



FOR SALE

21318 PROVINCIAL BLVD
KATY, TX 77450

4,248 SF MEDICAL OFFICE BUILDING • EXISTING EQUIPMENT AVAILABLE FOR PURCHASE

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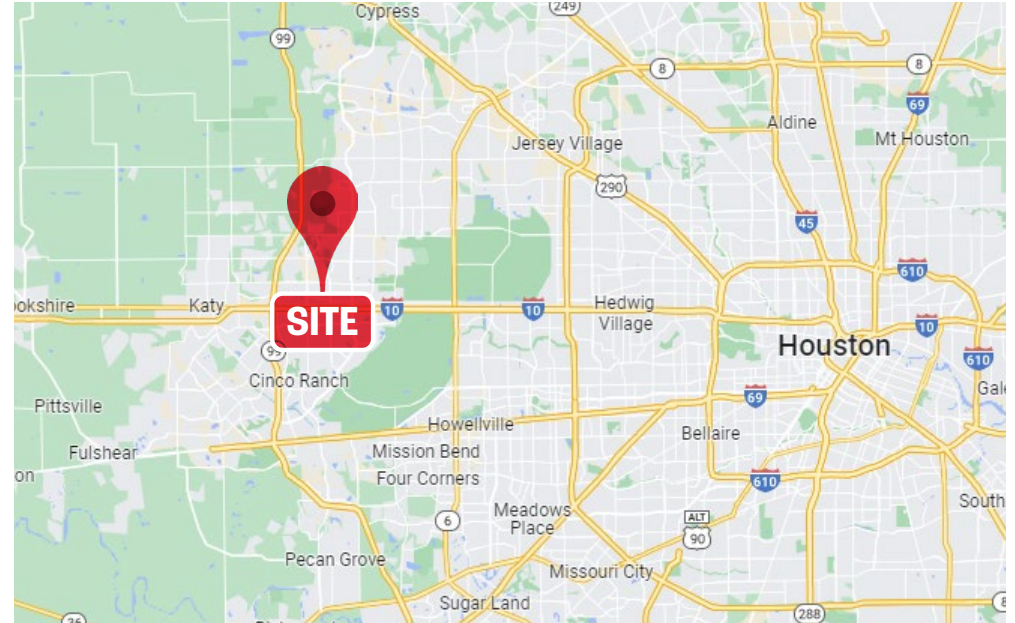
Property Information

LISTING OVERVIEW

Price	Contact for Pricing
Building Type	Medical Office Building
Total Building Area	4,248 SF
Total Lot Size	0.35 Acres
Stories	2 (1st Floor: 2,997 SF • 2nd Floor: 1,251 SF)
Year Built	2009

PROPERTY HIGHLIGHTS

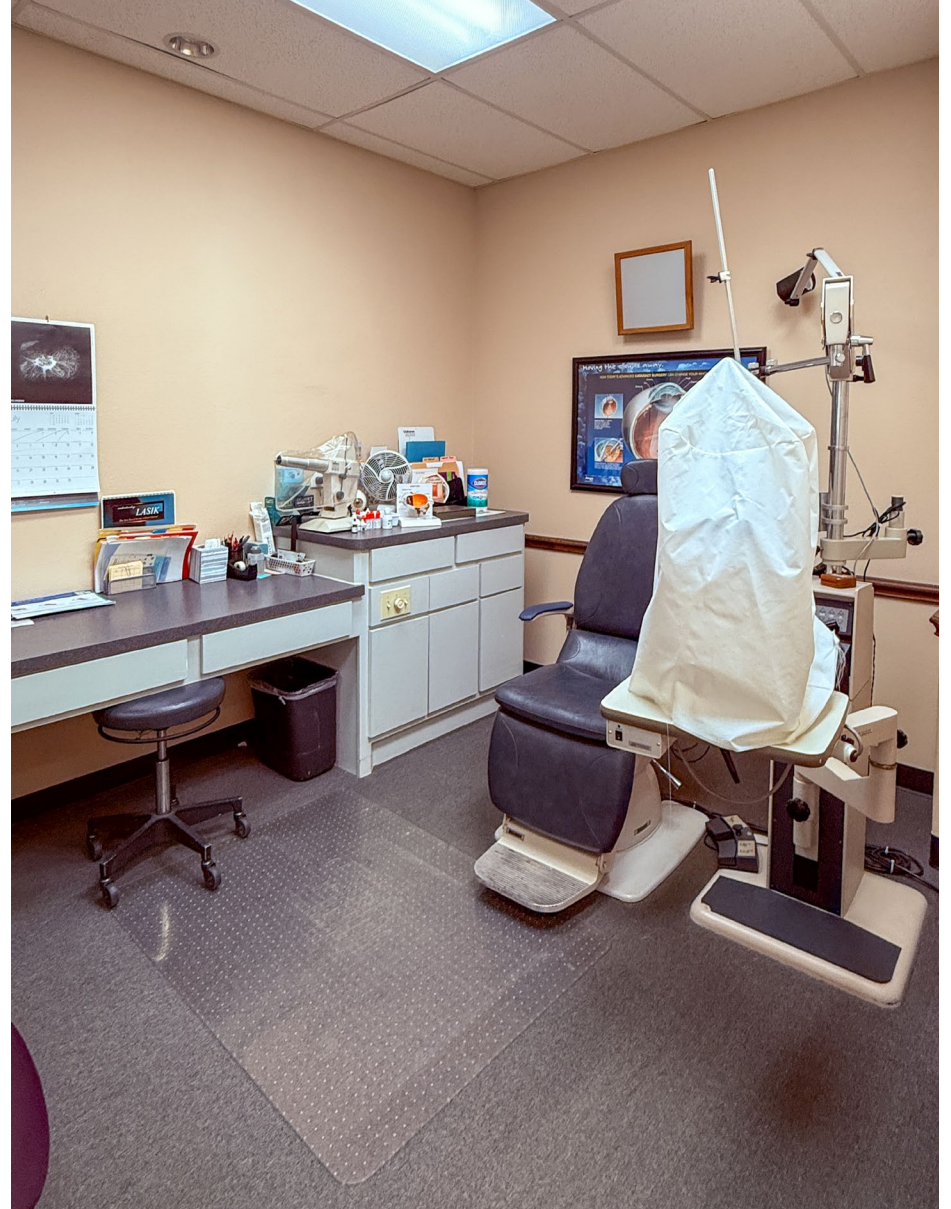
- Purchase Price: Contact broker for details
- Existing equipment available for purchase
- Currently configured as an ophthalmology clinic with an adjoining optical retail store
- Over 275,000 residents within 5 miles, projected to reach nearly 300,000 by 2029
- Area population has grown nearly 5% since 2020, with another 6% growth expected by 2029
- Average household income within 5 miles is approximately \$112,756, over 1.5 times the national average
- Convenient access to Interstate 10 and Grand Parkway (Texas State Highway 99)



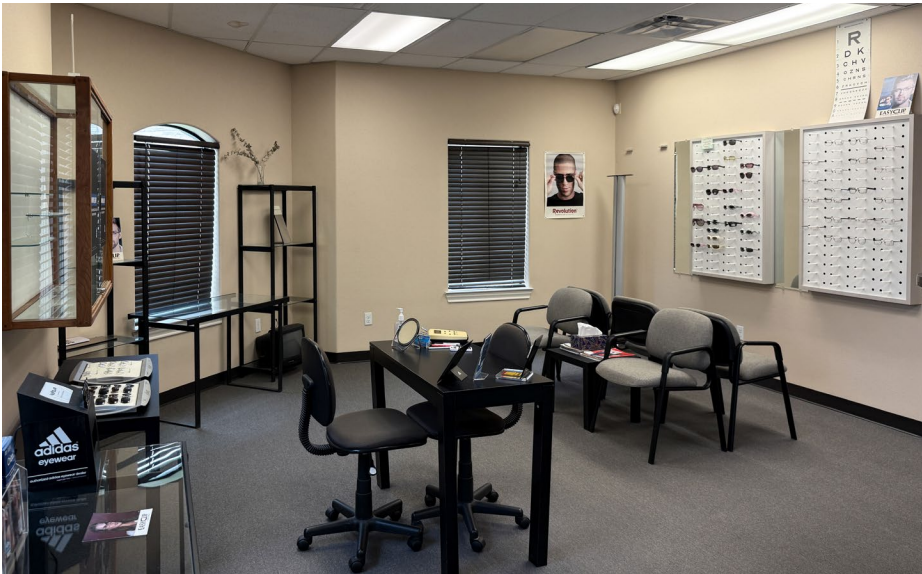
Property Photos



Property Photos



Property Photos



Property Photos

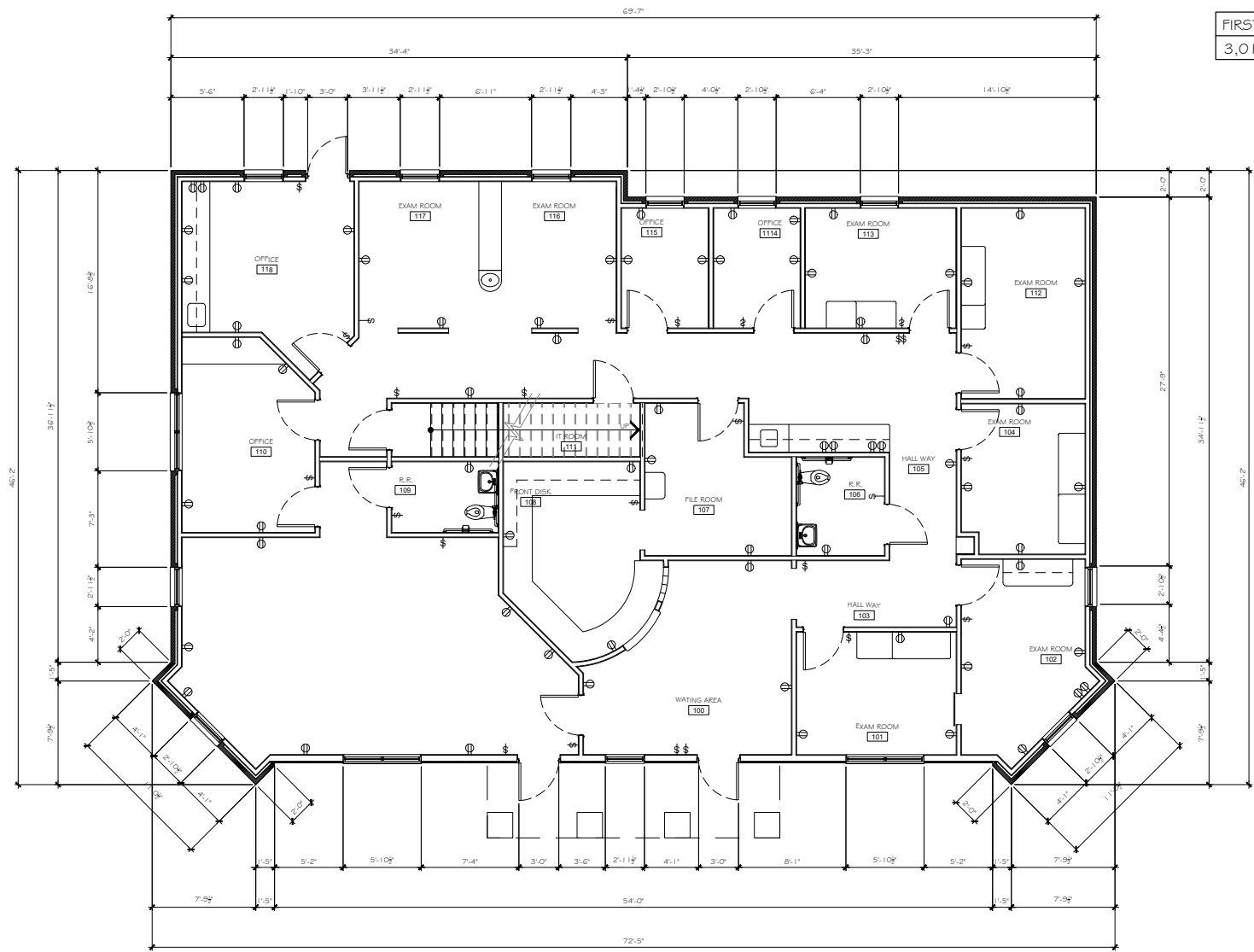


Property Photos



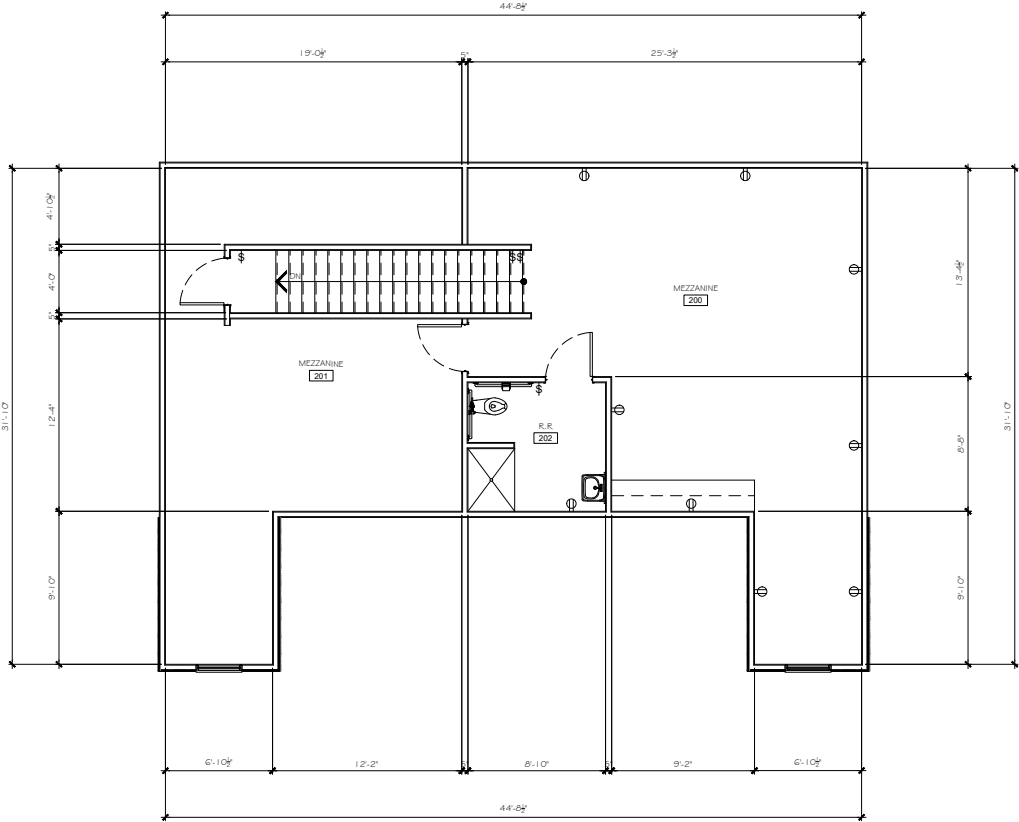
Floorplan • First Floor

FIRST FLOOR AREA
3,015.36 SQ. FT.



Floorplan • Second Floor

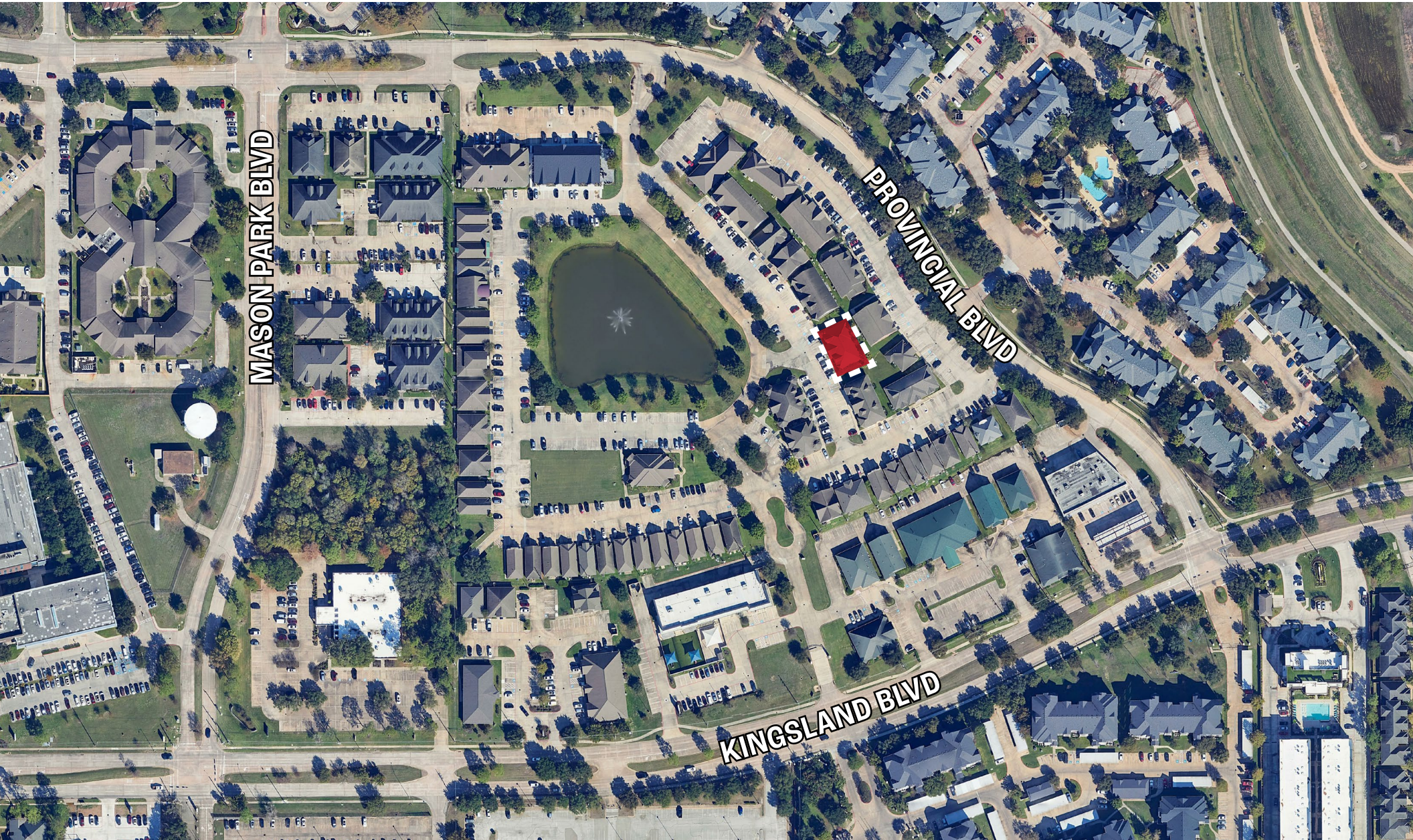
SECOND FLOOR AREA
1,191.75 SQ. FT.



Aerial Imagery • Provincial Professional Park



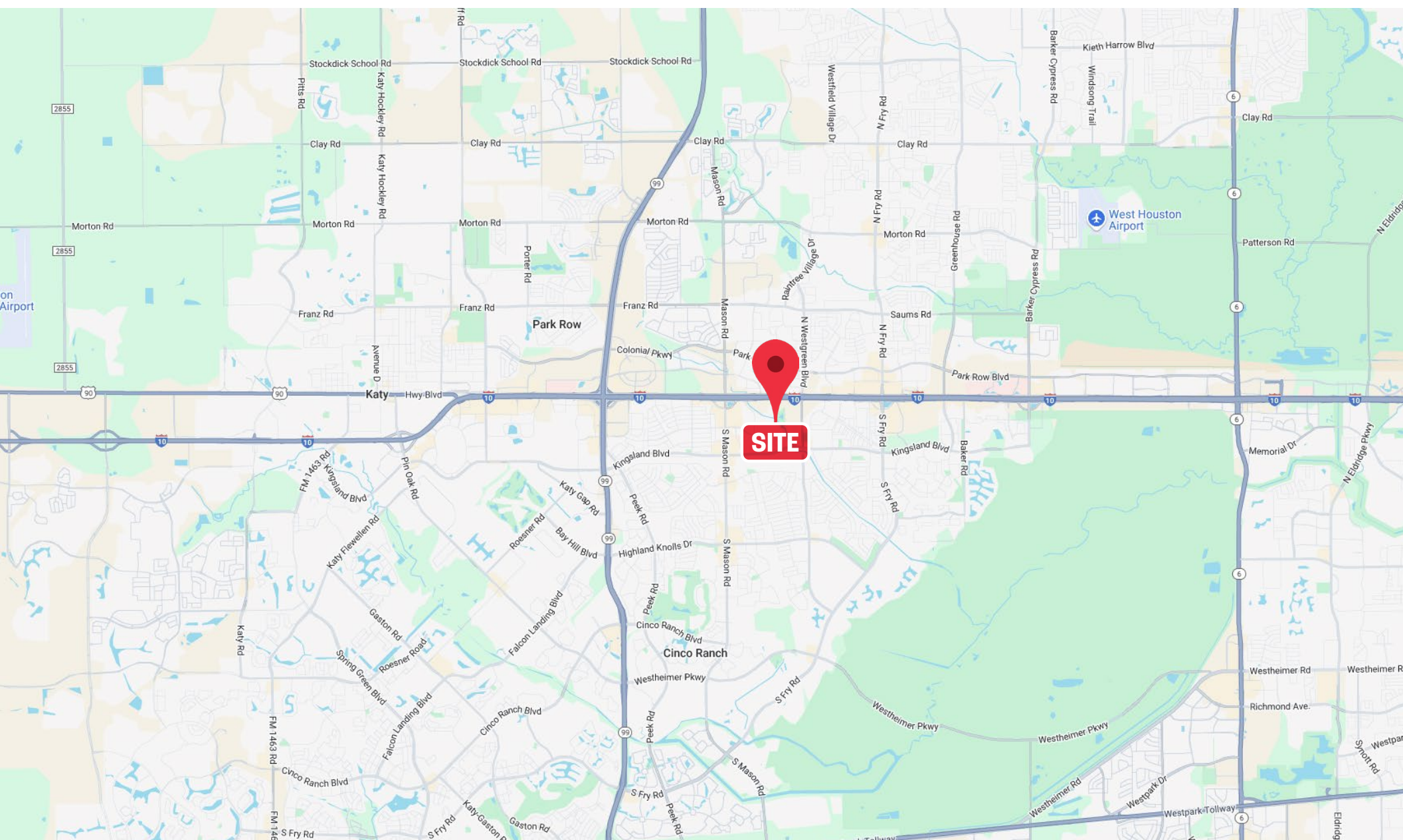
Aerial Imagery • Provincial Professional Park



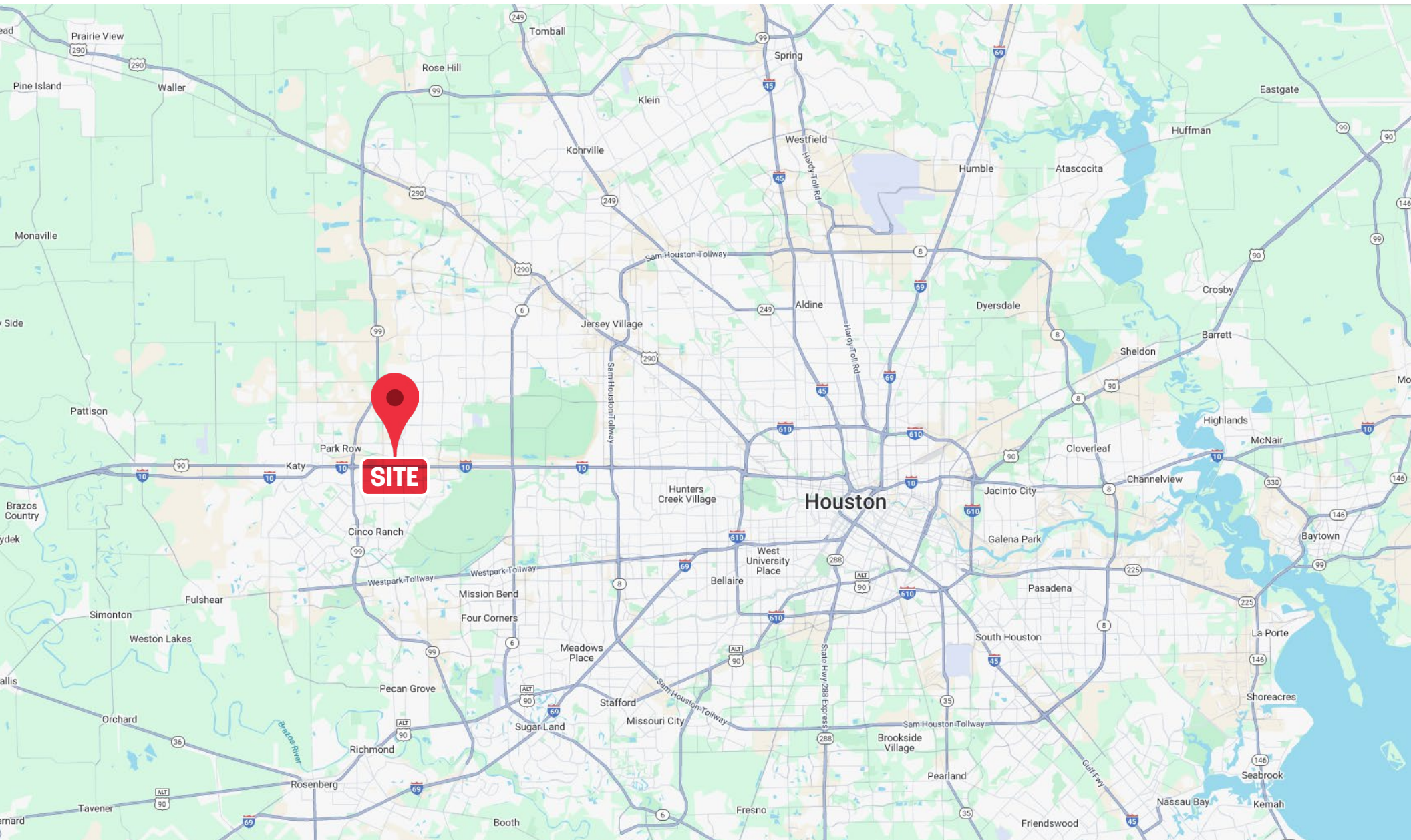
Aerial Map



Local Map



Regional Map



Houston Market Summary



Houston is the most populous city in Texas and the fourth-most populous city in the United States with an estimated population of 2,304,580. Located in Southeast Texas near Galveston Bay and the Gulf of Mexico, Houston is the seat and largest city of Harris County and the largest principal city of the Greater Houston metropolitan area, which is the fifth-most populous metropolitan statistical area in the United States. Comprising a land area of 640.4 square miles, Houston is the ninth-most expansive city in the United States (including consolidated city-counties).

Houston's economy has had a broad industrial base and is recognized worldwide for its energy industry—particularly for oil and natural gas—as well as for biomedical research and aeronautics. The city has the second-most Fortune 500 headquarters of any U.S. municipality within its city limits (after New York City). Because of these strengths, Houston is designated as a global city by the Globalization and World Cities Study Group

and Network. Additionally, the Port of Houston ranks first in the United States in international waterborne tonnage handled and second in total cargo tonnage handled. The Houston area is the top U.S. market for exports, surpassing New York City in 2013.

Houston is also home to the Texas Medical Center—the world's largest concentration of healthcare and research institutions—and NASA's Johnson Space Center, home to the Mission Control Center.

Nicknamed the "Bayou City", "Space City", "H-Town", and "the 713", Houston has developed into a global city, with strengths in culture, medicine and research. The city has a population from various ethnic and religious backgrounds and a large and growing international community. Houston is the most diverse metropolitan area in Texas and has been described as the most racially and ethnically diverse major city in the U.S.

- No. 1** Largest Amount of Industrial Construction in U.S. since 2013 (*Houston Chronicle*)
- No. 1** U.S. City for Real Estate Development from 2013 to 2023 (*StorageCafe*)
- 2nd** Fastest Growing MSA in the U.S. since 2021 (*U.S. Census Bureau*)
- 5th** Largest Metropolitan Area in the United States
- 26** Fortune 500 Companies Call Greater Houston Home — 3rd Most in U.S. (*Greater Houston Partnership*)

Demographics

	1 MILE	3 MILE	5 MILE
Population			
2020 Population	14,944	124,327	263,873
2024 Population	14,685	123,376	275,047
2029 Population Projection	14,950	127,553	292,502
Annual Growth 2020-2024	-0.4%	-0.2%	1.1%
Annual Growth 2024-2029	0.4%	0.7%	1.3%
Households			
2020 Households	5,821	43,634	87,922
2024 Households	5,664	43,237	91,205
2029 Household Projection	5,758	44,710	97,009
Annual Growth 2020-2024	0.4%	1.1%	2.1%
Annual Growth 2024-2029	0.3%	0.7%	1.3%
Avg Household Size	2.50	2.80	3.00
Avg Household Vehicles	2.00	2.00	2.00
Housing			
Median Home Value	\$242,204	\$265,248	\$267,485
Median Year Built	1988	1996	2002
Owner Occupied Households	2,409	25,564	62,550
Renter Occupied Households	3,349	19,146	34,459
Household Income			
< \$25,000	657	4,481	8,960
\$25,000 - 50,000	1,596	7,477	14,715
\$50,000 - 75,000	917	7,603	13,989
\$75,000 - 100,000	670	5,977	12,659
\$100,000 - 125,000	582	4,974	12,042
\$125,000 - 150,000	581	3,424	7,320
\$150,000 - 200,000	318	4,357	10,269
\$200,000+	344	4,944	11,252
Avg Household Income	\$86,875	\$107,705	\$112,756
Median Household Income	\$65,112	\$83,606	\$90,678

	1 MILE	3 MILE	5 MILE
Population Summary			
Age 15+	11,855	99,042	217,909
Age 20+	10,846	90,167	196,838
Age 35+	7,737	65,431	142,019
Age 55+	3,929	31,807	64,066
Age 65+	2,341	17,057	32,960
Median Age	36.90	37.20	36.20
Avg Age	38.00	37.50	36.30
Education			
Some High School, No Diploma	666	5,689	12,373
High School Graduate	1,292	14,132	31,531
Some College, No Degree	3,465	23,057	51,874
Associate Degree	427	6,296	12,650
Bachelor's Degree	2,711	25,380	52,825
Advanced Degree	1,690	13,299	28,798
Employment			
Civilian Employed	7,353	63,508	143,549
Civilian Unemployed	336	2,902	6,416
Civilian Non-Labor Force	3,968	30,782	63,601
U.S. Armed Forces	2	77	138
Housing Value			
< \$100,000	23	612	1,420
\$100,000 - 200,000	721	5,992	12,368
\$200,000 - 300,000	1,039	8,771	22,896
\$300,000 - 400,000	431	4,610	11,266
\$400,000 - 500,000	22	2,139	4,524
\$500,000 - 1,000,000	129	2,360	5,518
\$1,000,000+	0	170	487

Demographic data © CoStar 2025

CONFIDENTIALITY AND DISCLAIMER

Mohr Partners, Inc. ("Agent") has been engaged as the exclusive agent for the sale of a commercial property described herein (the "Property").

The property is being offered for sale in an "as-is, where-is" condition, and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Your acceptance of this memorandum is an indication of your agreement to hold the contents of this memorandum in the strictest confidence and that you will not disclose information contained herein, in whole or in part, to any other parties without the prior written authorization from the Owner or Mohr Partners, Inc. as a "Registered Potential Investor." The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions, and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum.

The enclosed materials are being provided solely to facilitate the prospective investor's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and/or directors as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein.

Neither the Agent nor the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections, and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserve the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale, or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller.

Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation, and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by owner and any conditions to owner's obligations there under have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature, will be held and treated in the strictest confidence, and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to Mohr Partners, Inc. If you have no interest in the Property at this time, please return this Offering Memorandum immediately to:

Mohr Partners, Inc.
14643 Dallas Pkwy Suite 1000
Dallas, TX 75254

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property.



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.

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.

MOHR PARTNERS, INC.

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STEPHEN MACNOLL

Designated Broker of Firm

Licensed Supervisor of Sales Agent/Associate

KEVIN BARR

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