



**2205 CLINTON DR
GALENA PARK, TX 77547**

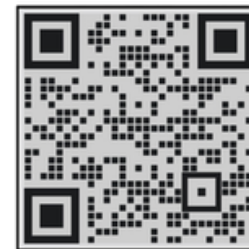


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Scan here

DENTISTRY CLINIC | FOR SALE



2205 Clinton Drive is a prime commercial opportunity in Galena Park, TX, featuring two suites, each 1,585 sq. ft. The property is currently For Sale at \$650,000, offering an excellent chance for an investor or owner-occupier. One suite is actively operating as a dental office, while the other is vacant and available for lease, providing additional income potential. The long-established dental practice is also for sale, making this a turnkey opportunity for a medical professional looking to step into a fully equipped business.

Located in a high-traffic corridor on Clinton Drive, this single-story masonry and steel building boasts 51 feet of frontage, central HVAC, and surface parking. The property's proximity to major highways and strong demographics make it a prime location for business growth.



FOR SALE | DENTISTRY CLINIC IN GALENA PARK



- Two Suites (1,585 sq. ft. each) – One is an active dental office, the other is vacant and available for lease
- Established Dental Practice Also For Sale – Turnkey business opportunity
- Single-Story Masonry & Steel Structure – Durable and well-maintained
- 51 Feet of Frontage on High-Traffic Clinton Drive – Excellent visibility
- Central HVAC & Surface Parking – Comfortable and accessible for clients
- Located in a Thriving Commercial Corridor – Strong demographic support for business growth
- Close to Major Highways – Easy access to
- I-10 and 610 Loop



PROPERTY DETAILS



Lot Size:	0.23 Acres
Building Size:	3,170 SF
Type:	3 Star Office
Year built:	1953
Class:	B
Tenancy:	Multi
Price/SF:	\$205.05
PRICE:	\$650,000

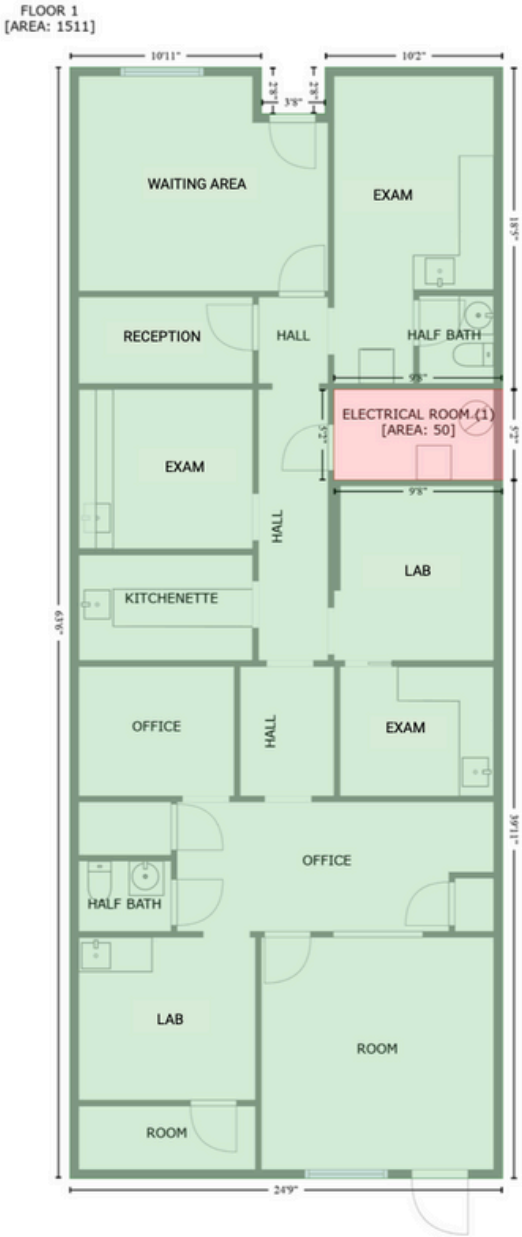
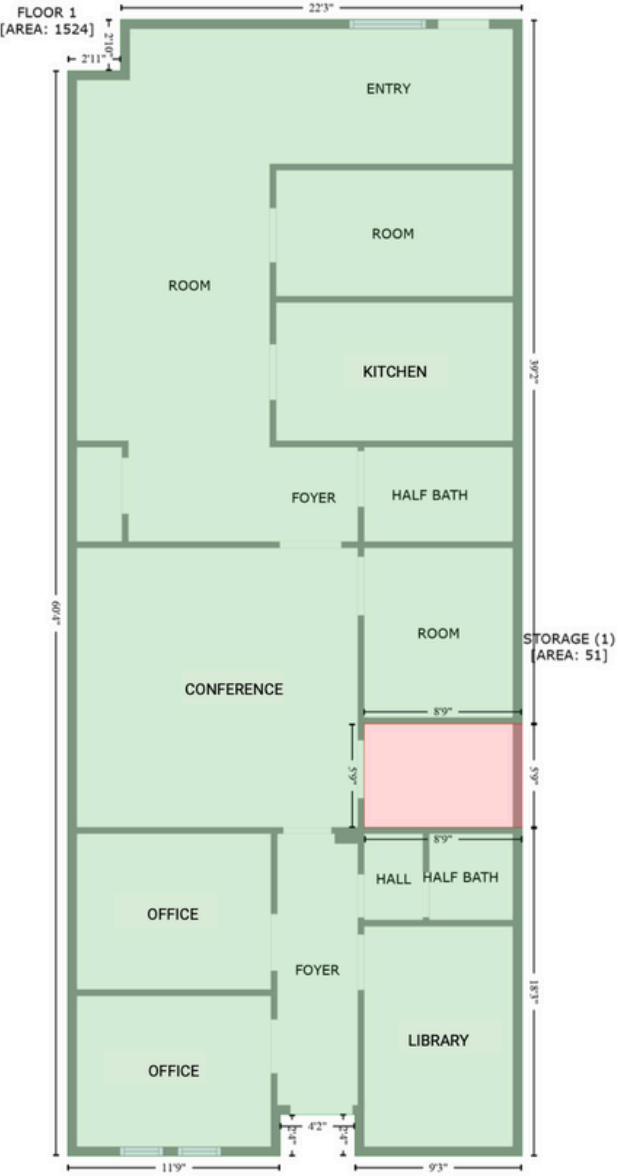
LOCATION HIGHLIGHTS



- 2205 Clinton Drive is situated in Galena Park, TX, a thriving community within the Houston metropolitan area. Galena Park is known for its strong industrial presence, with businesses benefiting from proximity to the Port of Houston and major transportation routes. The city offers a mix of commercial and residential areas, making it an attractive location for businesses looking to serve both local residents and industrial clients.
- Clinton Drive is a high-traffic corridor, providing excellent visibility and accessibility. The road serves as a key east-west route, connecting Galena Park to downtown Houston and surrounding areas. Businesses along Clinton Drive benefit from steady daily traffic flow, ensuring maximum exposure. The property is also minutes from the 610 Loop, offering quick access to major highways, including I-10 and Beltway 8, making it a strategic location for commercial operations.



FLOOR PLAN & AVAILABLE SPACE



PROPERTY PHOTOS



PROPERTY PHOTOS



DEMOGRAPHICS



POPULATION (2024)

1 MILE

10,029

3 MILE

67,256

5 MILE

265,446



AVERAGE HOUSEHOLD INCOME (2024)

1 MILE

\$53,507

3 MILE

\$54,599

5 MILE

\$58,016



TRAFFIC COUNT

CLINTON DR | PHILPOT DR E

16,840 VPD

CLINTON DR | S MAIN ST E

15,938 VPD

MAYO SHELL RD | CLINTON DR N

2,253 VPD

CLINTON DR | FIDELITY ST W

16,857 VPD



COMMERCIAL[®]



GALENA PARK TEXAS



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.

2-10-2025



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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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