



# PARK TEN COMMONS PROPOSED MOB

ENERGY CORRIDOR / I-10 FRONTAGE  
NEC I-10 & BARKER CYPRESS, HOUSTON, TEXAS 77094

**5,000 SF - 160,000 SF MEDICAL OFFICE SPACE AVAILABLE FOR LEASE**



**Patrick M. Miller** 4M Investments, LLC. | Direct # 713-974-9325 | Mobile # 713-806-2695 | [pmiller@4minvestments.com](mailto:pmiller@4minvestments.com)  
7800 Washington Avenue, Suite 700, Houston, Texas 77007

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**Park Ten Commons can accommodate medical operators seeking 5,000 SF and up.  
Potential opportunity to build proposed MOB's to meet the requirements of new tenants.**



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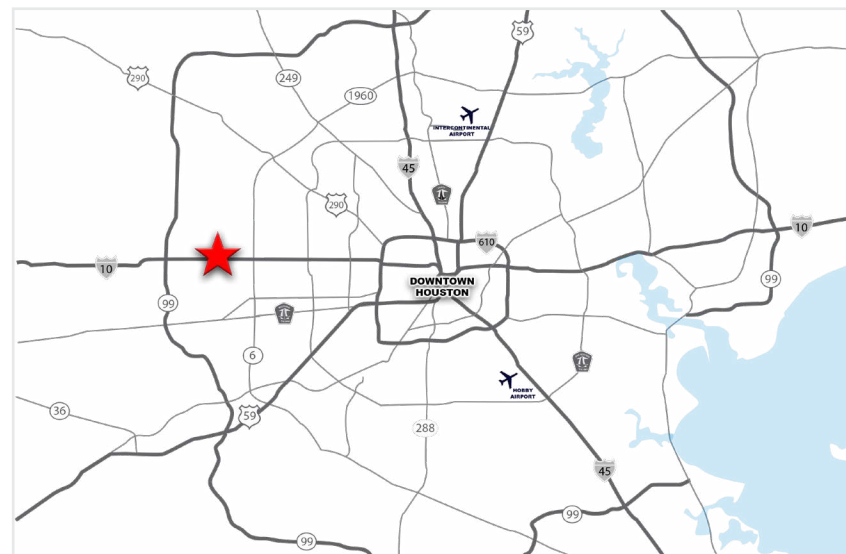


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## 17754 KATY FREEWAY HOUSTON, TEXAS 77094

- Located at the northeast corner of I-10/Katy Fwy and Barker Cypress Rd in Houston, Texas
- Exposure to approximately 260k vehicles per day
- One block east of Texas Children's Campus and Houston Methodist Campus
- Two Proposed 80,000 SF Class A Medical Office Buildings with covered parking available (parking garage)
- Parking Ratio: 4.0 / 1,000 SF
- Lease Rate: Call for Pricing



## AVAILABLE SPACE:

- Potential opportunity for large format users with 160,000 SF of proposed Class A Medical Office
- 5,000 SF and up in the proposed 80,000 SF Medical Office Buildings
- 11,000 SF - 25,000 SF proposed (pad site with frontage on the Interstate 10 Frontage Road)
- ±21,035 SF Building can be converted to Medical/Office Space

## DEMOGRAPHICS



### 2023 POPULATION

1 mile	10,244
3 mile	72,237
5 mile	269,135



### AVERAGE HH INCOME

1 mile	\$128,670
3 mile	\$117,186
5 mile	\$109,269



### DAYTIME POPULATION

1 mile	17,539
3 mile	82,095
5 mile	250,212



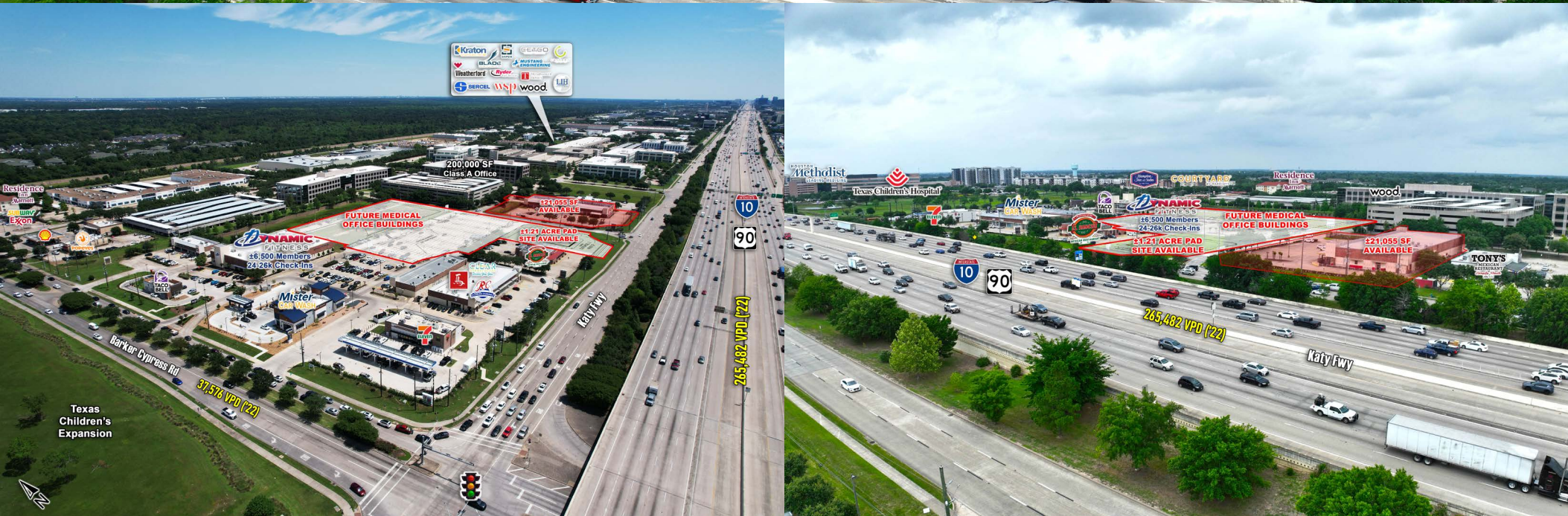
### TRAFFIC COUNTS

265,482 VPD on I-10/Kat Fwy west of Barker Cypress Rd  
37,576 VPD on Barker Cypress Rd (TXDOT 2022)

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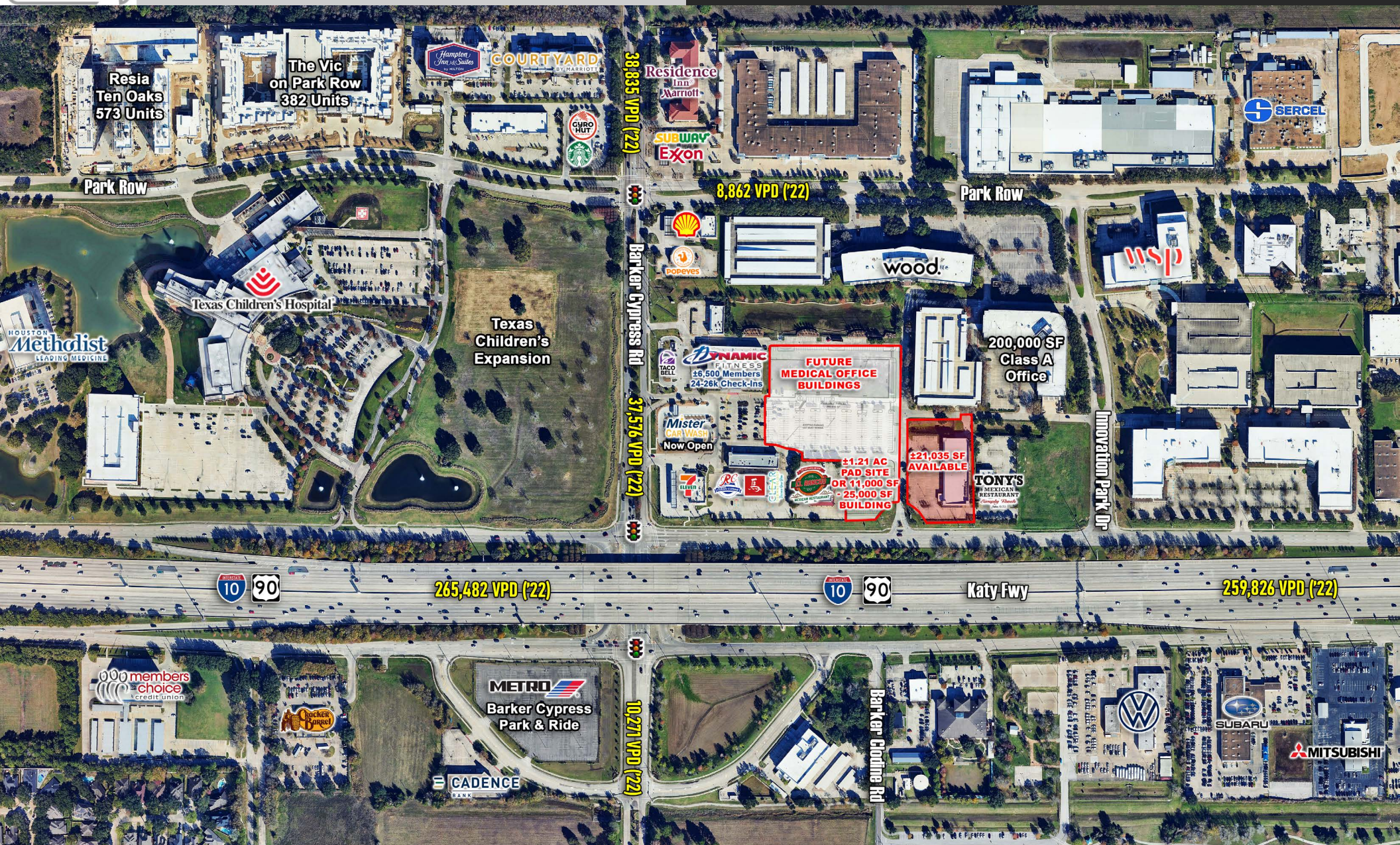
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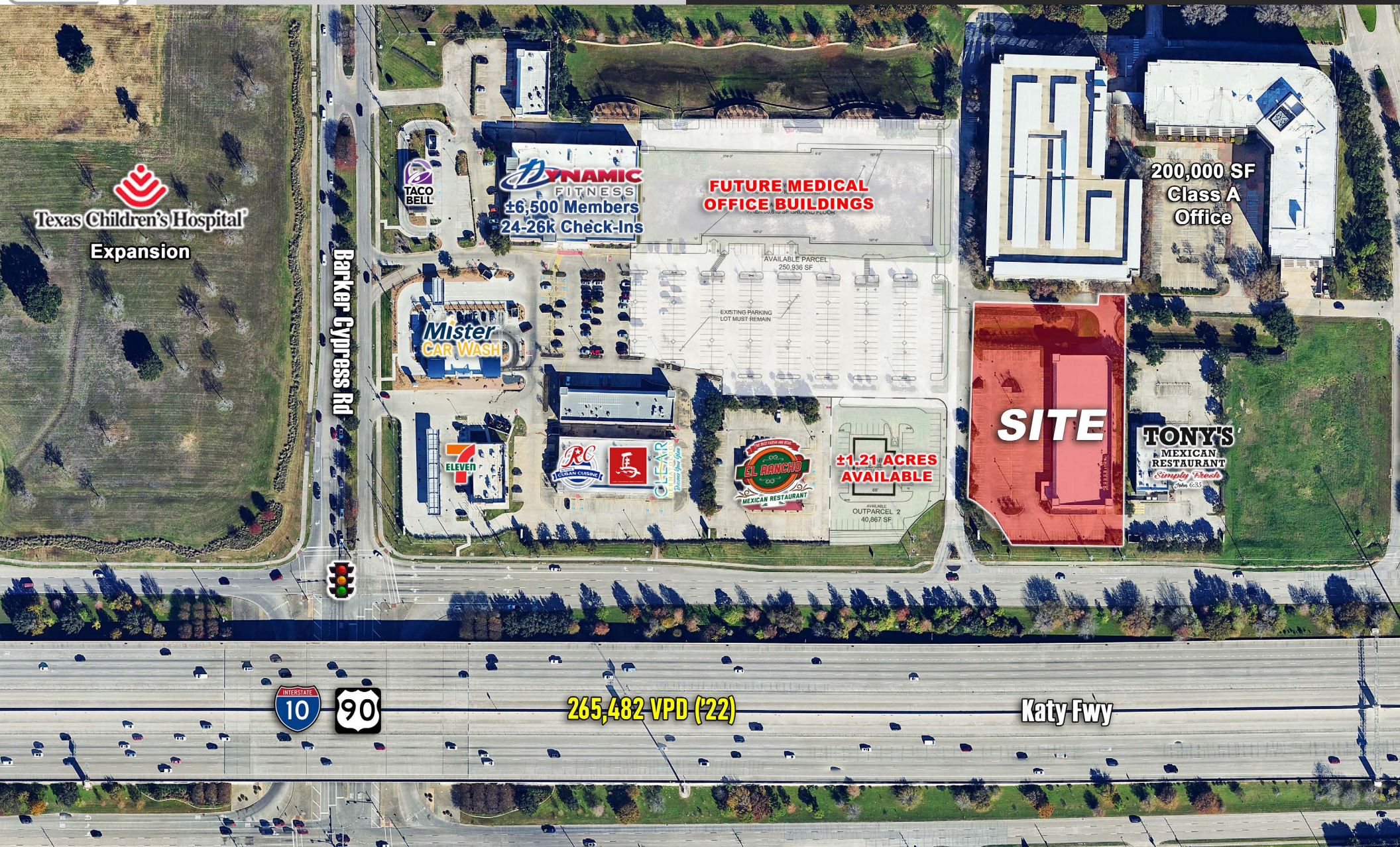
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## Information About Brokerage Services

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.

**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:
  - 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.

#### 4M Investments LLC

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

**Ted B. Miller Jr.**

Designated Broker of Firm

**0417277**

License No.

**0388390**

License No.

**Ted.Miller@4minvestments.com**

Email

**Ted.Miller@4minvestments.com**

Email

**713-204-0675**

Phone

**713-204-0675**

Phone

Licensed Supervisor of Sales Agent/ Associate

**Patrick M. Miller**

Sales Agent/Associate's Name

License No.

**0399095**

License No.

Email

**pmiller@4minvestments.com**

Email

Phone

**713-806-2695**

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the  
Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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