

FOR LEASE

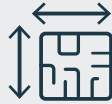
CLAY CROSSING MEDICAL CENTER

3919 NORTH FRY ROAD
KATY, TX 77449

Oldham
Goodwin **OG**



GLA
17,124 SF



SITE
1.66 AC



YEAR BUILT
2013



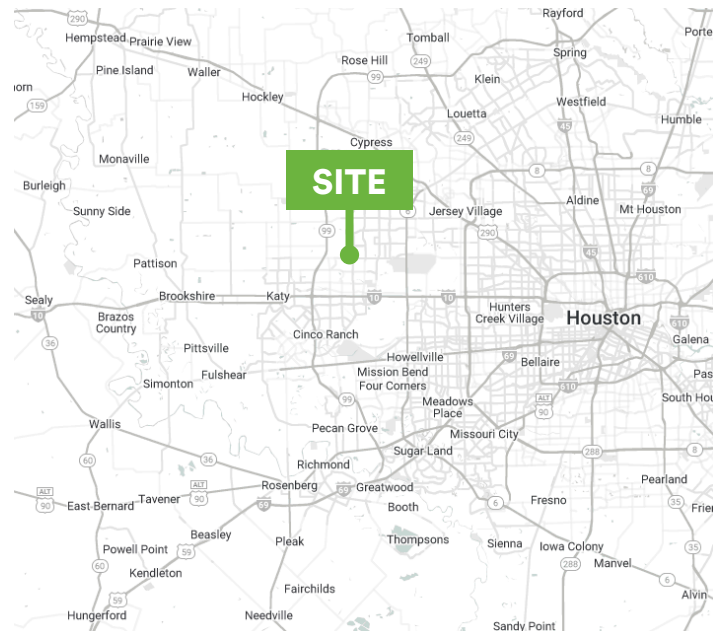
RENTAL RATE
\$17.00/SF/YR
GROSS

PROPERTY HIGHLIGHTS

- 88 Parking Spaces
- LED Pylon Signage Available
- First Generation Space with HVAC in place allows build out for nearly any healthcare use
- Co-tenancy with high volume Family Medicine Practice
- High traffic location with ~50,000 VPD at the Clay Road/N Fry Rd intersection
- Located in a retail node surrounded by Westfield (1,431 homes), Cypress Meadows (1,440 homes), and other large neighborhoods

AVAILABILITY

- Second Floor - 6,500 SF - Available Now



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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 Total Population	21,341	148,352	320,904
2029 Total Population	21,868	151,890	329,230
2024-2029 Annual Growth Rate	2.47%	2.38%	2.59%
2024 Households	6,009	44,887	101,103
2029 Households	6,150	45,941	103,657
2024 Median Home Value	\$207,579	\$208,747	\$222,817
2024 Average Household Income	\$92,150	\$90,635	\$96,443
2024 Total Consumer Spending	\$208,263,000	\$1,495,299,000	\$3,421,221,000
2029 Total Consumer Spending	\$230,972,320	\$1,661,091,128	\$3,809,446,539



30,572 VPD
North Fry Road



19,960 VPD
Clay Road

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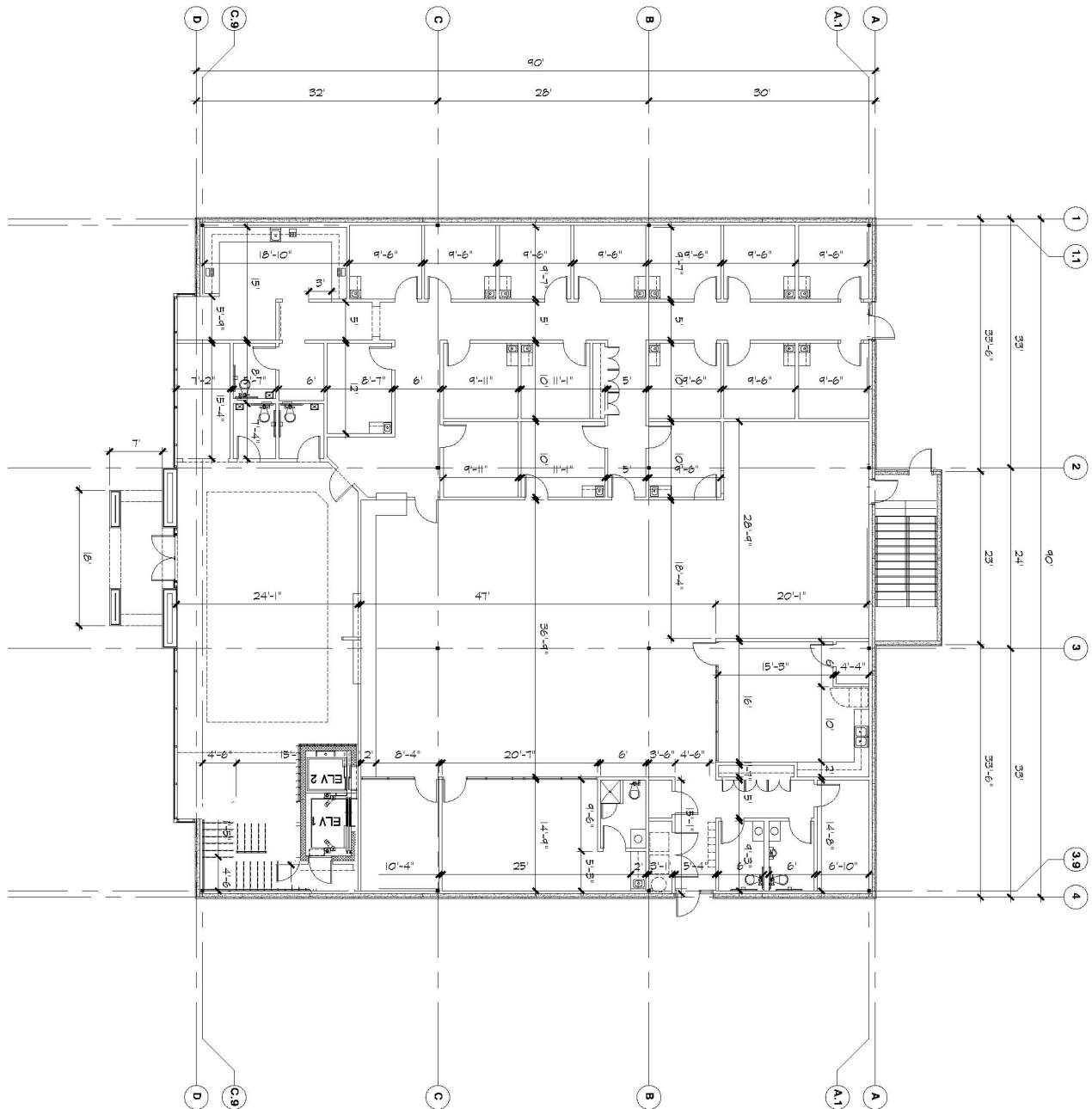


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FLOOR PLAN - FIRST FLOOR

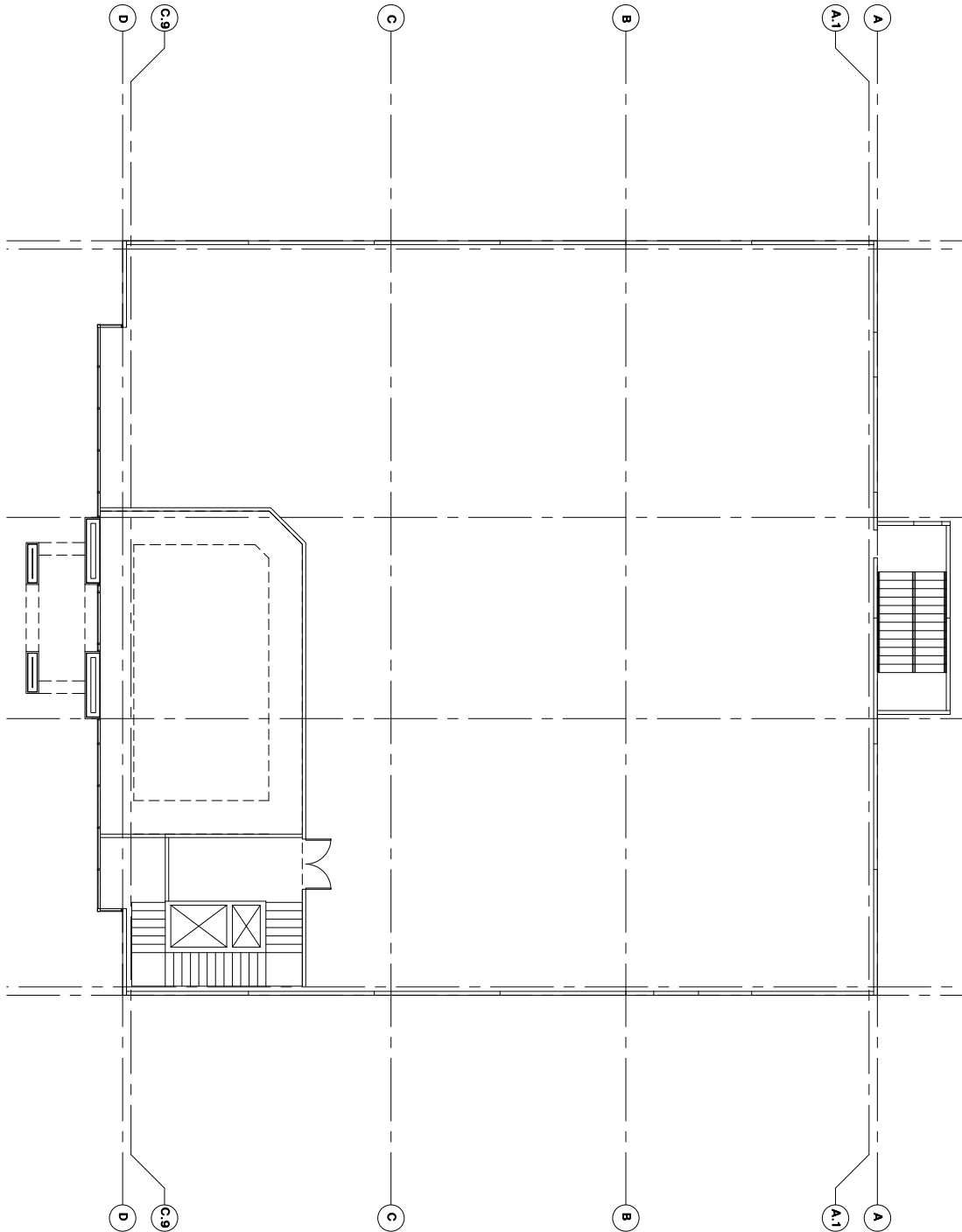


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FLOOR PLAN - SECOND FLOOR



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KATY, TX 77449

TEXAS OVERVIEW



**NO STATE
INCOME TAX**

2ND FASTEST GROWING ECONOMY
IN THE UNITED STATES

#1 STATE IN AMERICA
TO START A BUSINESS

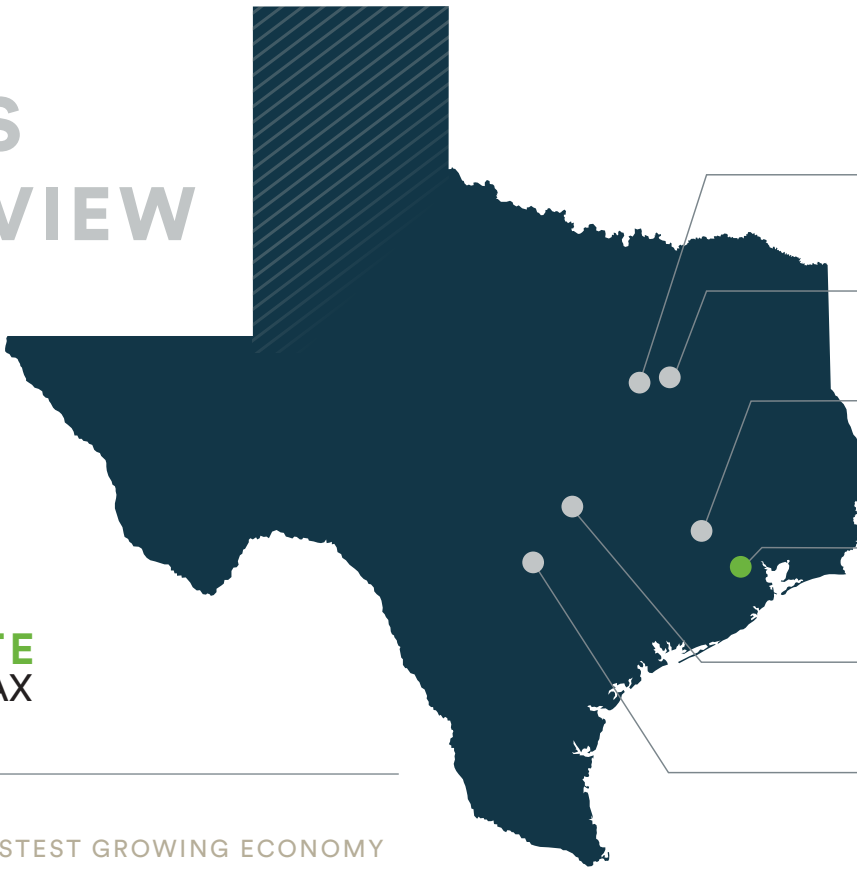


POPULATION
28,995,881

2ND LARGEST LABOR WORKFORCE:
14+ MILLION WORKERS

57 FORTUNE 500 COMPANIES
CALL TEXAS HOME

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE



Fort Worth
TOP CITY FOR SALES
GROWTH IN 2018

Dallas
TOP MSA FOR POPULATION
GROWTH IN 2020

**Bryan/College
Station**
#1 BEST SMALL PLACES FOR
BUSINESSES IN TEXAS

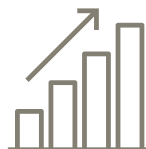
Houston
4TH LARGEST POPULATION
IN THE U.S.

Austin
NAMED BEST CITY TO START A
BUSINESS IN 2020

San Antonio
2ND FASTEST GROWING CITY
IN THE NATION



**BEST STATE
FOR BUSINESS**



**TOP STATE
FOR JOB GROWTH**



**LARGEST
MEDICAL CENTER**

FOR LEASE

CLAY CROSSING MEDICAL CENTER

3919 NORTH FRY ROAD
KATY, TX 77449

HOUSTON, TEXAS



POPULATION
7,000,000

21

FORTUNE 500
COMPANIES BASED
IN HOUSTON

3RD

IN THE WORLD
FOR CITIES OF THE
FUTURE



ENERGY CAPITAL OF THE WORLD

HOME TO **39** OF THE NATION'S LARGEST

PUBLICLY TRADED OIL & GAS EXPLORATION
& PRODUCTION FIRMS



58 MILLION AIRLINE PASSENGERS

GEORGE BUSH INTERCONTINENTAL AIRPORT:

OVER 170 DESTINATIONS W/ NONSTOP FLIGHTS

HOBBY AIRPORT: 60 DESTINATIONS



PORT OF HOUSTON

LARGEST PORT ON THE GULF &
2ND LARGEST IN THE US

GENERATES \$5.6 BILLION IN STATE & LOCAL REVENUE

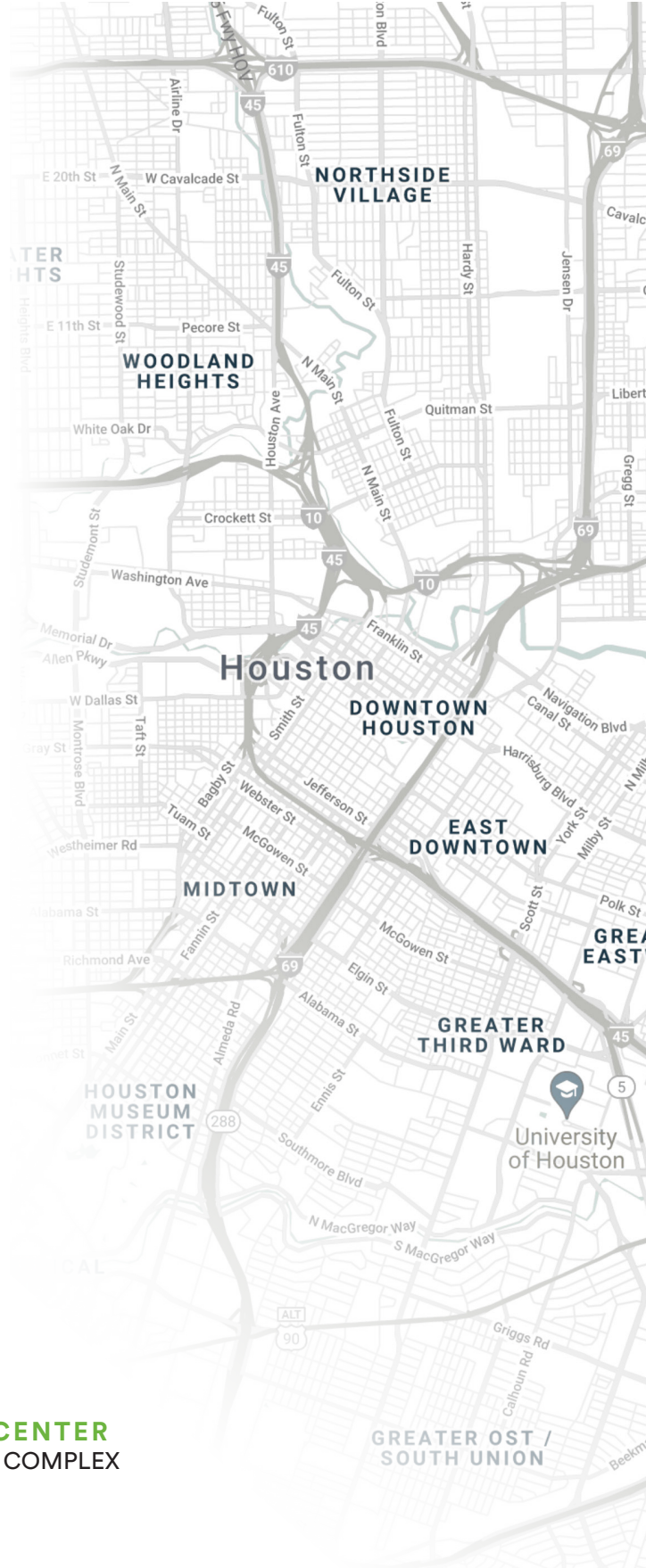
4TH

LARGEST CITY
IN THE UNITED STATES



TEXAS MEDICAL CENTER

LARGEST MEDICAL COMPLEX
IN THE WORLD



CLAY CROSSING MEDICAL CENTER

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KATY, TX 77449

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.

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Assumed Business Name

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Licensed Supervisor of Sales Agent/Associate

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Sales Agent/Associate's Name

Licensed No.

Email

Phone

Buyer / Tenant / Seller / Landlord Initials

Date

FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S
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