

# FOR SALE

Willowbrook Professional Complex  
13323 Dotson Rd, Houston 77070

7,000 SF BUILDING

77,144 SF LOT

\$2,500,000



7,000 SF

Outstanding  
Opportunity  
for Owner-  
Occupants!

## BUILDING FEATURES

- **3000 SF of Prime Ground Floor medical space available**
- **Steady income stream: 2<sup>nd</sup> floor generates annual revenue of \$110,536.08**
- 2 story medical office structure set on a total of 1.77 acres
- Opportunity for expansion with 0.75 acres of undeveloped land
- Three fully built-out, turn-key medical suites
- Ample parking with 50 spaces to accommodate patients and staff.
- Adjacent to Willowbrook Methodist Hospital, ensuring high patient visibility
- Fast access to Highway 249, Beltway 8, Grand Parkway 99

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## **Projected Operating Income/Expenses\***

### **2nd floor Income Potential**

Suite 200	\$55,268.04 NNN
Suite 210	\$55,268.04 NNN
Suite 100	\$72,000.00 NNN
<b>Total Income</b>	<b>\$182,536.00</b>

### **Essentials**

Maintenance	\$6,899.26
Janitorial	\$11,106.48
Landscaping	\$7,600.00
Security Service	\$8,299.10
Elevator Service	\$3,455.81
Utilities	
Electricity	\$3,465.20
Water	\$3,045.02
Trash	\$2,267.08
Insurance	\$7,485.19
Property Tax	\$37,962.42

**Total Essentials \$91,585.56**

**NOI \$182,536.00**

**Using actual expenses from 2023 with NNN Leases at 100% occupied**

\*Disclaimer: The numbers provided are actuals from 2023 and intended to offer a guideline of the expenses involved. Please note that this is not an exhaustive list and additional costs such as management, administration, repairs, and extermination, may apply. Users are advised to conduct their own due diligence and consult with professional advisors for an accurate assessment of the total expenses.



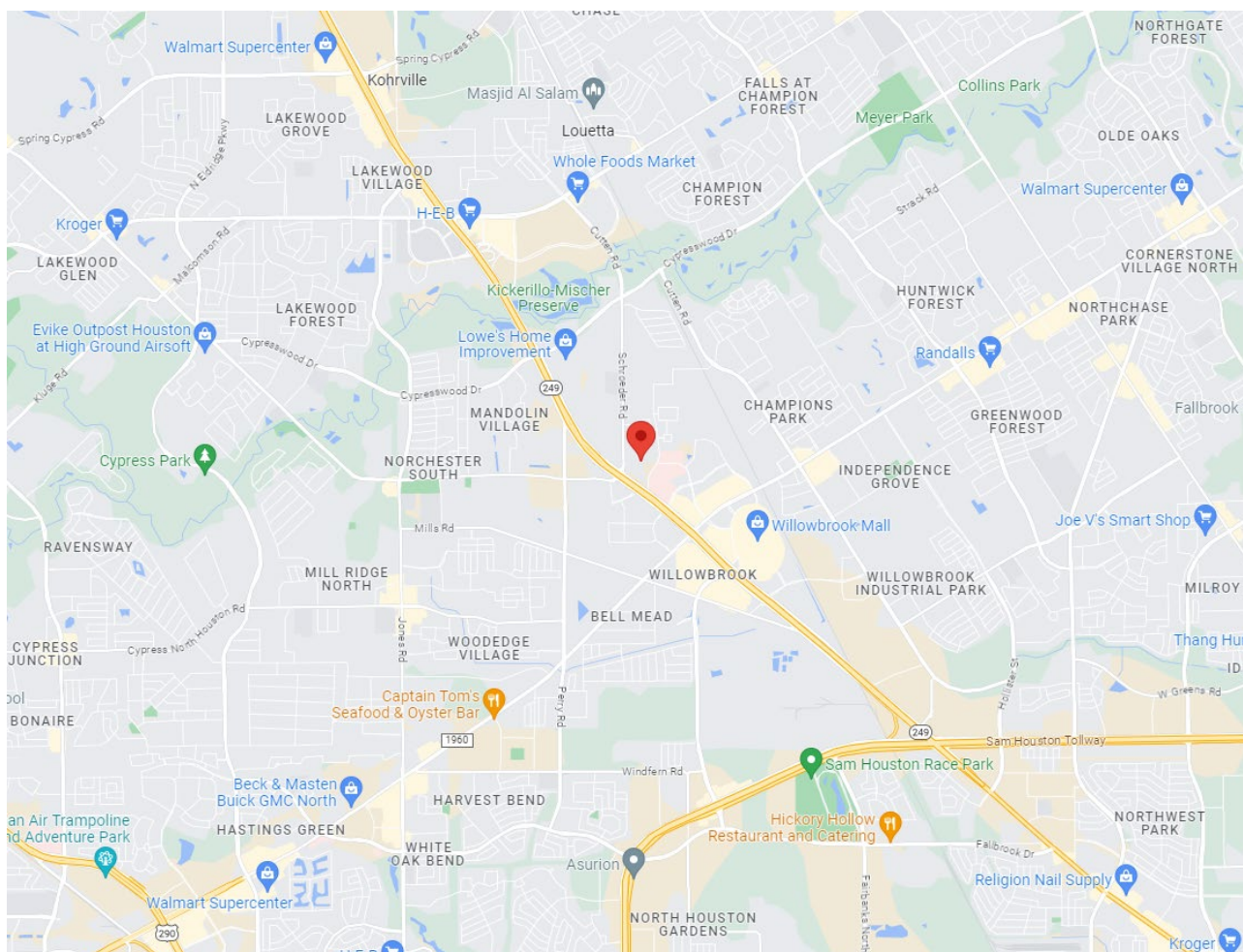
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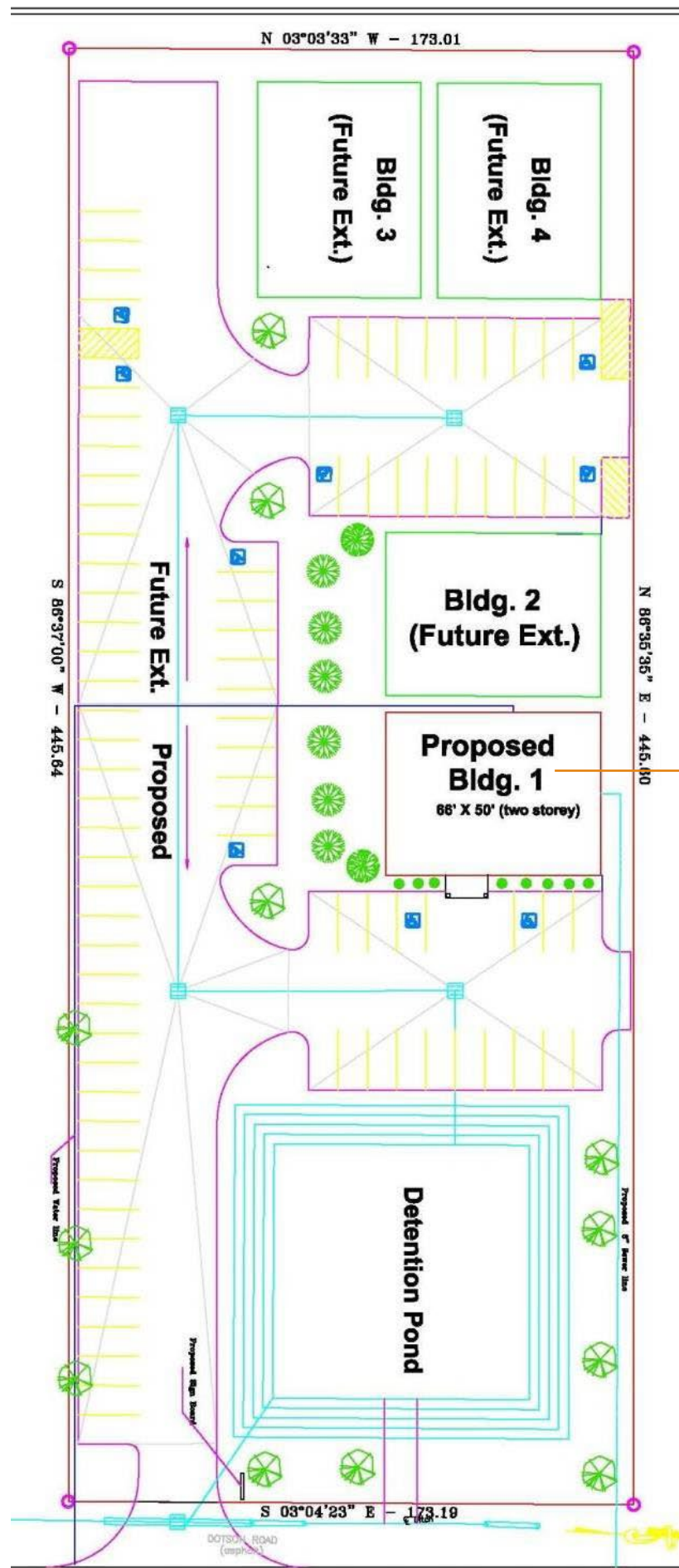
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## SITE PLAN



**Suite 100**  
2,960 SF

**Suite 200**  
1,571 SF

**Existing Suite 210**  
1,458 SF

**Common Area**  
1,011 SF



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Waiting Room



Nurse Station



Reception



Office



Exam Room



Exam Room



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Waiting Room



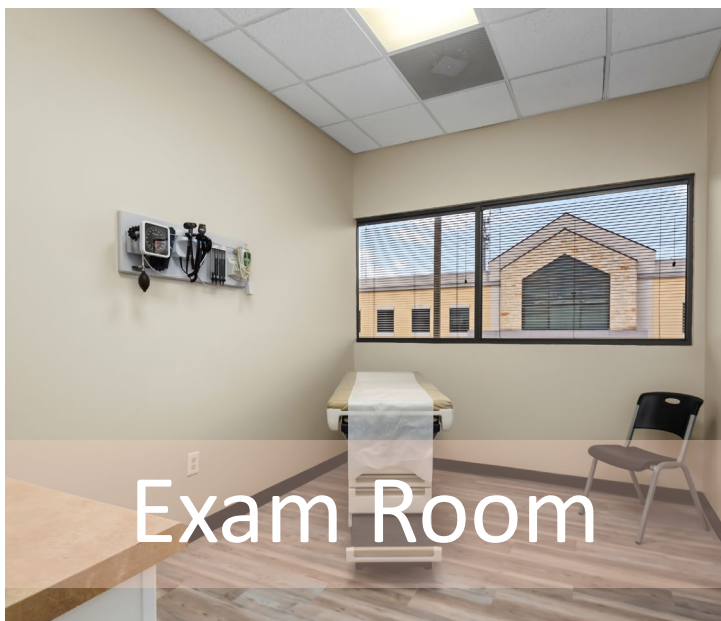
Reception



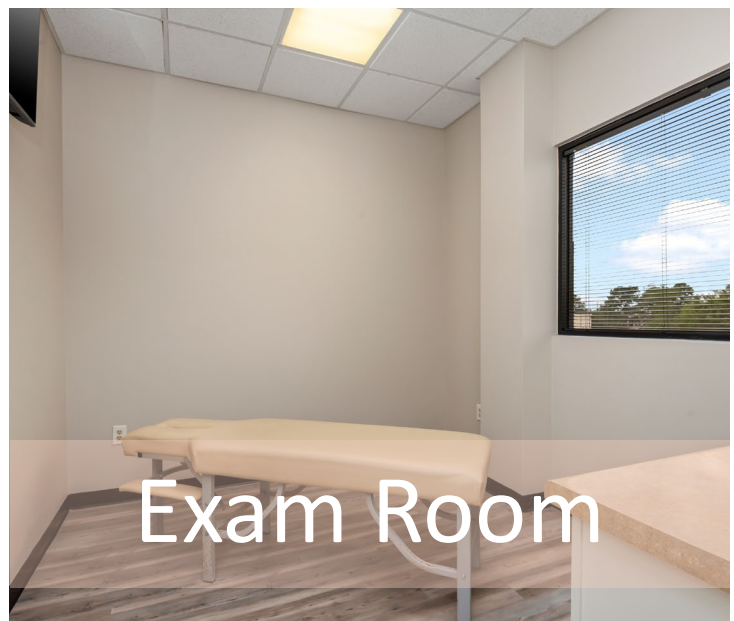
Nurse Station



Hallway



Exam Room



Exam Room



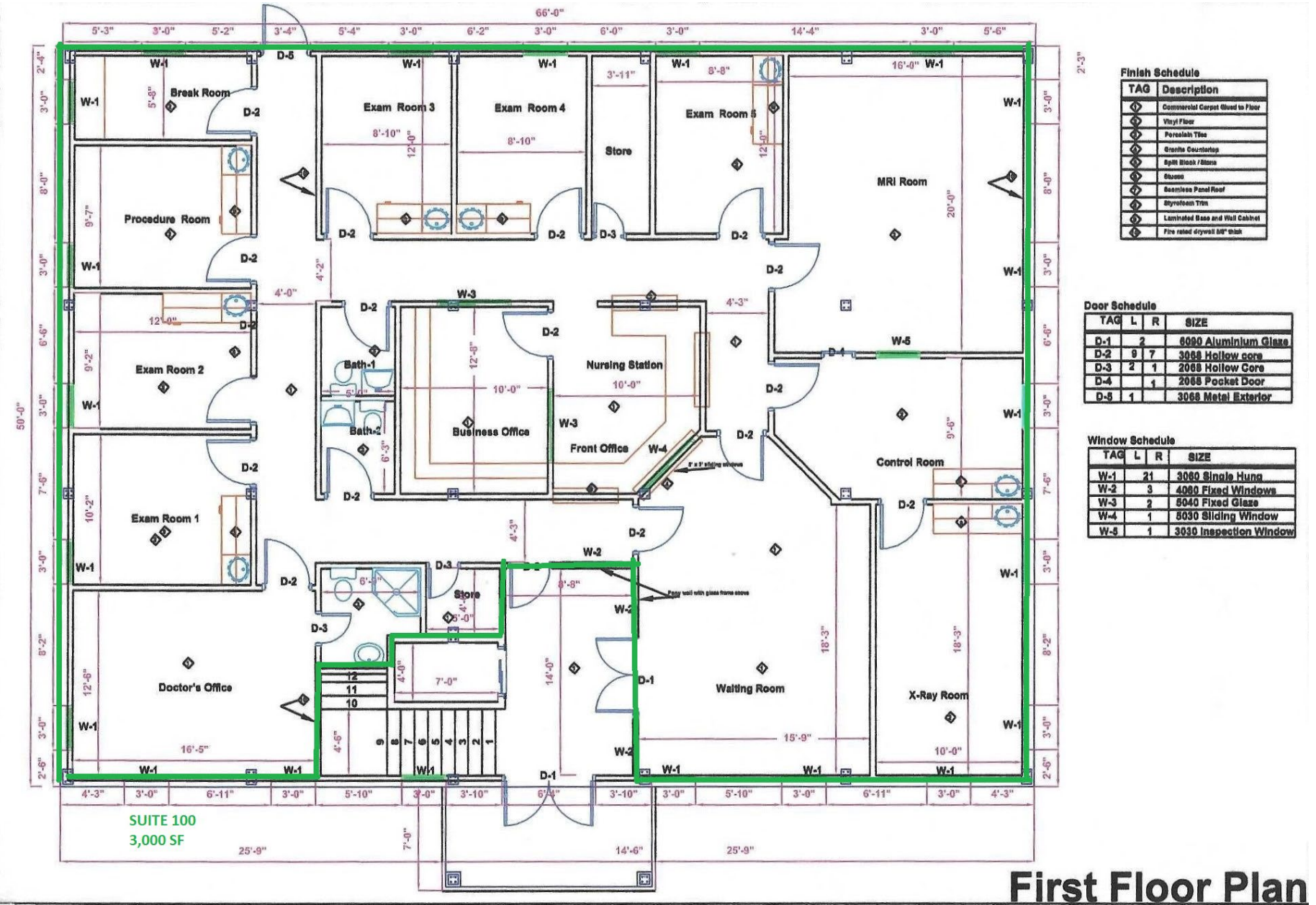
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**SUITE 100  
FULLY BUILT-OUT MEDICAL SUITE  
3,000 SQUARE FEET**

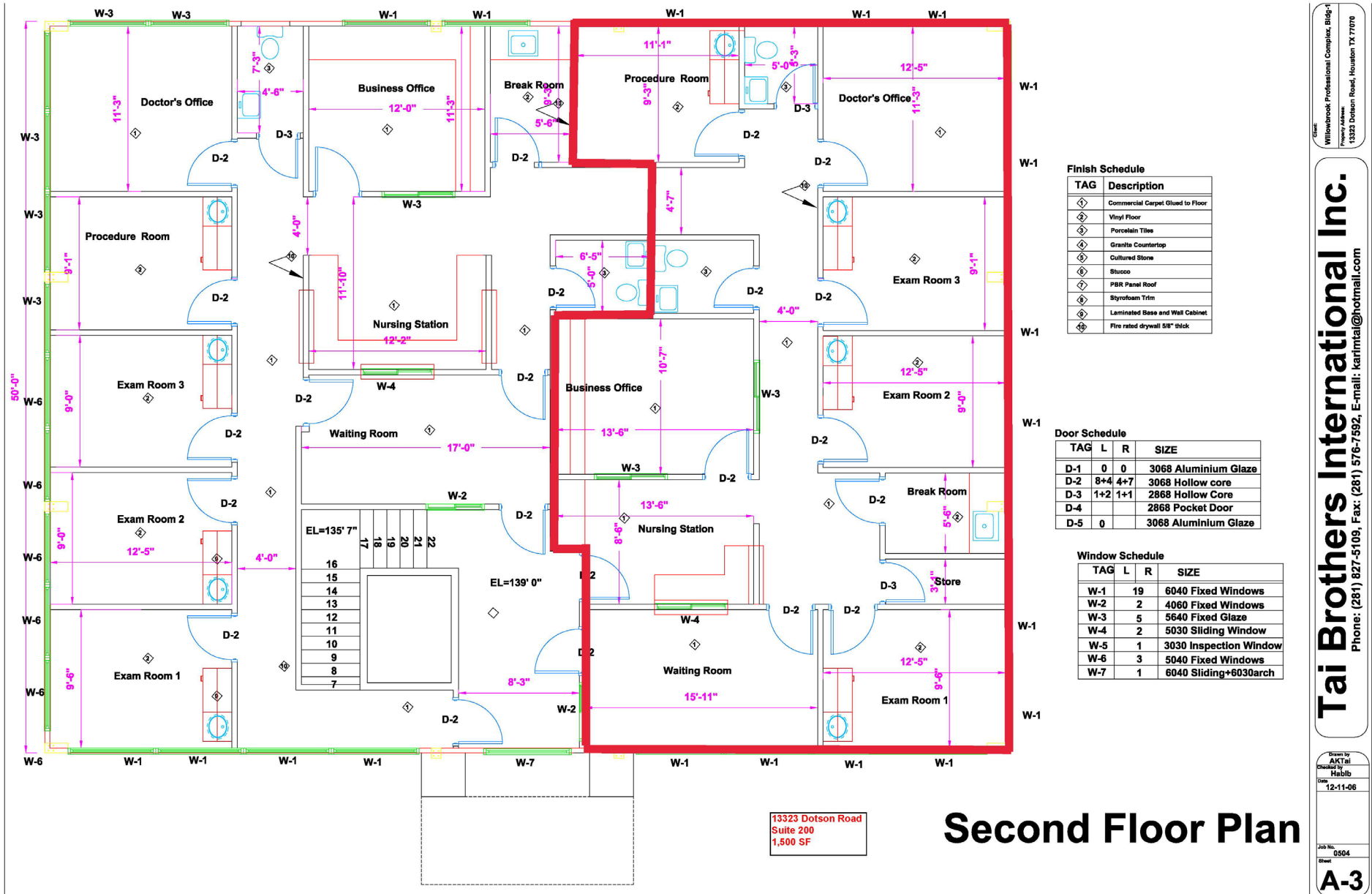
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Client: Willowbrook Professional Complex, Bldg. #  
 Willowbrook Professional Complex, Bldg. #  
 Project Address: 13323 Dotson Road, Houston TX 77070  
**Tai Brothers International Inc.**  
 Phone: (281) 827-5109, Fax: (281) 576-7592, E-mail: karimtai@hotmail.com  
 Approved by: AKT/AIL  
 Checked by: Haidib  
 Date: 12-11-06  
 Job No: 0504  
 Sheet: **A-3**

## SUITE 200 FULLY BUILT-OUT MEDICAL SUITE 1,500 SQUARE FEET





## Information About Brokerage Services

Texas law requires all real estate licensees 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 coincidental 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.

<u>B.Pennington Commercial Real Estate, Inc.</u>	<u>404012</u>	<u>brenda@penningtoncommercial.com</u>	<u>(713)621-5050</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Brenda Pennington</u>	<u>341099</u>	<u>brenda@penningtoncommercial.com</u>	<u>(713)621-5050</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Brenda Pennington</u>	<u>341099</u>	<u>brenda@penningtoncommercial.com</u>	<u>(713)621-5050</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Brenda Pennington</u>	<u>341099</u>	<u>brenda@penningtoncommercial.com</u>	<u>(713)621-5050</u>
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](http://www.trec.texas.gov)

This form was produced by the subscriber named below through Texas FormSource.

IABS 1-0 Date  
TXR 2501

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Produced with Lone Wolf Transactions (zipForm Edition) 231 Shearson Cr. Cambridge, Ontario, Canada N1T 1J5 [www.lwof.com](http://www.lwof.com)