

SALE or LEASE

Medical Office Building

10,597 square feet
Shenandoah, TX


CAPITALHEIGHTS
PROPERTIES

Maher M. Moukarim, Broker

281-891-3003 direct

mm@CapitalHeightsProperties.com



The Property

18488 Interstate 45 North
Shenandoah, TX 77384
Montgomery County

10,597sf Medical Office Building
Vacant, ready for occupancy
2005 Year Built
2023 Renovated
45 Parking Spaces

2.43 Acres Total Land Area
Includes 1.22 Acres of
Unimproved Land

\$4,190,000 Asking Price

or

\$24/SF + NNN



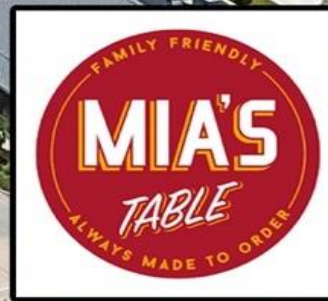
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sleep number



ETHAN ALLEN



2.43 AC Total Land

10,597sf
Medical Office Building



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Walmart



COSTCO

242

College Park Dr.



Research Forest Dr.

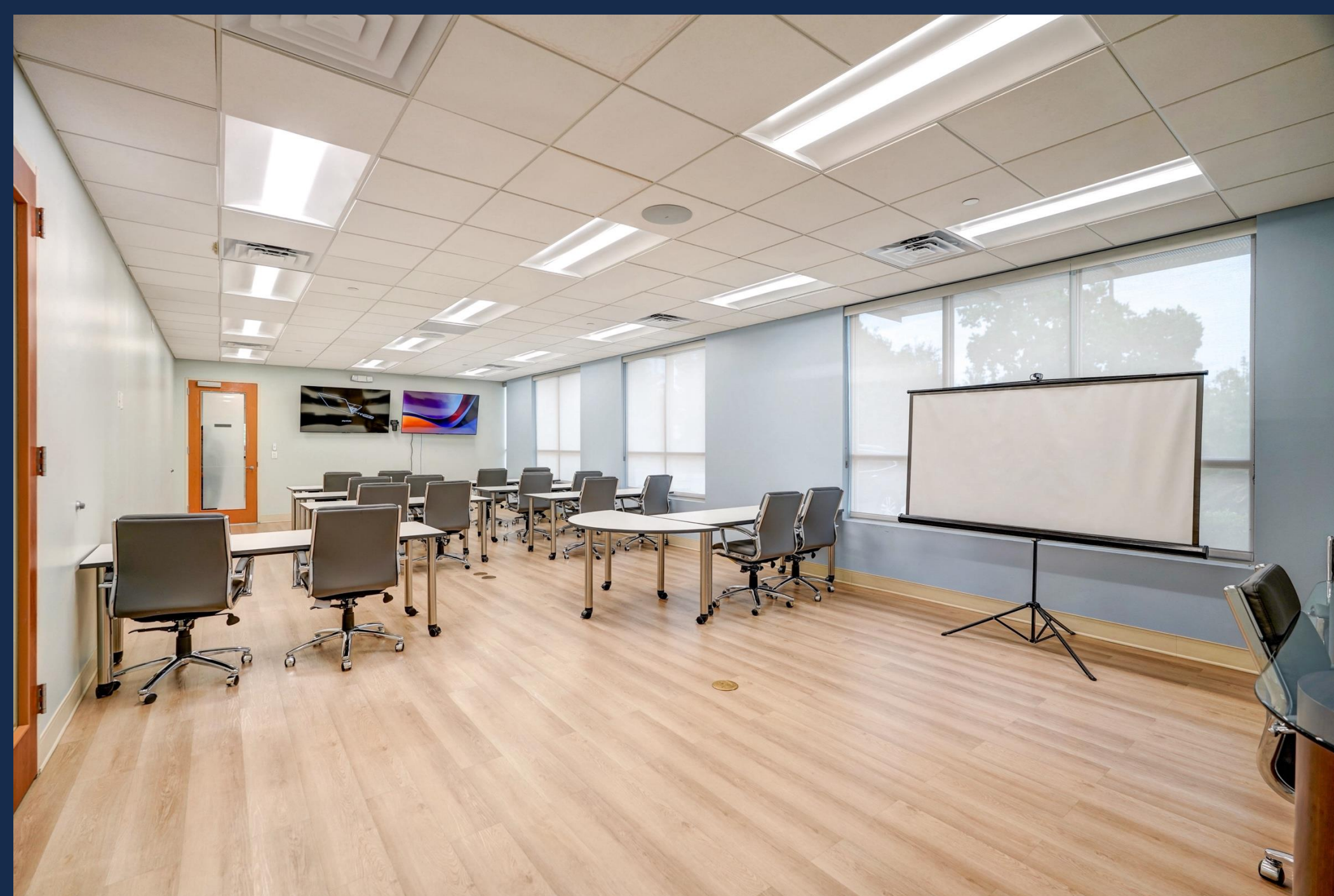
Tamina Rd.



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Building/Property Details

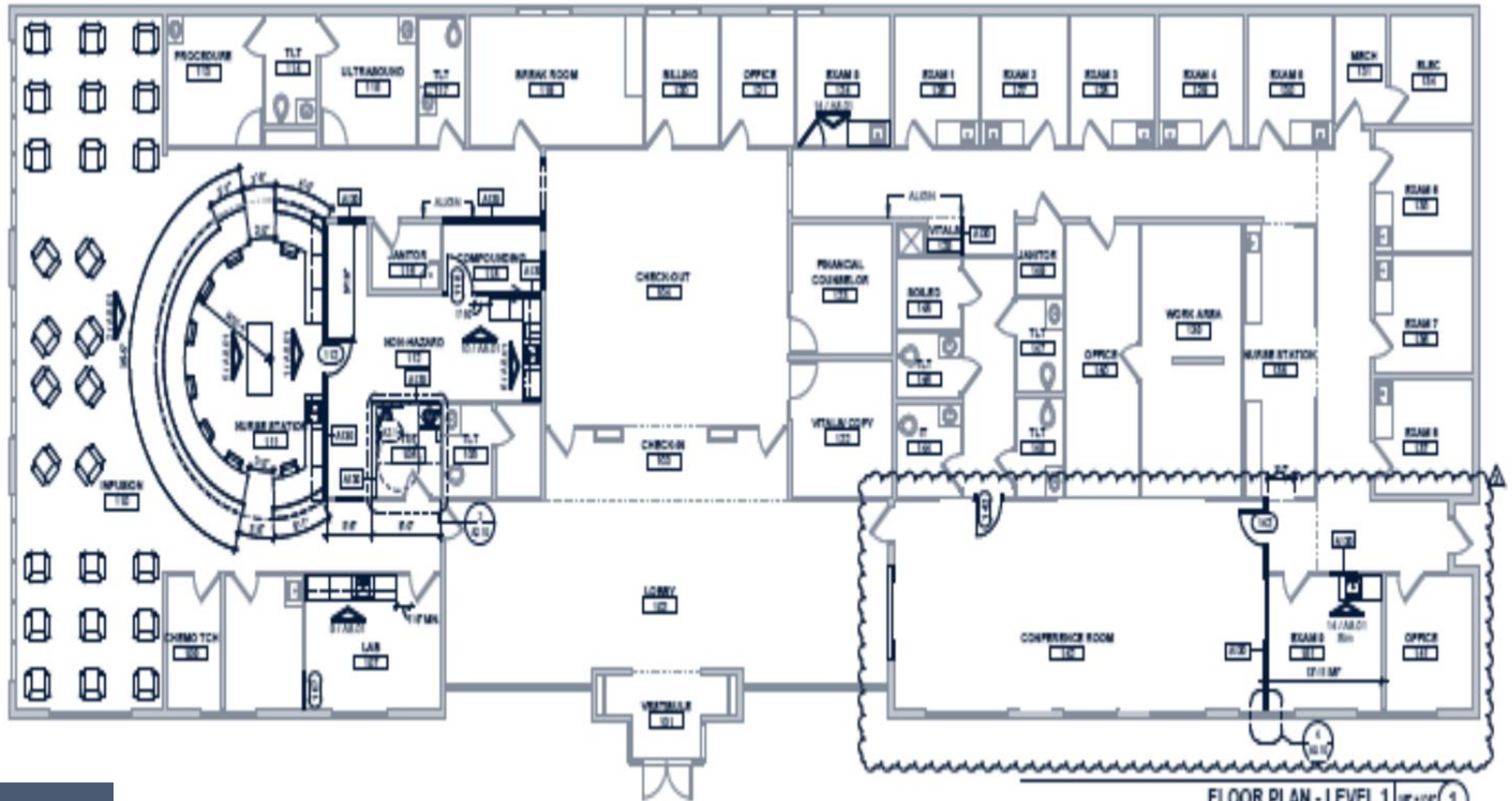
2023 Renovations:

- ◆ All luxury vinyl plank flooring
- ◆ New interior paint throughout
- ◆ LED lighting with motion sensor switches for energy conservation
- ◆ Large conference room
- ◆ Expanded infusion area
- ◆ New USP-800 approved negative pressure cleanroom
- ◆ New solar screens and window treatments throughout
- ◆ New burglar alarm system with motion sensors, glass break sensors and perimeter detection
- ◆ New data cabling
- ◆ Emergency safety lighting throughout
- ◆ Five rooftop HVAC units: 2023, 2022 and three were replaced in 2013
- ◆ Roof is granulated modified bitumen system; well-maintained

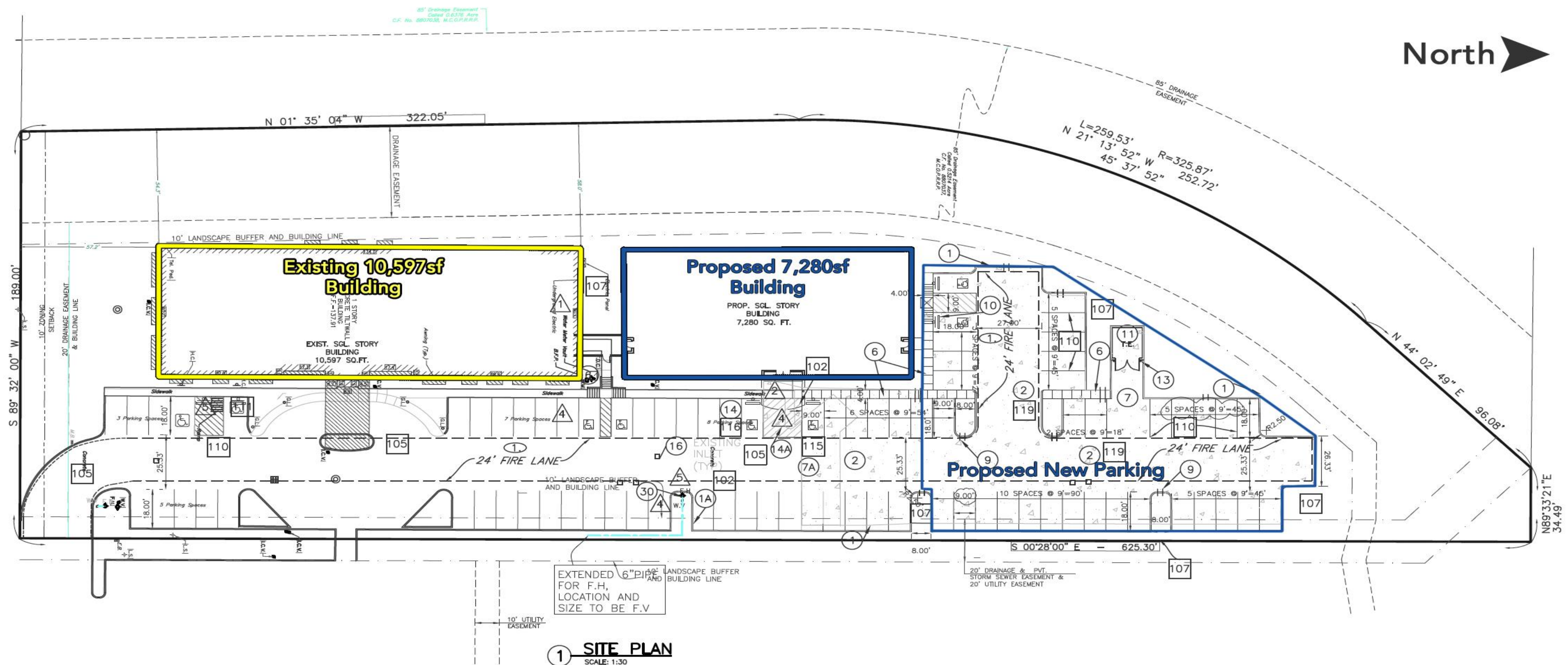


Area Demographics

	1-Mile	3-Mile	5-Mile
2020 Population	4,310	48,113	142,461
2024 Population	4,884	54,320	157,813
2029 Population	5,157	56,923	163,178
Change 2020-2024	3.20%	3.10%	2.60%
Change 2024-2029	1.10%	0.90%	0.70%
2020 Households	1,762	18,842	54,871
2024 Households	1,984	21,324	60,936
2029 Households	2,084	22,399	63,136
Change 2020-2024	3.0%	3.1%	2.7%
Change 2024-2029	1.0%	1.0%	0.7%
2024 Household Income	\$82,564	\$95,813	\$95,541
Household Size	2.4	2.5	2.6
% College Graduate	53%	53%	54%
Median Age	48	42	40
Median Housing Value	\$456,336	\$387,228	\$381,768



FLOOR PLAN - LEVEL 1



1 SITE PLAN
SCALE: 1:30

LEGEND

NEW CONCRETE

PROJECT T.D.L.R
PROJECT# B9803409

SITE SUMMARY			
DESCRIPTION	EXISTING	PROPOSED	TOTAL
LOT AREA	2.4277 AC (105,751 S.F.)	2.4277 AC (105,751 S.F.)	2.4277 AC (105,751 S.F.)
BUILDING AREA	10,597 S.F.	7,280 S.F.	17,877 S.F.
WALKWAY	1,179 S.F.	528 S.F.	1,707 S.F.
PAVEMENT	19,622 S.F.	15,623 S.F.	35,245 S.F.
IMPERVIOUS	31,398 S.F.	23,431 S.F.	54,829 S.F. 51.84%
PERVIOUS	40,315 S.F.		50,930 S.F. 48.16%
PARKING SPACES	Regular-40	Regular-35	Regular-75
	H.C- 2	H.C- 6	H.C- 8
	Total- 42	Total- 41	Total- 83

Parking Spaces

BUILDING AREA:	
EXIST. BLDG.	= 10,597 SQ.FT.
NEW BLDG.	= 7,280 SQ.FT.
TOTAL BLDG.	= 17,877 SQ.FT.

PARKING REQUIREMENTS

GROSS BUILDING FLOOR AREA = 17,877 S.F.
USED =OFFICE AREA
REQUIRED PARKING BASED ON TABLE 5.3.2.(D)
FOR FIRST 12,000 S.F.
REQUIRED -1 SPACE FOR 250 S.F.= 48 SPACES
FOR REMAINING (5877 S.F.)
1 SPACE FOR 300 S.F.
5877 / 300 = 20 SPACES
TOTAL REQUIRED =48+20=68 SPACES
PROVIDED =STANDARD SPACES = 75
ACCESSIBLE SPACES= 08
TOTAL SPACES = 83



INFORMATION ABOUT BROKERAGE SERVICES

Approved by the Texas Real Estate Commission for Voluntary Use

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

INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know

that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner)

or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

(1) shall treat all parties honestly;

(2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;

(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and

(4) may not disclose any confidential information or any information that a party specifically instructs the broker

in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Capital Heights Properties- Maher Moukarim

BROKER FIRM NAME

490787

LICENSE NO.

281.891.3003

PHONE

mm@CapitalHeightsProperties.com

EMAIL

BUYER, SELLER, LANDLORD OR TENANT



Maher M. Moukarim | **Broker**

mm@CapitalHeightsProperties.com

281.891.3003

1127 Eldridge

Suite 300-104

Houston, TX 77077

CapitalHeightsProperties.com