Household Projection	16,687	80,677	341,244
Annual Growth 2020-2024	4.8%	4.0%	2.4%
Annual Growth 2024-2029	4.4%	4.3%	2.9%
Owner Occupied Households	13,492	64,387	227,026
Renter Occupied Households	3,195	16,290	114,217
Avg Household Size	3.2	3.2	3
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending	\$534.3M	\$2.6B	\$10.6B

Population By Race	2 miles	5 miles	10 miles
White	16,288	70,597	301,408
Black	9,520	42,944	152,644
American Indian/Alaskan Native	125	779	5,761
Asian	8,890	53,918	192,512
Hawaiian & Pacific Islander	100	438	1,241
Two or More Races	8,661	47,230	247,395
Hispanic Origin	8,407	47,062	258,598

## Population By Race



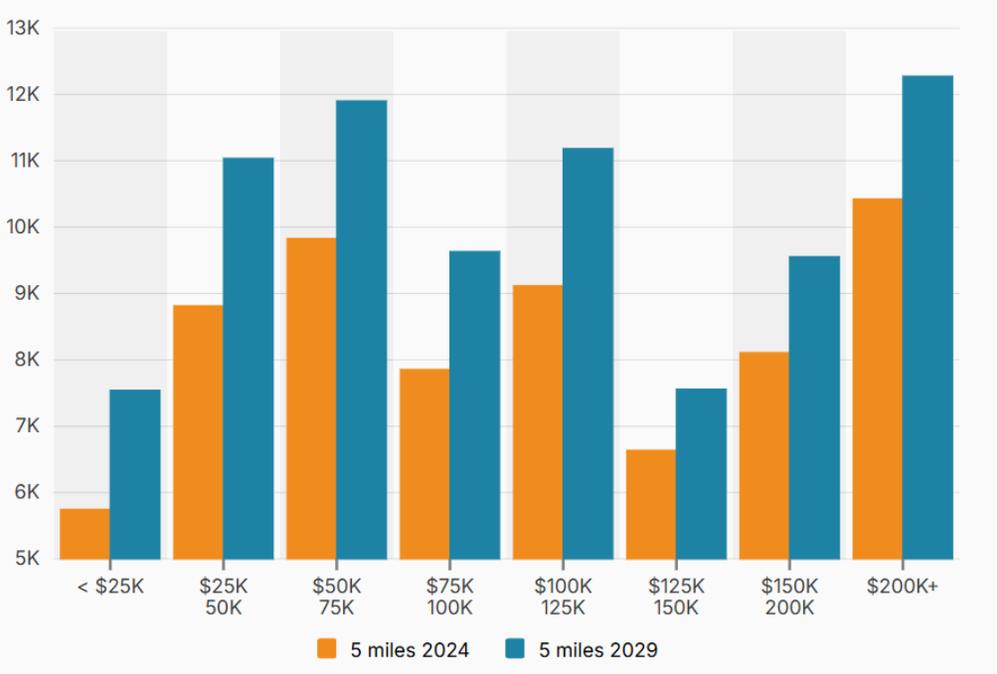
# Population



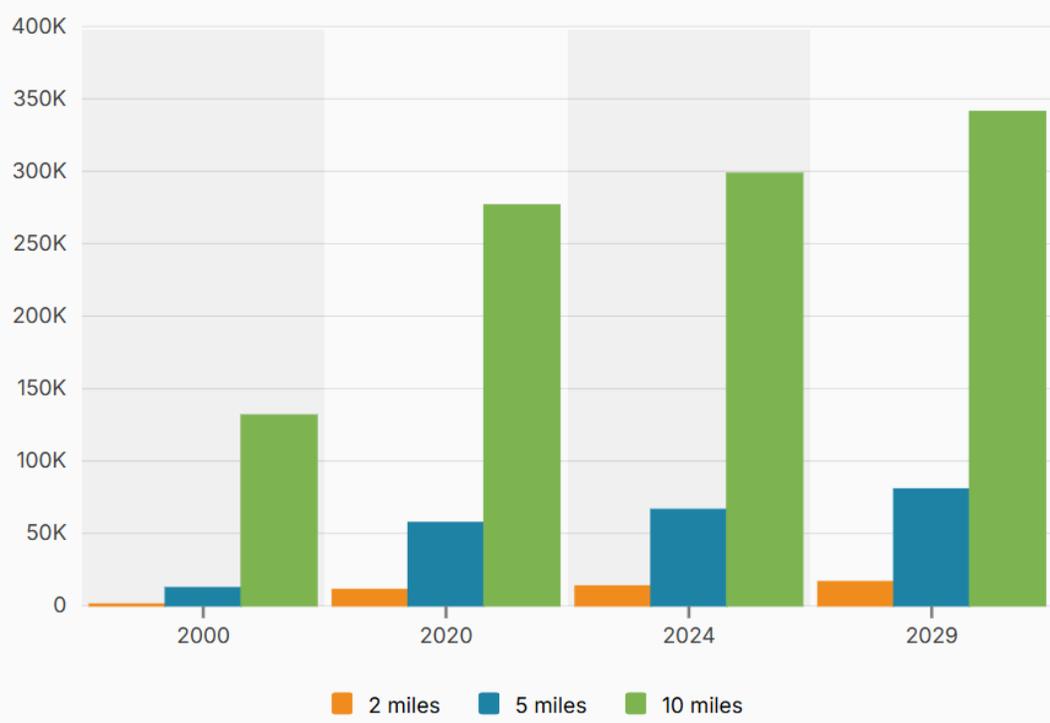
# Income

	2 miles	5 miles	10 miles
Avg Household Income	\$127,105	\$124,908	\$112,806
Median Household Income	\$108,094	\$102,801	\$86,459
< \$25,000	1,841	5,746	35,861
\$25,000 - 50,000	1,433	8,815	51,825
\$50,000 - 75,000	1,804	9,828	45,811
\$75,000 - 100,000	1,050	7,856	34,525
\$100,000 - 125,000	2,213	9,117	34,380
\$125,000 - 150,000	1,509	6,637	22,289
\$150,000 - 200,000	1,409	8,109	33,185
\$200,000+	2,430	10,425	40,768

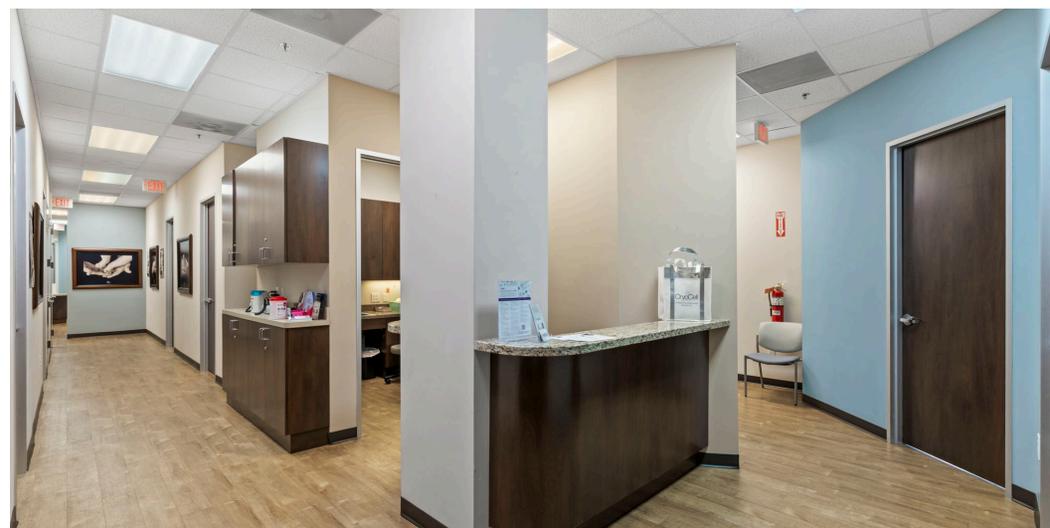
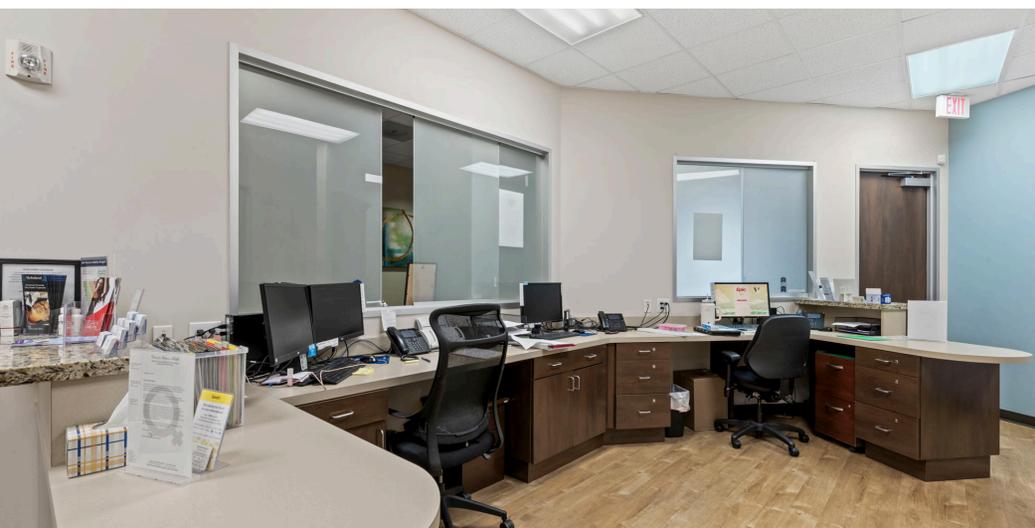
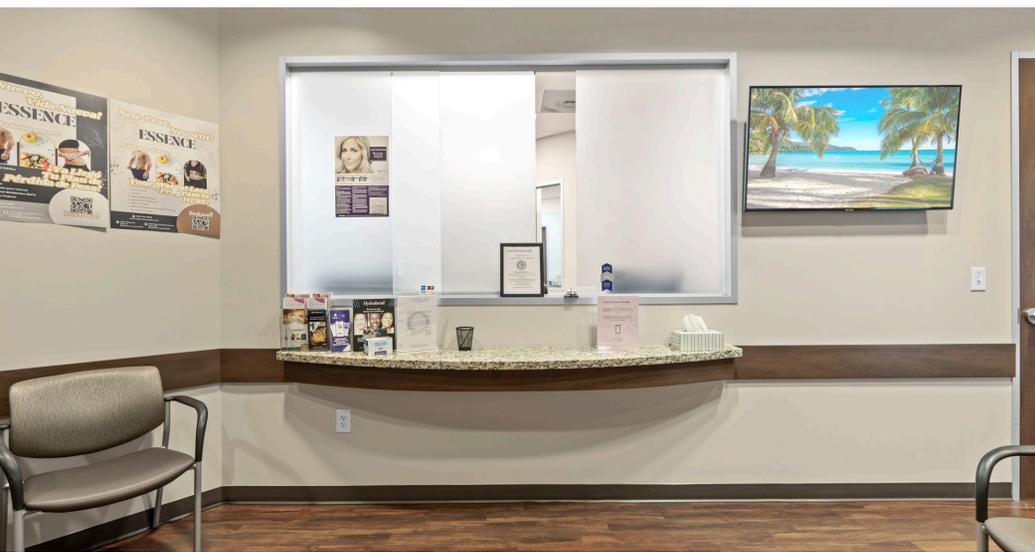
# Households By Income



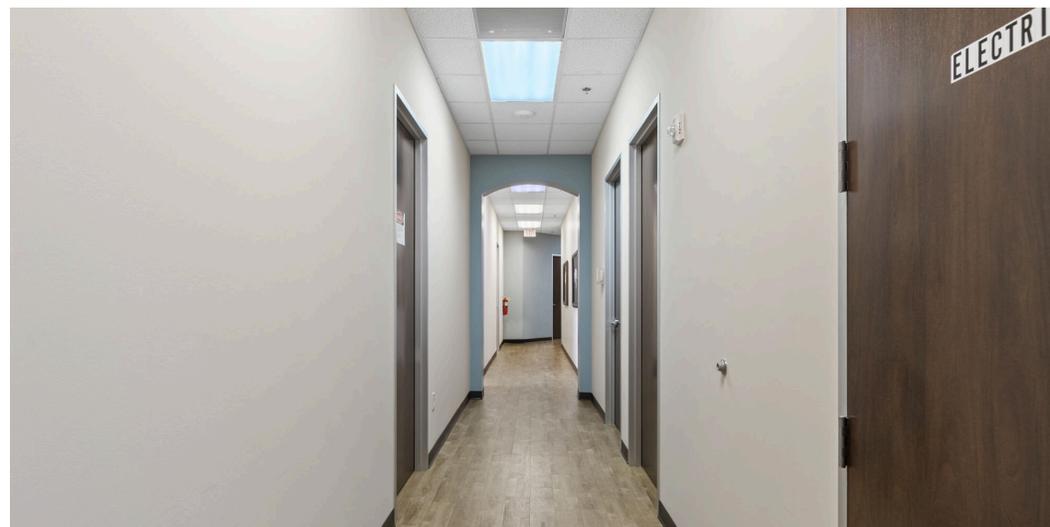
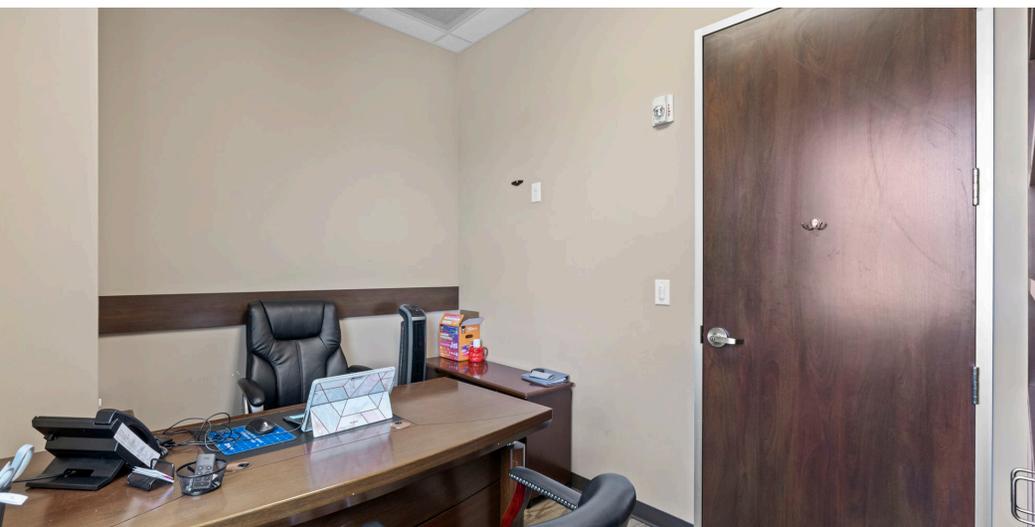
# Households



Traffic				
Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Long Meadow Farms Pkwy	-	1,570	2025	0.23 mi
Morton Rd	Farmer Rd E	2,811	2025	0.38 mi
Winston Ranch Pkwy	-	1,555	2025	0.44 mi
Gladys Yoakum Dr	-	306	2025	0.48 mi
Mason Rd	FM 1093 Rd N	1,850	2025	0.62 mi
Morton Rd	Farmer Rd W	4,432	2025	0.68 mi
Skinner Ln	Morton Rd N	1,959	2025	0.73 mi
Empress Ln	Creekside Dr NW	97	2025	1.19 mi
Skinner Ln	McCrary Rd SE	1,823	2025	1.20 mi
McCrary Rd	Skinner Ln E	1,587	2025	1.29 mi











# 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.

11-2-2015



### 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

Keller Williams Realty Metropolitan Licensed Broker /Broker Firm Name or Primary Assumed Business Name	460373 License No.	KLRW80@KW.com Email	713-621-8001 Phone
Lori Tillman Designated Broker of Firm	403587 License No.	Loritillman@kw.com Email	713-621-8001 Phone
Lori Tillman Licensed Supervisor of Sales Agent/ Associate	403587 License No.	Loritillman@kw.com Email	713-621-8001 Phone
Etha C. Eglin Sales Agent/Associate's Name	676962 License No.	etha@kwcommercial.com Email	713-489-7632 Phone

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 Buyer/Tenant/Seller/Landlord Initials Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)