

PHYSICIAN OFFICE/REHAB CLINIC

3407 Rivers Edge Trail | Kingwood, TX

FLYER



Physician Office/Rehab Clinic

CONTENTS

01 Executive Summary

Investment Summary

02 Location

Location Summary

Local Business Map

Aerial View Map

03 Property Description

Property Features

Floor Plan

Property Images

04 Demographics

General Demographics

Exclusively Marketed by:

Cheryl Chinen

Texas Commercial Realty

(832) 392-5644

cheryl@cherylchinen.com



855 Rockmead Dr. Suite 601, Houston, TX

www.txcommercialrealtyinc.com

We obtained the following information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

OFFERING SUMMARY

ADDRESS	3407 Rivers Edge Trail Kingwood TX 77339
COUNTY	Harris
MARKET	Houston
BUILDING SF	4,605 SF
LAND SF	30,227 SF
YEAR BUILT	2001
YEAR RENOVATED	2003

FINANCIAL SUMMARY

PRICE	\$1,249,000
PRICE PSF	\$271.23

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	10,083	68,214	143,562
2025 Median HH Income	\$99,922	\$115,339	\$103,121
2025 Average HH Income	\$131,111	\$151,414	\$137,158

Investment Summary:

- The commercial property at 3407 Rivers Edge Trail, Kingwood, TX 77339 is a 4,605-square-foot medical office building, strategically located across from the Kingwood U.S. Post Office. This single-story facility is designed for healthcare use and is situated in a neighborhood setting, offering convenience and accessibility for both patients and staff.

Investment Highlights

The property at 3407 Rivers Edge Trail offers a solid opportunity for investors seeking exposure to the healthcare real estate sector in a stable, growing Houston submarket.

Its size and layout make it attractive for a variety of healthcare tenants or owner-users.

Kingwood's demographics and established community infrastructure support long-term demand for medical office space

Flood History: The property has never experienced flooding, a significant advantage in the Houston area.

Location Summary:

- Location Advantages:

Proximity to major thoroughfares: Kingwood Drive and Northpark Drive - very easy access with no congestion

Close to community amenities such as Creekwood Middle School, Greentree Elementary, Town Center, and a new H-E-B anchored shopping center

Situated just off W. Lake Houston Parkway in a less congested area, enhancing accessibility

Just minutes from Kingwood Medical Center, Humble Medical Center, Bush/Intercontinental Airport, SH99, Beltway 8

- Accessibility & Visibility:

Near Major Thoroughfares: Easily accessible from W. Lake Houston Parkway, Kingwood Drive, and Northpark Drive, which connect to major regional routes like US-59/I-69.

Traffic Flow: Situated in a less congested area just off W. Lake Houston Pkwy, which allows for easier ingress/egress and consistent commuter traffic.

- Neighborhood & Nearby Amenities:

Community-Oriented Setting: Surrounded by residential neighborhoods, schools, and parks.

Nearby Institutions:

Creekwood Middle School and Greentree Elementary – less than 1 mile away.

Kingwood Town Center – nearby retail and dining hub.

Kingwood Medical Center and other healthcare facilities – strong support for medical tenants.

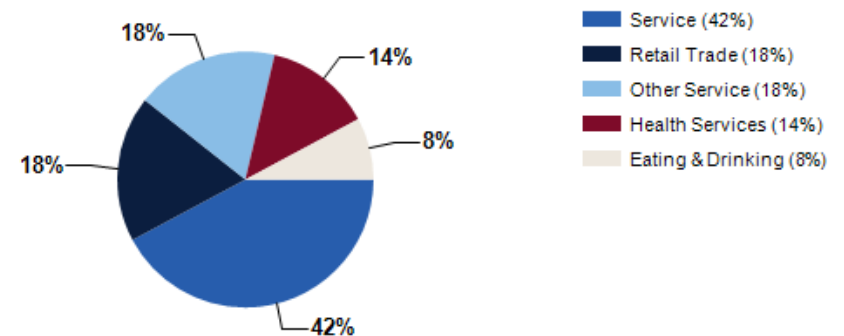
Retail Access: Minutes from a new H-E-B anchored shopping center, enhancing foot traffic and convenience.

- Demographics & Market:

Affluent Population: Kingwood residents have above-average household incomes, supporting healthcare and professional services.

Strong Demand: Kingwood's continuing residential growth sustains demand for commercial, medical, and professional office space.

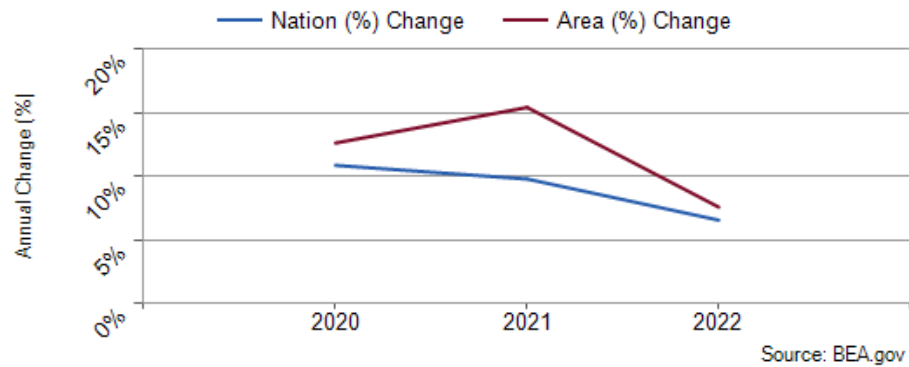
Major Industries by Employee Count



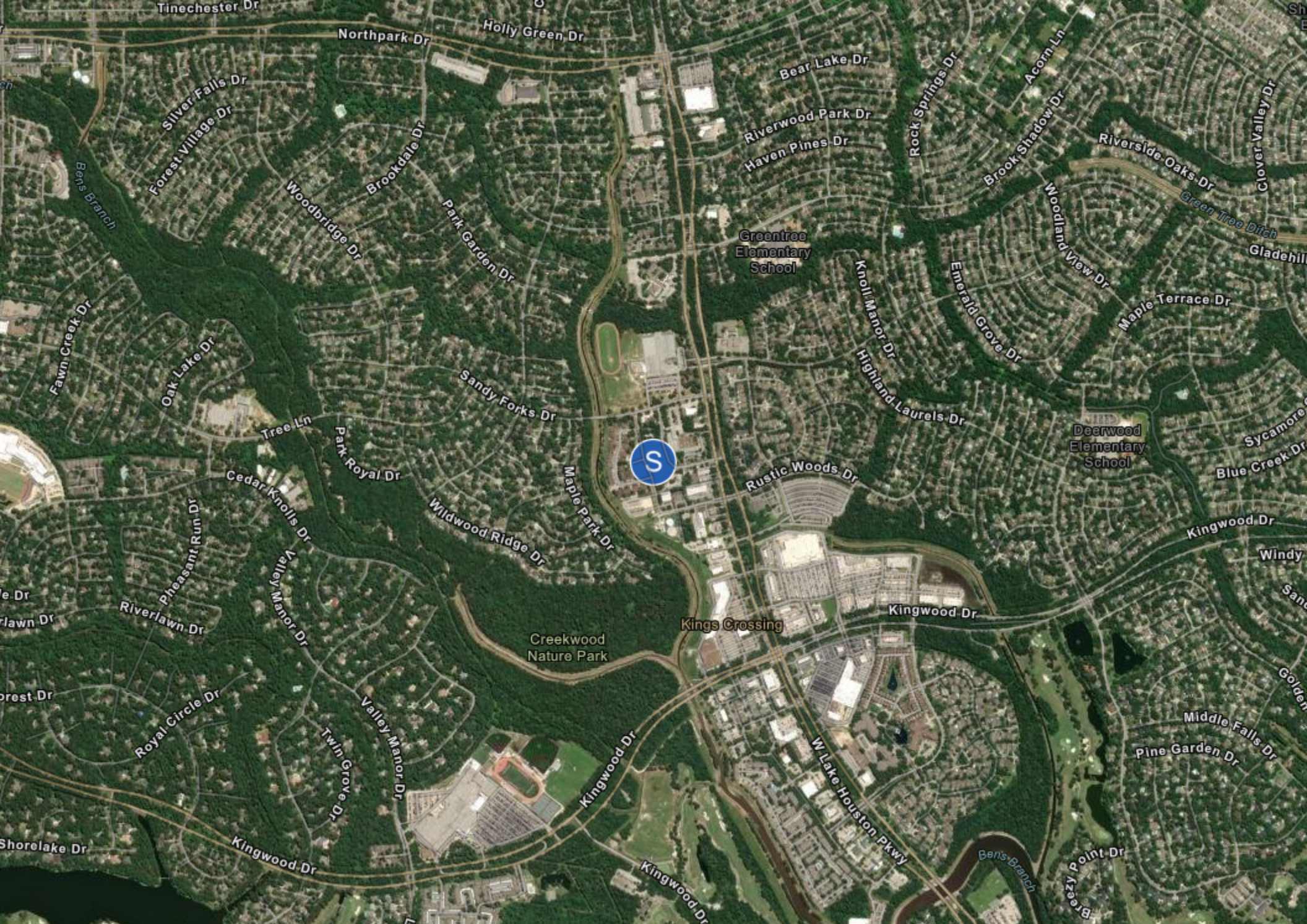
Largest Employers

Wood Group	10,960
BP America	9,537
Pasadena Independent School District	8,330
Technip USA, Inc.	4,300
ConocoPhillips	3,000
Shell Oil Company	3,000
Baker Hughes	3,000
Enbridge	3,000

Harris County GDP Trend









03

Property Description

Property Features

Floor Plan

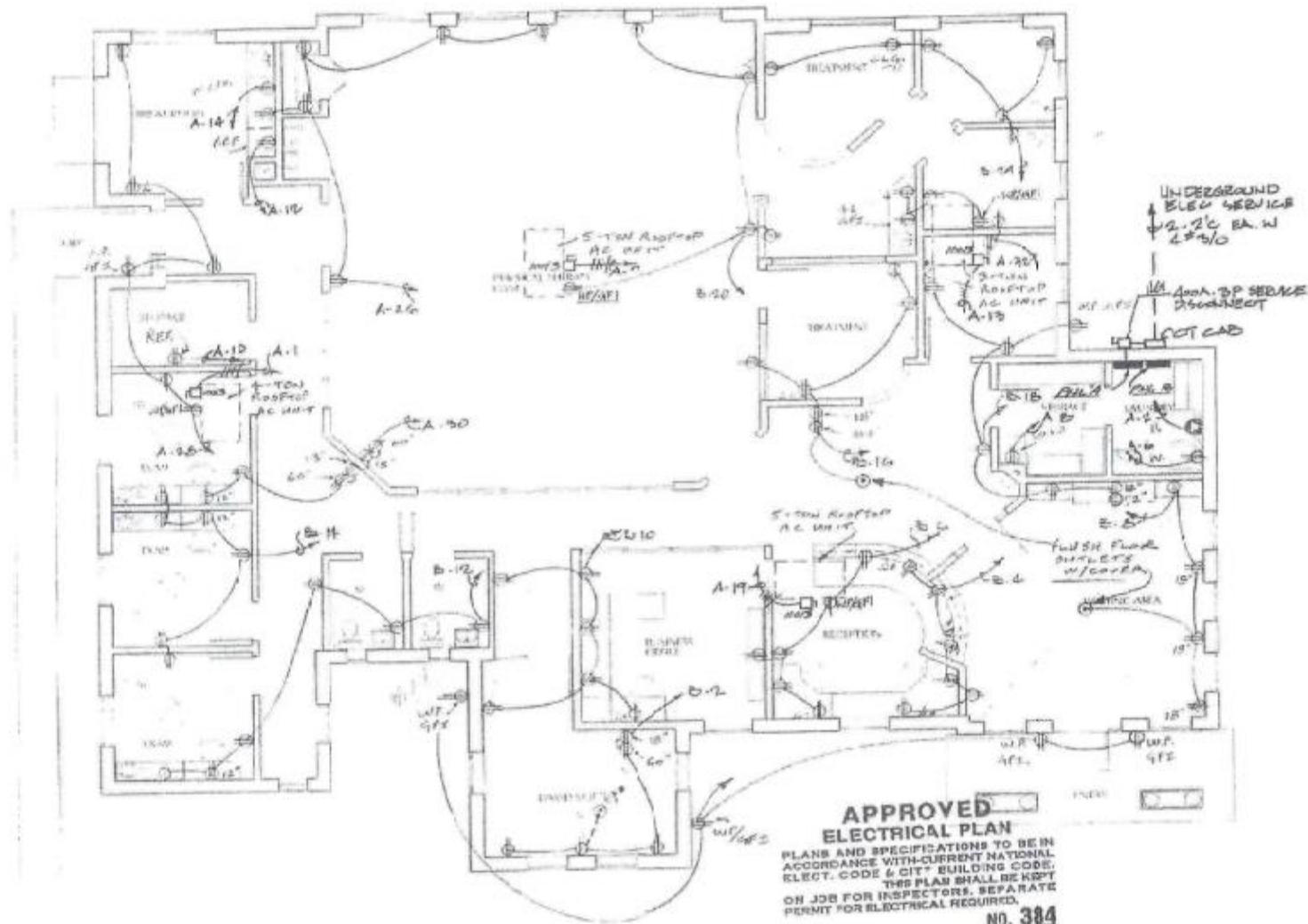
Property Images

PROPERTY FEATURES

BUILDING SF	4,605
LAND SF	30,227
YEAR BUILT	2001
YEAR RENOVATED	2003
# OF PARCELS	1
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1

NEIGHBORING PROPERTIES

NORTH	Attorney
SOUTH	Dental Clinic
EAST	US Post Office



REVISIONS

DR. VILLACRES, M.D.

NEW OFFICE BUILDING
 RIVER EDGE TRAIL
 KINGWOOD, TEXAS

BRYAN HORN & ARCHITECT

15

12-20-0

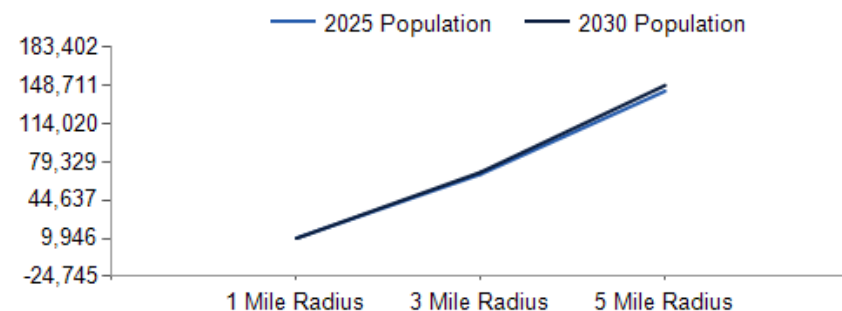




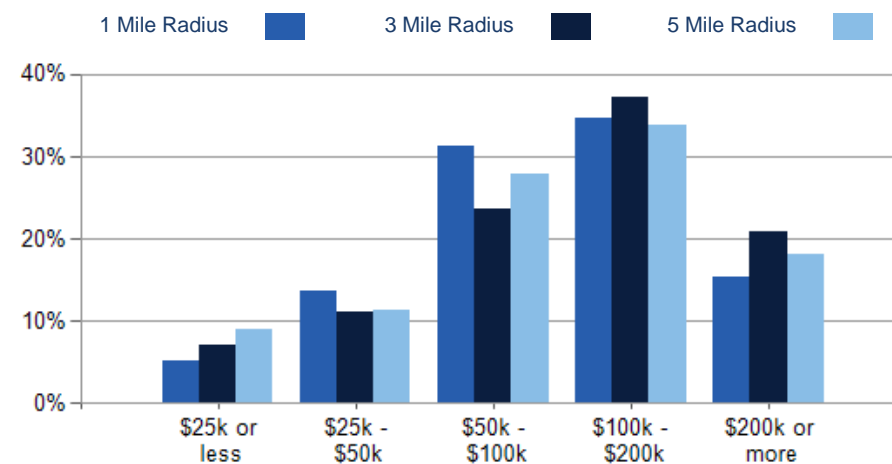


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	10,222	54,348	92,522
2010 Population	9,893	60,138	118,669
2025 Population	10,083	68,214	143,562
2030 Population	9,946	69,963	148,711
2025 African American	497	3,707	12,916
2025 American Indian	48	421	1,114
2025 Asian	310	2,887	5,795
2025 Hispanic	1,937	14,535	37,625
2025 Other Race	451	3,553	11,738
2025 White	7,344	47,230	89,860
2025 Multiracial	1,428	10,333	21,897
2025-2030: Population: Growth Rate	-1.35%	2.55%	3.55%

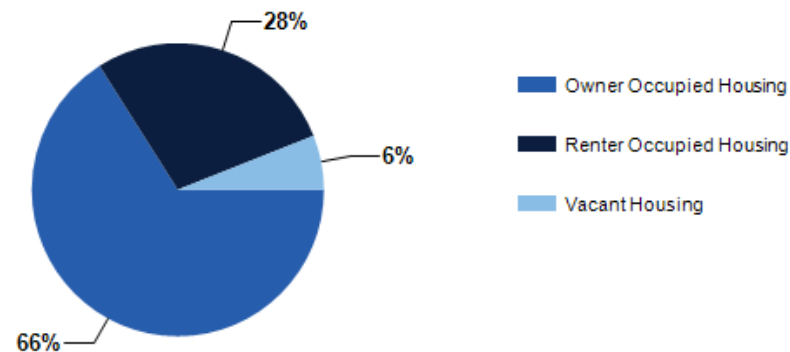
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	75	884	2,730
\$15,000-\$24,999	128	801	1,966
\$25,000-\$34,999	258	953	2,305
\$35,000-\$49,999	286	1,732	3,584
\$50,000-\$74,999	598	3,221	9,075
\$75,000-\$99,999	638	2,479	5,412
\$100,000-\$149,999	806	4,879	10,300
\$150,000-\$199,999	569	4,081	7,282
\$200,000 or greater	605	5,030	9,421
Median HH Income	\$99,922	\$115,339	\$103,121
Average HH Income	\$131,111	\$151,414	\$137,158



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

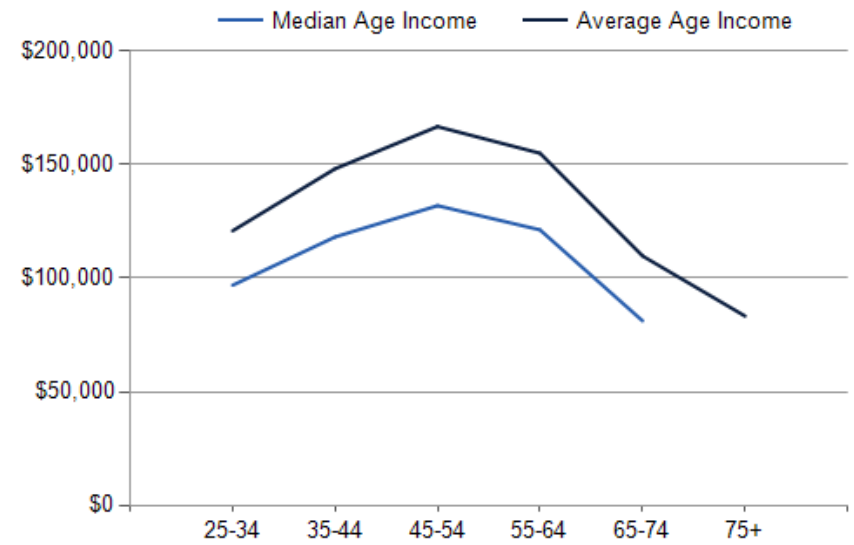
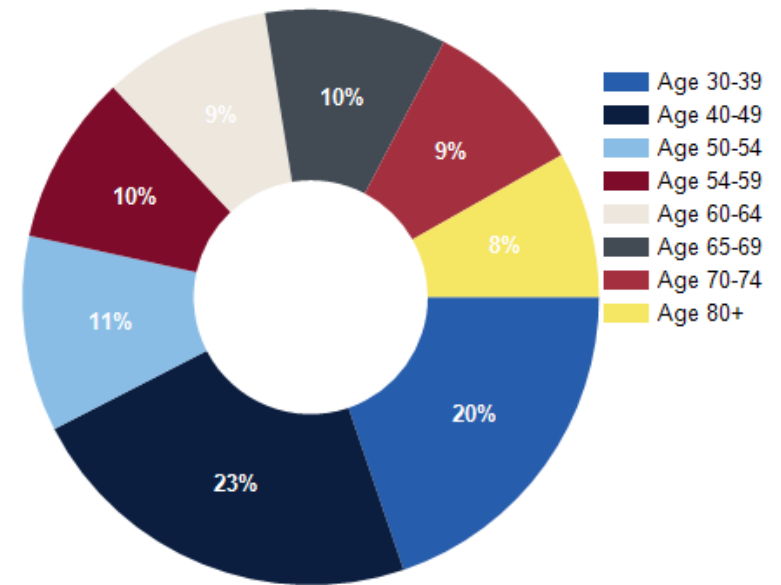


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	561	3,549	8,598
2025 Population Age 35-39	617	4,137	9,180
2025 Population Age 40-44	686	4,953	10,259
2025 Population Age 45-49	663	4,669	9,534
2025 Population Age 50-54	655	4,888	9,873
2025 Population Age 55-59	569	4,218	8,530
2025 Population Age 60-64	564	3,934	8,219
2025 Population Age 65-69	607	3,680	7,499
2025 Population Age 70-74	544	3,157	6,275
2025 Population Age 75-79	489	2,635	4,957
2025 Population Age 80-84	316	1,545	2,811
2025 Population Age 85+	203	1,040	2,084
2025 Population Age 18+	7,896	52,268	109,807
2025 Median Age	42	41	39
2030 Median Age	43	41	40

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$96,872	\$109,821	\$97,278
Average Household Income 25-34	\$120,831	\$137,541	\$124,186
Median Household Income 35-44	\$118,156	\$134,629	\$120,387
Average Household Income 35-44	\$148,190	\$166,176	\$153,379
Median Household Income 45-54	\$131,920	\$151,998	\$130,106
Average Household Income 45-54	\$166,774	\$186,310	\$166,459
Median Household Income 55-64	\$121,270	\$139,031	\$119,417
Average Household Income 55-64	\$155,048	\$174,510	\$157,998
Median Household Income 65-74	\$81,212	\$92,547	\$79,222
Average Household Income 65-74	\$109,804	\$131,085	\$117,442
Average Household Income 75+	\$83,315	\$91,083	\$82,472

Population By Age



Physician Office/Rehab Clinic

CONFIDENTIALITY and DISCLAIMER

©Copyright 2011-2023 CRE Tech, Inc. All Rights Reserved.. THIS INFORMATION IS DEEMED RELIABLE, HOWEVER TEXAS COMMERCIAL REALTY, INC. MAKES NO GUARANTEES, WARRANTIES OR REPRESENTATION AS TO THE COMPLETENESS OR ACCURACY THEREOF.

Exclusively Marketed by:

Cheryl Chinen

Texas Commercial Realty

(832) 392-5644

cheryl@cherylchinen.com



www.txcommercialrealtyinc.com

855 Rockmead Dr. Suite 601, Houston, TX