



FOR SALE

Turnkey 3170 SF Office/Medical Suite |
2205 Clinton Dr Galena Park, TX

Each Office is Independently Owned and Operated

EXECUTIVE SUMMARY

This 3,170 SF freestanding building features two 1,585 SF suites — one occupied by a long-established dental practice (also for sale), the other vacant and lease-ready. Ideal for owner-users or investors seeking built-in income potential.

Located on a high-traffic stretch of Clinton Drive, the property offers 51 feet of frontage, central HVAC, surface parking, and excellent access to major highways. A strategic opportunity for medical professionals or commercial investors in a growing submarket.

Investment Highlights:

- **Offering Price** – \$625,000
- **Building Size** – 3,170,000 SF
- **Two 1,585 SF Suites** – One leased to a dental office; one vacant and lease-ready
- **Established Dental Practice for Sale** – Turnkey opportunity for medical professionals
- **51' Frontage on Clinton Drive** – High-visibility location in a high-traffic corridor
- **Central HVAC & Surface Parking** – Client-friendly comfort and accessibility
- **Strategic Location** – Minutes to I-10 & 610 with strong demographics for business growth



Melanee Carpenter

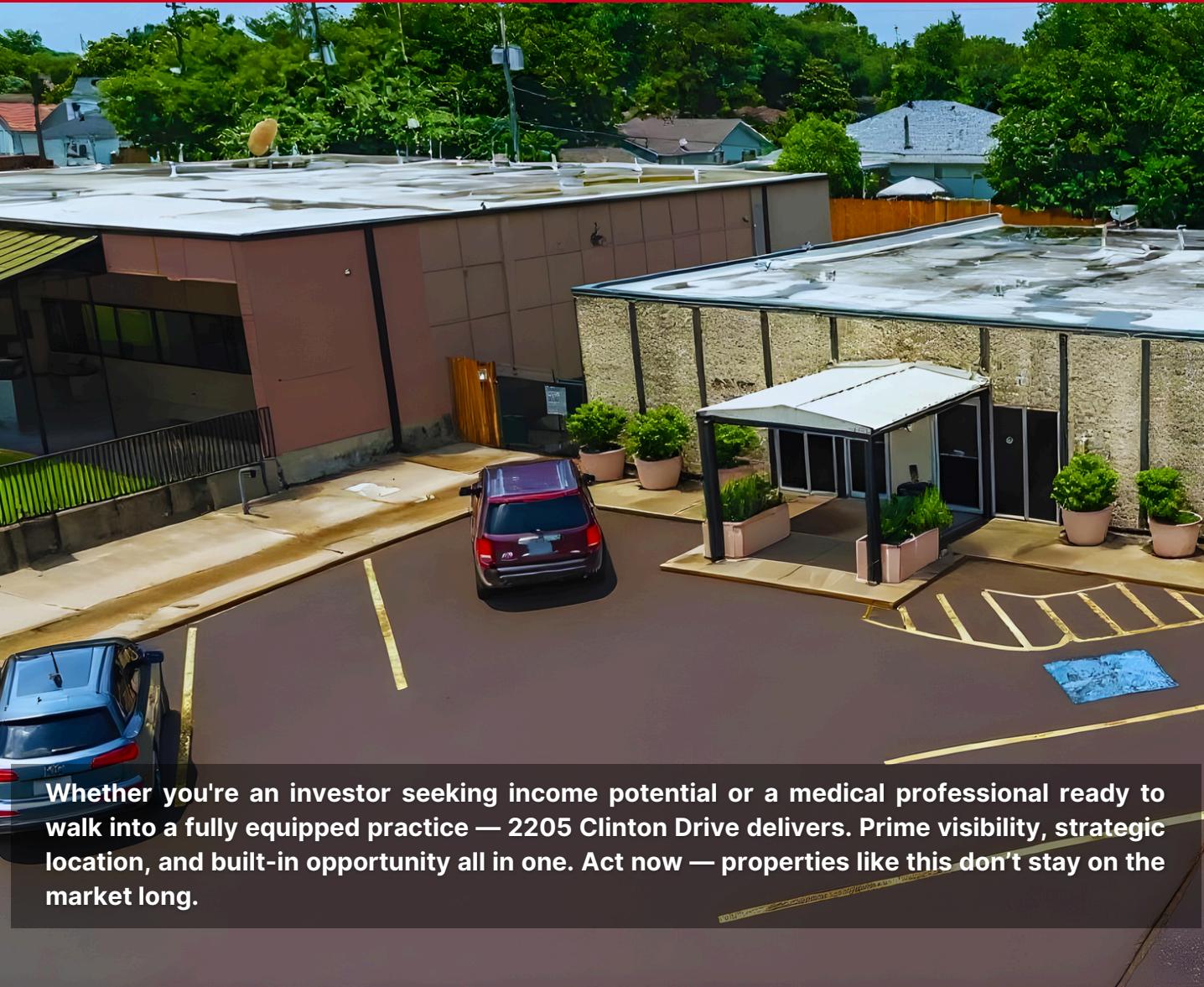
Managing Director
KW Commercial Texas

713-489-9819 | melanne@kwcommercial.com

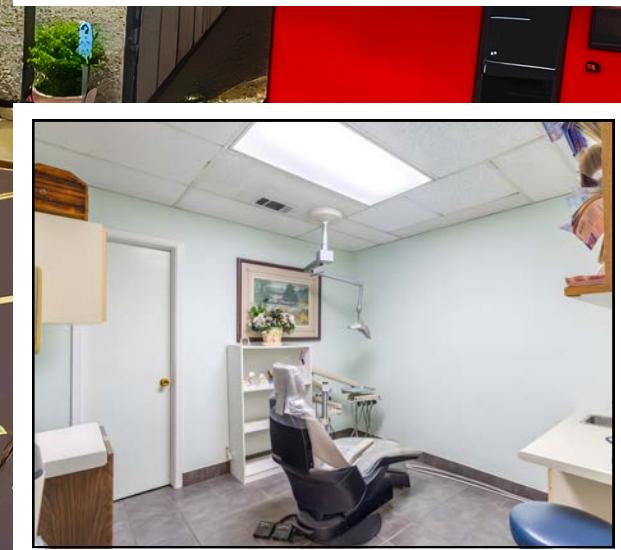
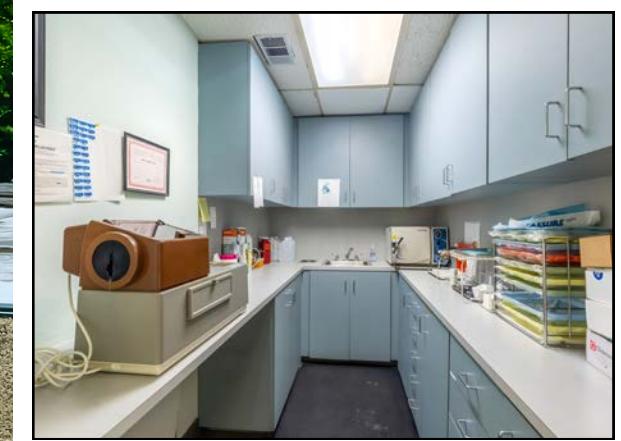
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SEIZE THIS TURNKEY INVESTMENT TODAY: MEDICAL OFFICE GALENA PARK



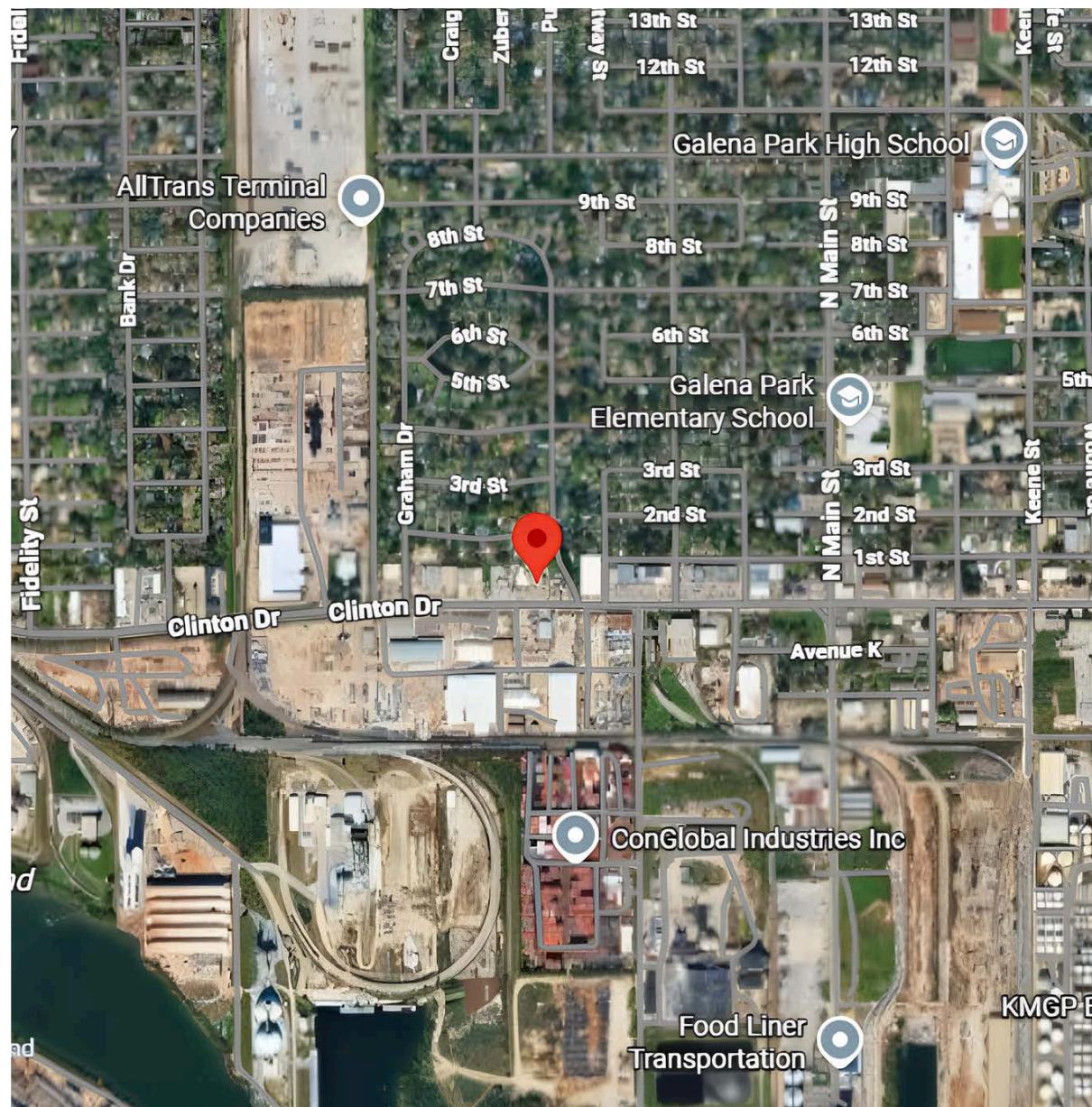
Whether you're an investor seeking income potential or a medical professional ready to walk into a fully equipped practice — 2205 Clinton Drive delivers. Prime visibility, strategic location, and built-in opportunity all in one. Act now — properties like this don't stay on the market long.



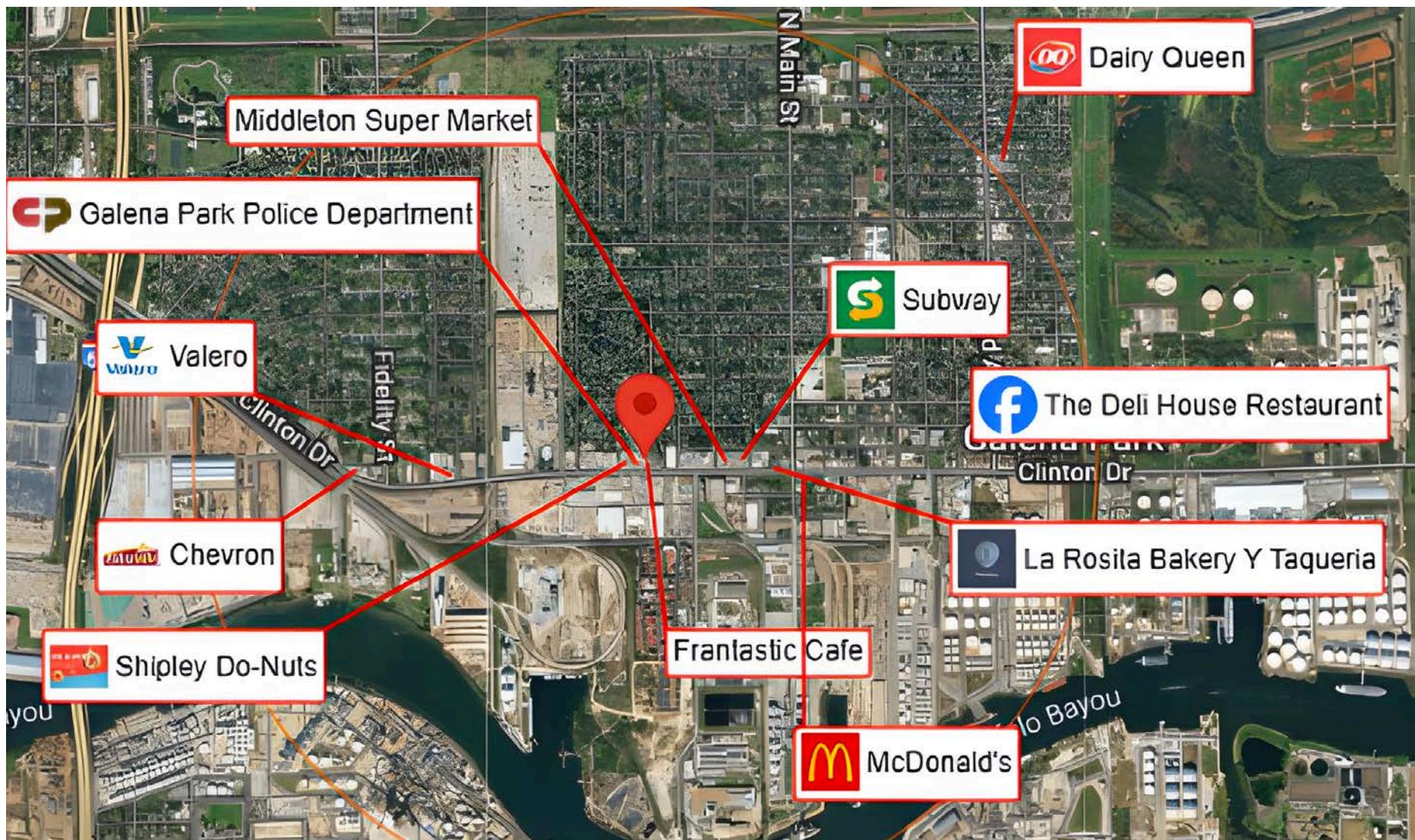
LOCATION MAP



- Strategic Galena Park Location:** Positioned in a business-friendly community within the Houston metro, known for its strong industrial base and proximity to the Port of Houston
- Clinton Drive Frontage:** High-traffic east-west corridor offering excellent visibility and steady daily exposure
- Ideal for Mixed Clientele:** Serves both residential neighborhoods and industrial businesses in the area
- Exceptional Connectivity:** Minutes from the 610 Loop, with quick access to I-10, Beltway 8, and downtown Houston



BUSINESS MAP



FLOOR PLAN





DEMOGRAPHICS

2205 CLINTON DRIVE, GALENA PARK, TX 77547

TRAFFIC COUNT (VPD)

Clinton Dr	Fidelity St. W	S Main St. E
16,840 (VPD)	16,857 (VPD)	15,938 (VPD)

AVERAGE MEDIAN HOME VALUE

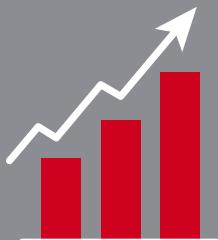
1 mile	3 miles	5 miles
\$185,000	\$165,000	\$197,000

POPULATION GROWTH (5 YR FORECAST)

1 mile	3 miles	5 miles
10,029	67,256	265,446

AVERAGE HOUSEHOLD INCOME 2025

1 mile	3 miles	5 miles
\$ 53,507	\$54,599	\$58,016





ABOUT US

KW Commercial is the commercial division of Keller Williams Realty International — a global network of more than 2,000 brokers in 800+ offices. Built on collaboration, innovation, and education, we operate across every major real estate sector, from Office and Retail to Industrial, Land, and Development. KW Commercial provides the foundation for professionals who lead with expertise and purpose.

At KW Memorial, we bring KW Commercial's national strength to the local Houston market. As the #1 KW Commercial Market Center in Houston by both volume and agent count, our team represents the city's most connected and productive commercial professionals. Within this environment, collaboration and mentorship drive success — and Houston's top-performing agents call KW Memorial home.

MELANNE CARPENTER

M A N A G I N G D I R E C T O R

(713) 489-9819 | melanne@kwcommercial.com |
| 1220 Augusta Dr., Ste. 300, Houston, TX 77057 | www.kwcommercial.com



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All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

Exclusively Listed by

Melanee Carpenter – Managing Director

(713) 489-9819

melanne@kwcommercial.com

741309, Texas

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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 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.

Keller Williams Realty Memorial	9000862	klrw10@kw.com	(713) 461-9393
Licensed Broker/Broker Firm Name or Primary Assumed Business Name <i>Michael Bossart</i>	License No. <i>588215</i>	Email <i>michaelb@kw.com</i>	Phone <i>(713) 461-9393</i>
Designated Broker of Firm <i>Roger Aad</i>	License No. <i>692211</i>	Email <i>Rogeraad@kw.com</i>	Phone <i>713-461-9393</i>
Licensed Supervisor of Sales Agent/Associate <i>Melanee Carpenter</i>	License No. <i>0741309</i>	Email <i>melanne@kwcommercial.com</i>	Phone <i>(832) 720-5626</i>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



Invest in cash flow and upside —
tour 2205 Clinton Drive now.

2205 CLINTON DRIVE, GALENA PARK, TX 77547

Melanne Carpenter | Managing Director — KW Commercial Texas
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Houston, TX 77057 | www.kwcommercial.com