



DR. SAM/SUKKAR
THE CLINIC FOR PLASTIC SURGERY

Future
utmb Health.



±0.97 AC Site

Land For Sale

±0.97 Acres Available
Well suited for medical office

0 Aesthetic Circle
Houston, TX 77062

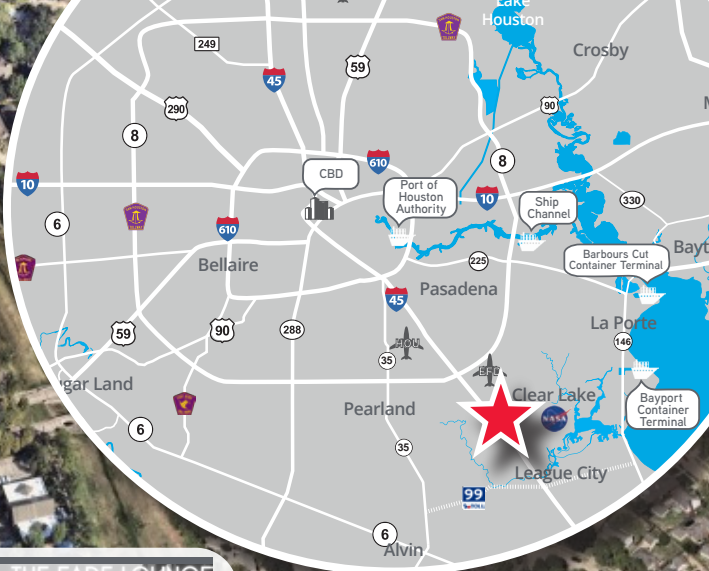
Kelly Hutchinson
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 **View Property Location**

Crescent Landing Dr.

Aesthetic Circle

Clear Lake City Blvd.



Well Suited for Medical Office

Prime commercial lot available on ±0.97 acres located on Aesthetic Circle, just off Clear Lake City Blvd. The parcel is level and has an irregular shape, making it ideal for a medical office or healthcare facility. Situated within a well-established cul-de-sac business park, the lot is surrounded by notable businesses, including The Clinic for Plastic Surgery a future UTMB medical clinic, and a retail center, providing a prime location for healthcare professionals or related businesses seeking high-visibility site in a thriving medical community.

Property Features

- ±0.97 Acres (±42,253 SF)
- Located in 500 year floodplain
- Storm water detention required
- All utilities available
- No zoning
- Well suited for medical office development
- Property owner's association
- **Asking Price: \$549,000 (\$13/SF)**



Market Overview

Aesthetic Cir, Houston, Texas, 77062
5 mile radius

Household & population characteristics



\$83,047

Median household income



\$278,280

Median home value



58.3%

Owner occupied housing units



37.3

Median age



50.5%

Female population



51.6%

% Married (age 15 or older)

Annual lifestyle spending



\$3,020

Travel



\$27

Tickets to Movies



\$75

Theatre/Operas/Concerts



\$82

Admission to Sports Events



\$10

Online Gaming Services

Households & population



201,763

Current total population



201,854

5 Year total population



77,326

Current total households



78,734

5 year total households

Education

8%

No high school diploma



22%

High school graduate



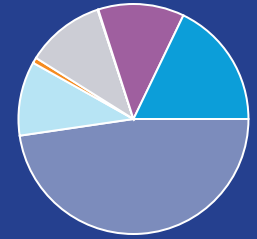
30%
Some college



40%

Bachelor's/graduate/prof degree

Race



- White population
- Black population
- American Indian population
- Asian population
- Pacific islander population
- Other race population
- Population of two or more races

Business



8,446

Total businesses



102,780

Total employees

Employment



67%

White collar



20%

Blue collar



13%

Services

4.9%

Unemployment rate

Annual household spending



\$2,553

Apparel & Services



\$291

Computers & Hardware



\$4,194

Eating Out



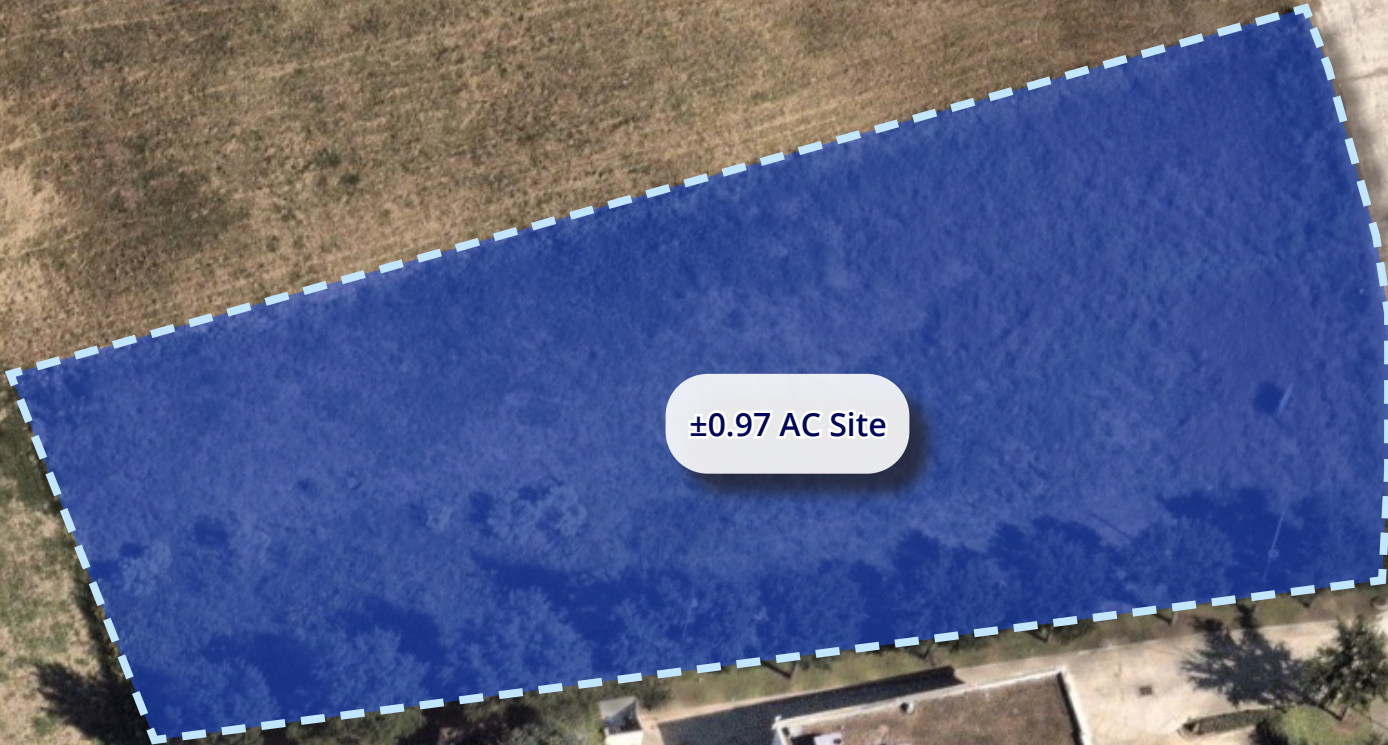
\$7,541

Groceries



\$7,701

Health Care



±0.97 AC Site

Aesthetic Circle

Land For Sale

±0.97 Acres Available

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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 other, including the broker's own interest;
- 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 buyers/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 opinion 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 ESTABLISHED:

- 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 purposed. 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