

Physician Office

 **Everest**
Primary Care

16344 Wallisville Rd Ste 600
Houston, TX 77049



THE SPACE

Location	16344 Wallisville Rd Ste 600 Houston, TX, 77049
County	Harris
Cross Street	Dell Dale St.
Traffic Count	9,815
Square Feet	1,800
Lease Type	NNN

Notes Please call broker for price

HIGHLIGHTS

- 5 exam rooms
- Staff work area
- Front desk and check out area
- Recently installed phone system
- Patient exam tables, scales, waiting area furniture included
- Retail strip attracts drive-by traffic
- Newly built out medical space ready for occupancy



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
14,600	99,990	160,537



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$86,150	\$79,892	\$75,944



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
4,443	30,639	49,576

PROPERTY FEATURES

BUILDING SF 10,000

YEAR BUILT 2019

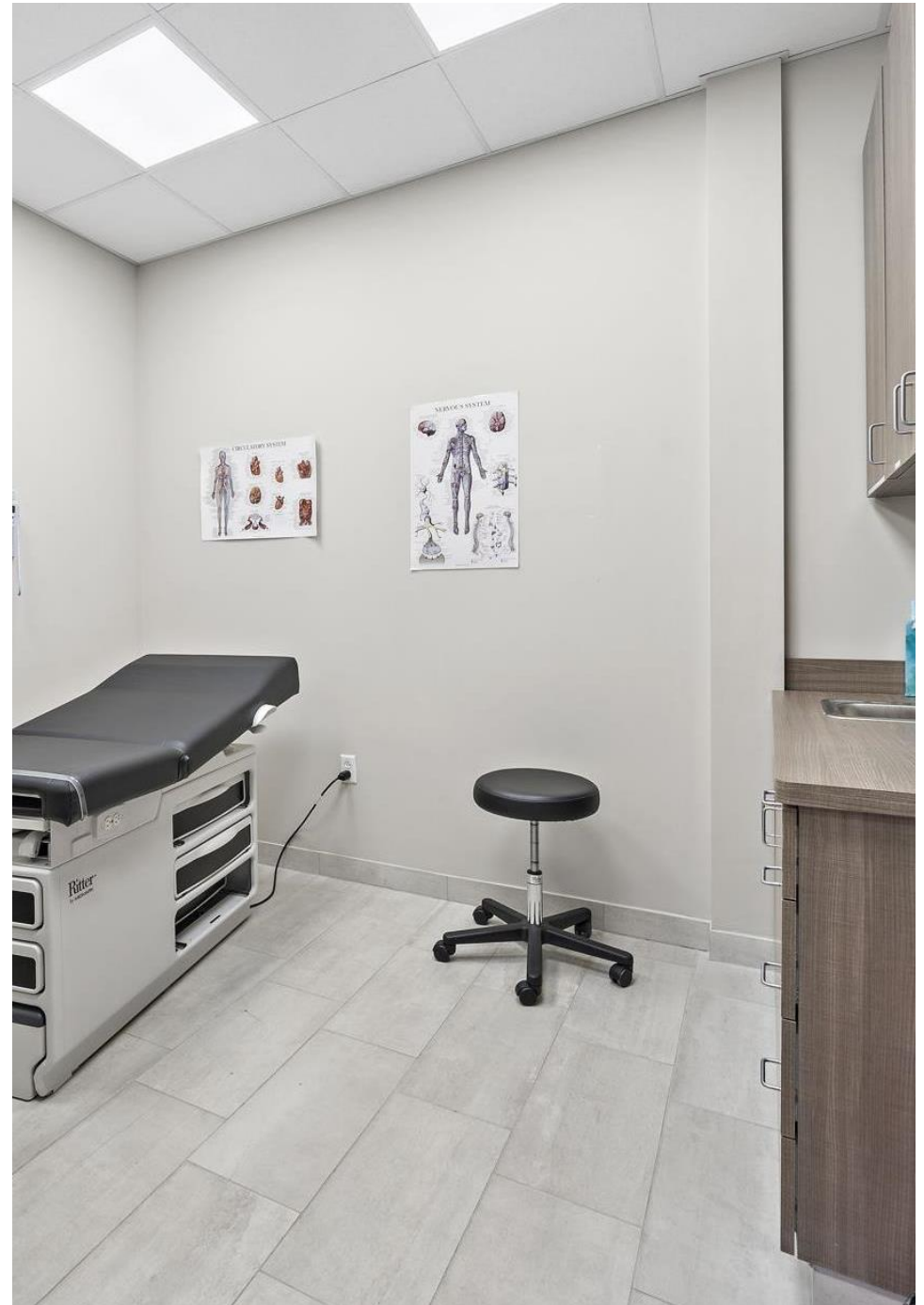
MECHANICAL

HVAC 7.5 Ton Carrier

ELECTRICAL Emergency Lighting

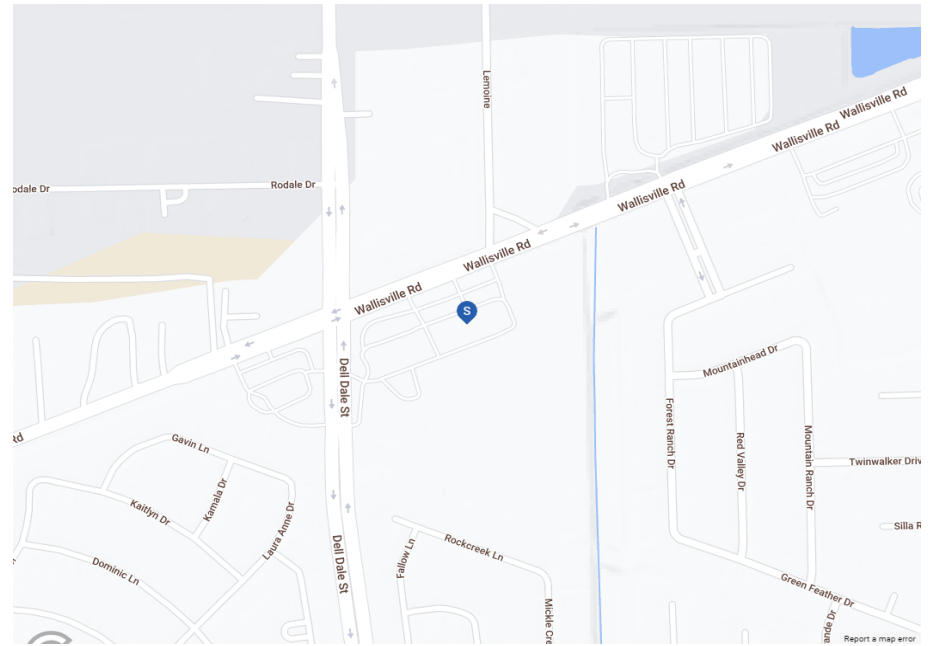
TENANT INFORMATION

LEASE TYPE NNN

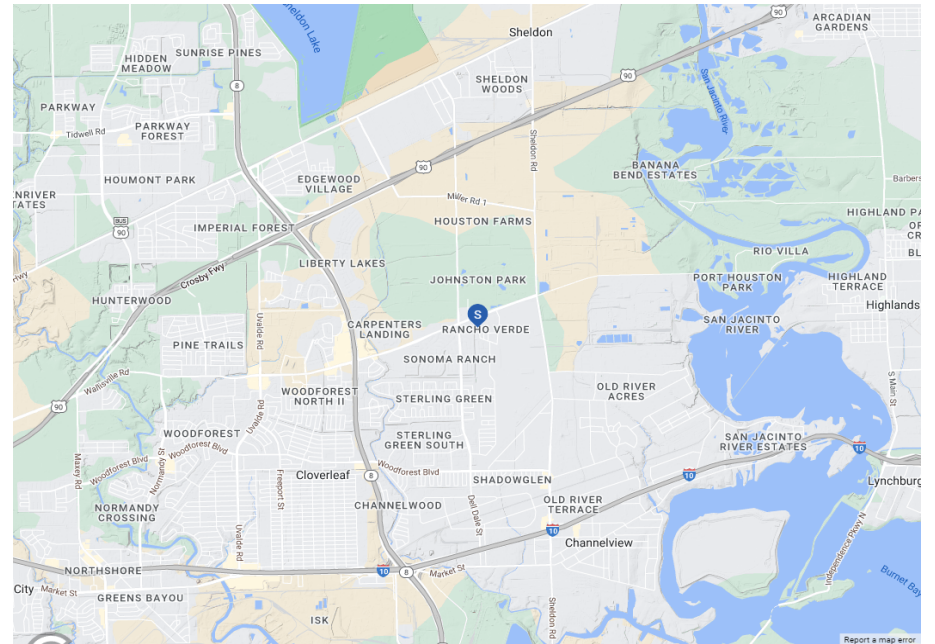


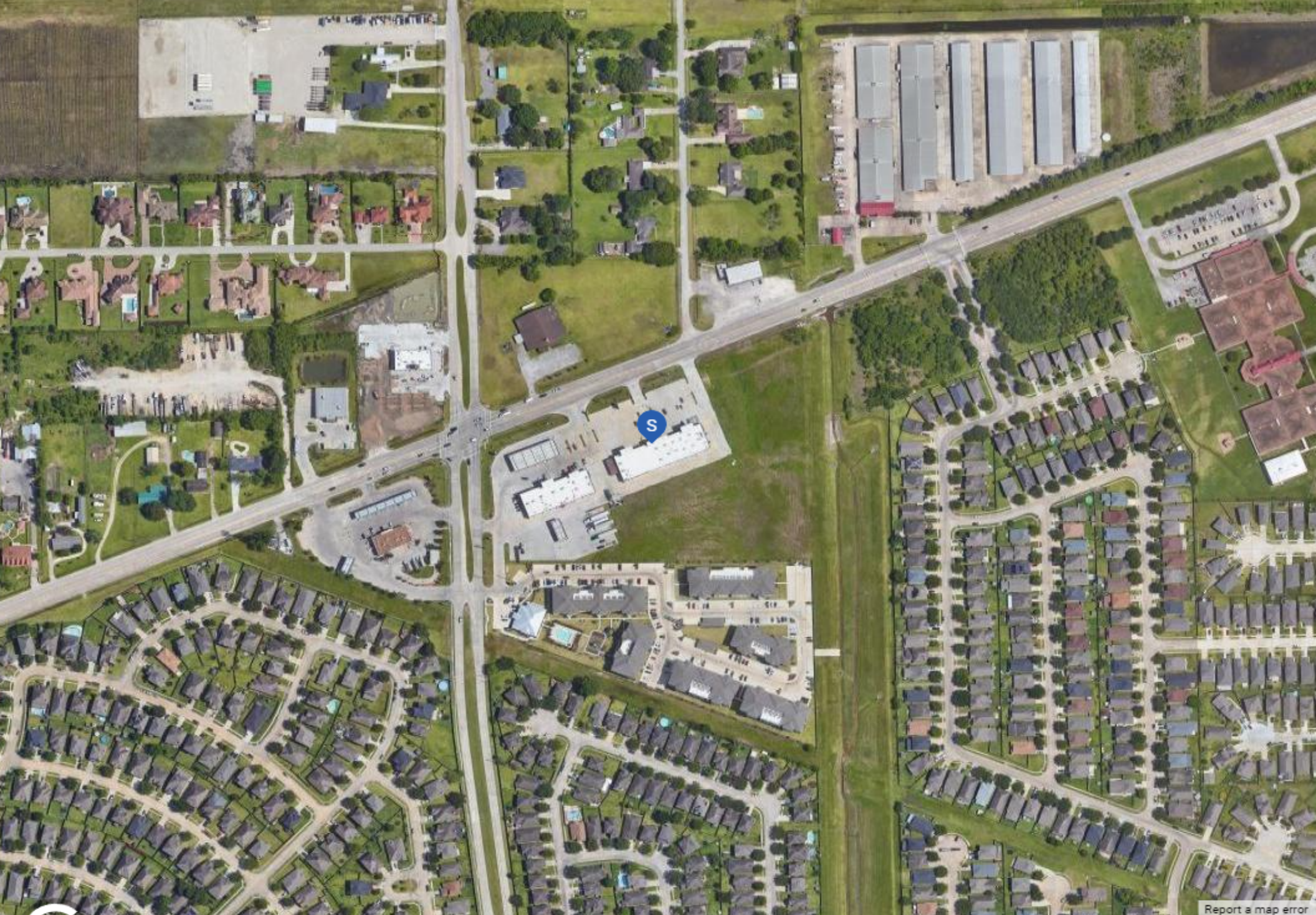
- 26 minutes to downtown Houston
- 27 minutes to Hobby airport
- 30 minutes to IAH airport

Locator Map



Regional Map



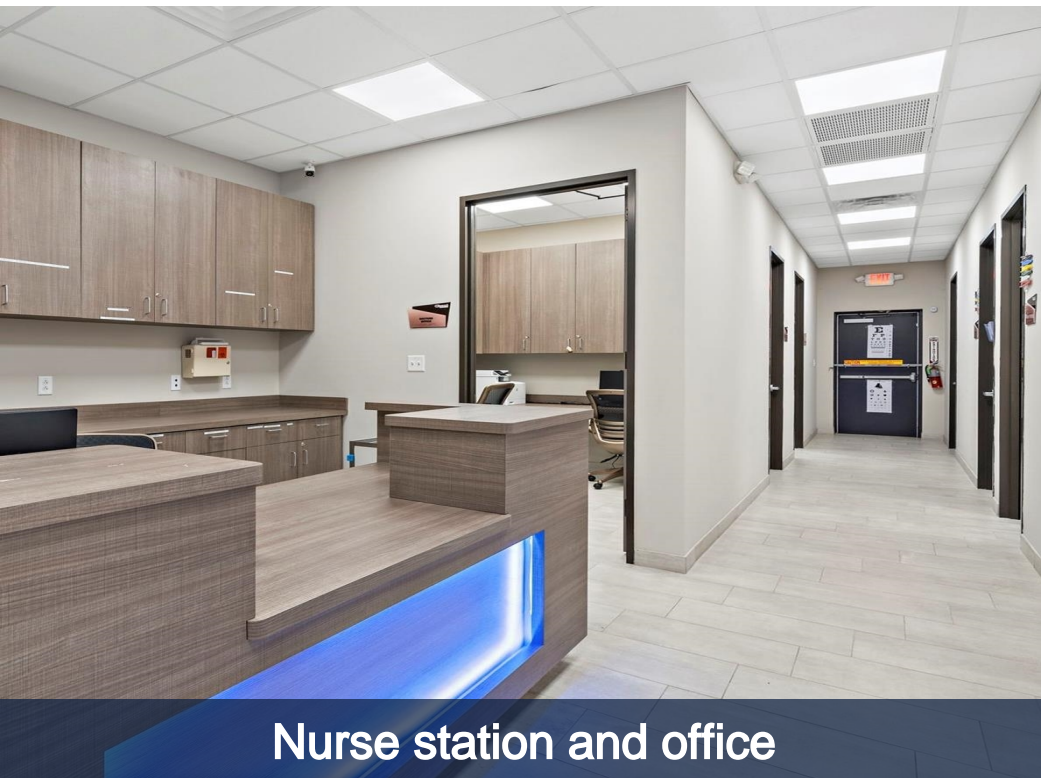




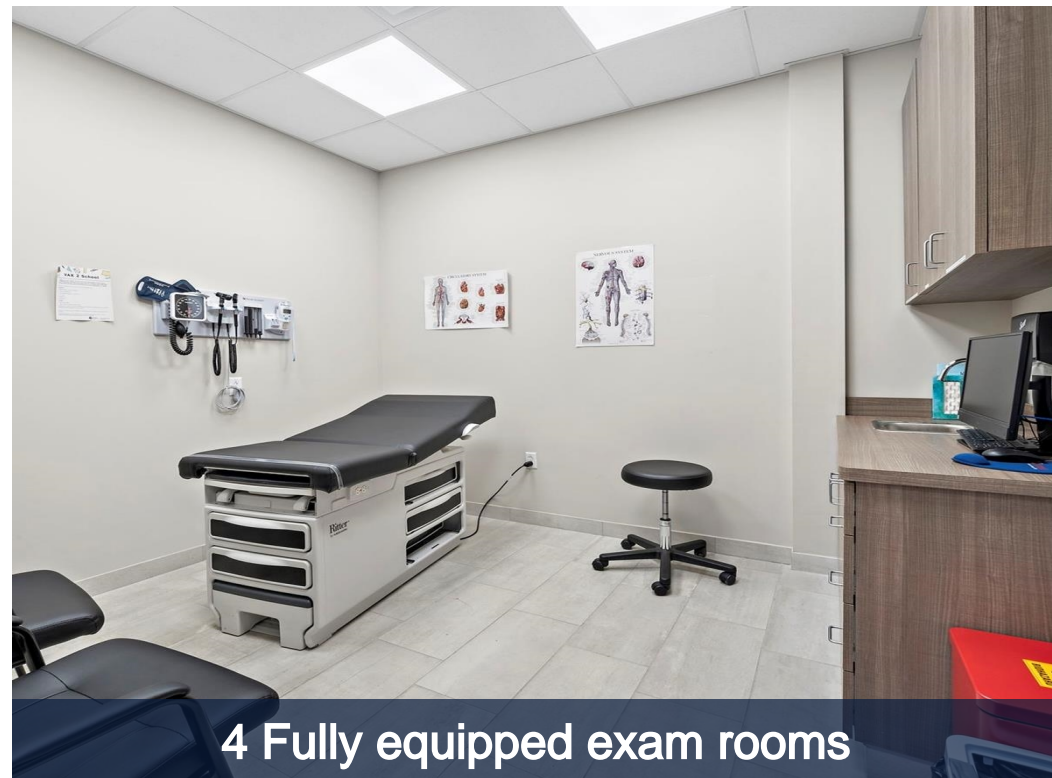
High end finishings to offer comfort



Vital signs area



Nurse station and office



4 Fully equipped exam rooms



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:
 - 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.

<u>Texas Commercial Realty, Inc</u>	<u>9014626</u>	<u>cheryl@txcommercialrealtyinc.com</u>	<u>(832) 224-6126</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Cheryl Chinen</u>	<u>728428</u>	<u>cheryl@cherylchinen.com</u>	<u>(832) 392-5644</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Cheryl Chinen</u>	<u>728428</u>	<u>cheryl@cherylchinen.com</u>	<u>832-392-5644</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,714	66,470	111,301
2010 Population	11,407	83,172	134,907
2023 Population	14,600	99,990	160,537
2028 Population	14,607	101,429	165,922
2023 African American	3,285	18,557	30,386
2023 American Indian	221	1,612	2,568
2023 Asian	486	2,047	2,755
2023 Hispanic	9,585	68,393	109,335
2023 Other Race	3,968	29,653	48,425
2023 White	3,009	23,515	38,801
2023 Multiracial	3,624	24,550	37,504
2023-2028: Population: Growth Rate	0.05 %	1.45 %	3.30 %

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	284	2,505	4,546
\$15,000-\$24,999	189	2,284	3,892
\$25,000-\$34,999	403	3,418	5,939
\$35,000-\$49,999	588	3,977	6,814
\$50,000-\$74,999	822	6,411	10,263
\$75,000-\$99,999	881	4,154	6,392
\$100,000-\$149,999	823	4,919	7,339
\$150,000-\$199,999	314	1,943	3,028
\$200,000 or greater	139	1,029	1,364
Median HH Income	\$72,276	\$59,678	\$56,513
Average HH Income	\$86,150	\$79,892	\$75,944

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,734	22,206	37,900
2010 Total Households	3,394	24,780	40,690
2023 Total Households	4,443	30,639	49,576
2028 Total Households	4,477	31,291	51,541
2023 Average Household Size	3.27	3.26	3.22
2000 Owner Occupied Housing	1,427	13,439	21,558
2000 Renter Occupied Housing	249	7,412	13,549
2023 Owner Occupied Housing	3,390	19,123	29,774
2023 Renter Occupied Housing	1,053	11,516	19,802
2023 Vacant Housing	256	2,412	4,622
2023 Total Housing	4,699	33,051	54,198
2028 Owner Occupied Housing	3,463	19,945	31,883
2028 Renter Occupied Housing	1,014	11,345	19,659
2028 Vacant Housing	271	2,502	4,771
2028 Total Housing	4,748	33,793	56,312
2023-2028: Households: Growth Rate	0.75 %	2.10 %	3.90 %



Source: esri



2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	1,386	8,625	13,460
2023 Population Age 35-39	1,288	7,525	11,780
2023 Population Age 40-44	1,115	6,698	10,651
2023 Population Age 45-49	840	5,566	9,020
2023 Population Age 50-54	734	5,235	8,369
2023 Population Age 55-59	599	4,682	7,494
2023 Population Age 60-64	641	4,566	7,423
2023 Population Age 65-69	510	3,778	6,160
2023 Population Age 70-74	317	2,599	4,381
2023 Population Age 75-79	158	1,519	2,534
2023 Population Age 80-84	81	784	1,321
2023 Population Age 85+	80	546	943
2023 Population Age 18+	10,267	70,573	113,249
2023 Median Age	32	31	31

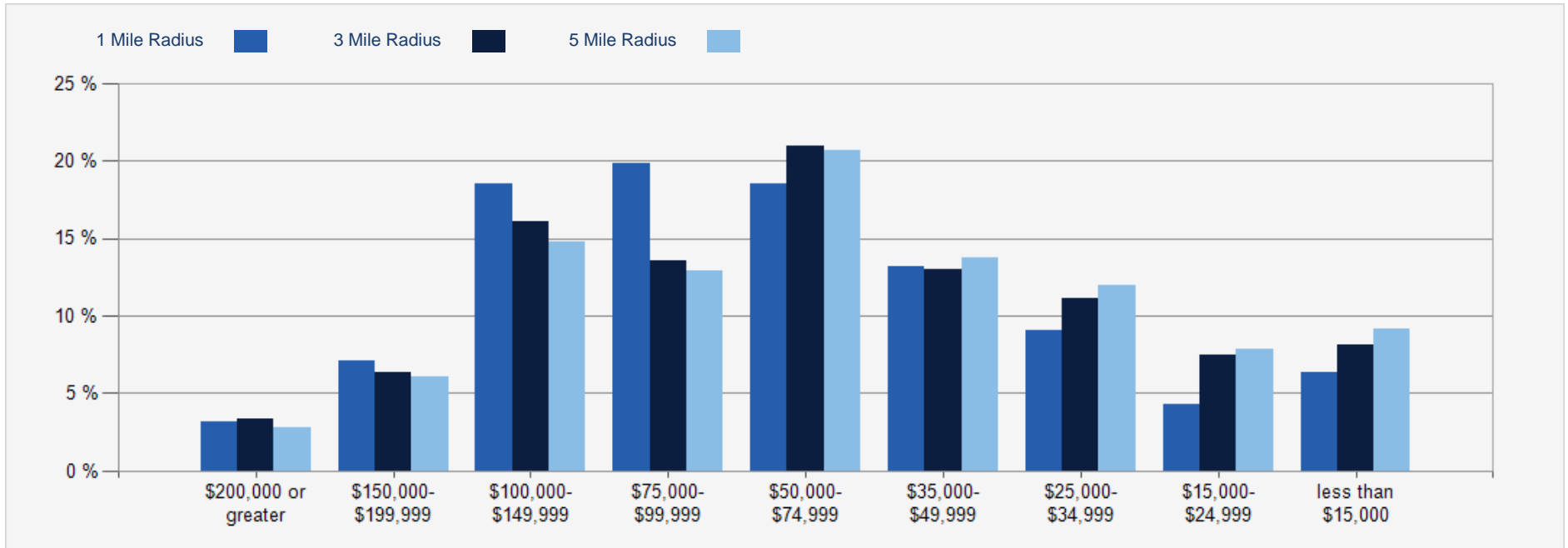
2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$66,481	\$58,178	\$56,502
Average Household Income 25-34	\$83,097	\$75,672	\$73,522
Median Household Income 35-44	\$82,502	\$69,291	\$64,531
Average Household Income 35-44	\$95,568	\$89,206	\$84,316
Median Household Income 45-54	\$82,434	\$70,259	\$66,047
Average Household Income 45-54	\$95,722	\$90,033	\$86,097
Median Household Income 55-64	\$74,206	\$62,954	\$59,473
Average Household Income 55-64	\$84,885	\$83,726	\$79,423
Median Household Income 65-74	\$52,121	\$49,140	\$46,264
Average Household Income 65-74	\$69,284	\$67,778	\$64,638
Average Household Income 75+	\$43,859	\$53,864	\$51,466

2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	1,400	8,426	13,139
2028 Population Age 35-39	1,431	8,719	13,562
2028 Population Age 40-44	1,133	7,087	11,340
2028 Population Age 45-49	898	6,019	9,920
2028 Population Age 50-54	660	4,882	8,257
2028 Population Age 55-59	568	4,500	7,510
2028 Population Age 60-64	452	3,891	6,543
2028 Population Age 65-69	472	3,665	6,257
2028 Population Age 70-74	355	2,887	4,958
2028 Population Age 75-79	211	1,896	3,372
2028 Population Age 80-84	102	1,032	1,822
2028 Population Age 85+	84	649	1,161
2028 Population Age 18+	10,146	71,331	116,925
2028 Median Age	32	32	32

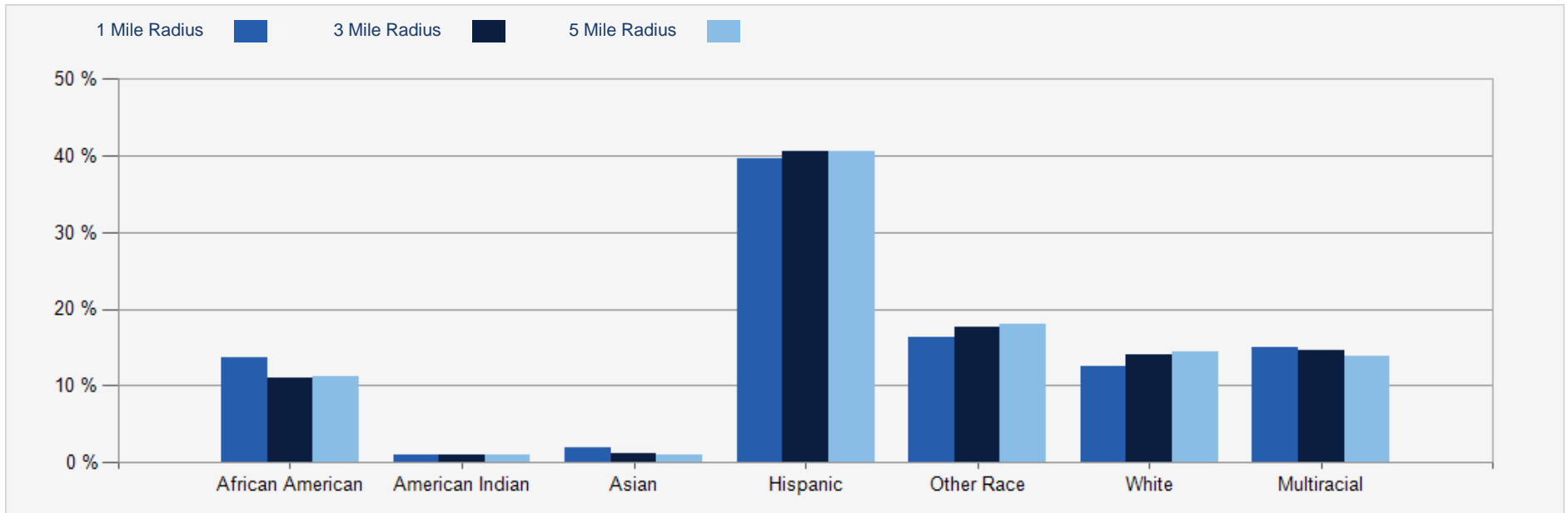
2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$76,744	\$64,098	\$62,121
Average Household Income 25-34	\$95,949	\$85,637	\$83,347
Median Household Income 35-44	\$91,151	\$80,509	\$75,780
Average Household Income 35-44	\$107,823	\$102,788	\$97,235
Median Household Income 45-54	\$91,543	\$79,128	\$75,177
Average Household Income 45-54	\$109,985	\$102,706	\$98,476
Median Household Income 55-64	\$80,480	\$70,453	\$66,538
Average Household Income 55-64	\$97,944	\$95,544	\$91,329
Median Household Income 65-74	\$57,348	\$54,715	\$52,971
Average Household Income 65-74	\$79,667	\$78,182	\$76,082
Average Household Income 75+	\$47,626	\$62,718	\$60,119



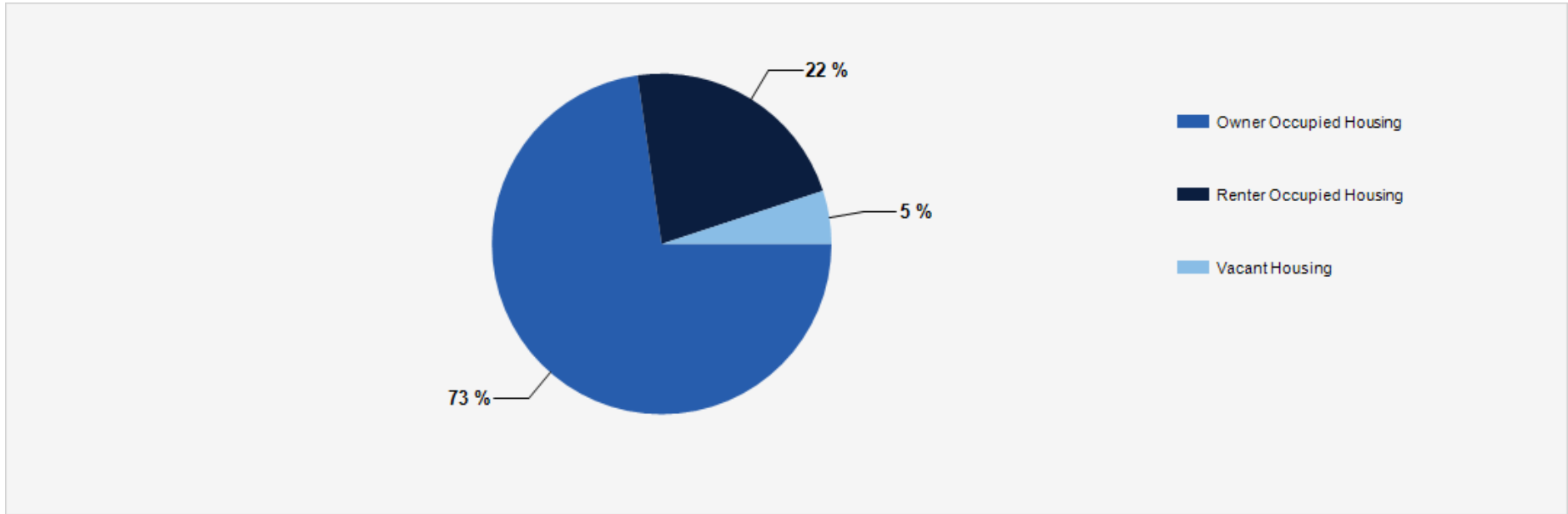
2023 Household Income



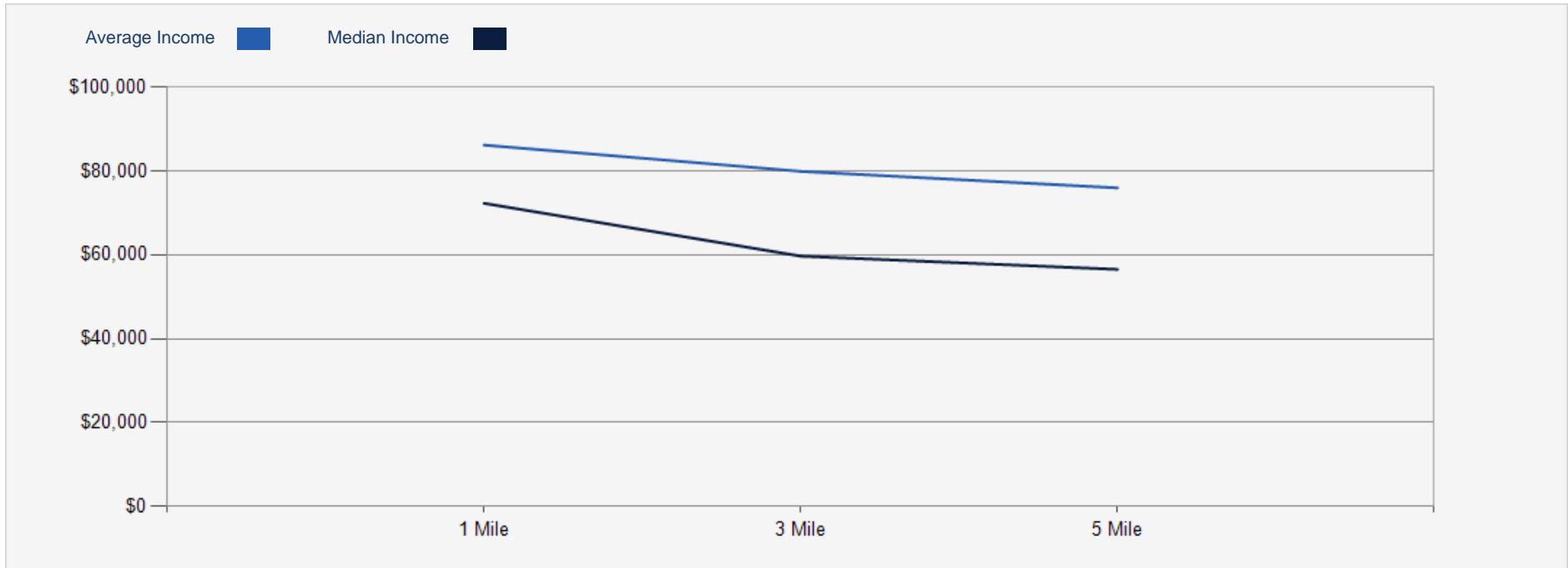
2023 Population by Race



2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median



Physician Office

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