

Medical Office Building For Sale

2121 Oakdale Street (Museum District)



Currently Orthopedic Office (Ideal for Owner/User)

- **Medical Building:** +/- 3,690 SF
- **Residential Imp.:** +/-1,704 SF
- **Lots Combined:** +/- 26,600 SF
- **Great visibility facing Hwy 288**
- **Commercial or Residential Use**
- **Easy on/off ramp Hwy 288 and near Med Center**
- **Additional Income producing bldg. part of sale.**

Demographics:

<u>Radius</u>	<u>Est. 2023 Pop.</u>	<u>HH Avg. Income</u>
2 mile	87,606	\$ 102,250
5 mile	488,262	\$ 108,807
10 mile	1,446,115	\$ 91,896

Traffic: Hwy 288 @Southmore Blvd. (163,923 VPD) 2022

Call Broker for Price!

Possible Uses:

- Urgent Care/Medical
- Law Office
- Insurance Company
- Veterinarian
- Future Dispensary
- Daycare

CLOSE PROXIMITY:

HOUSTON
MUSEUM
DISTRICT



Central Business District

TMC | TEXAS
MEDICAL
CENTER



John DeLaRosa

281-650-0750

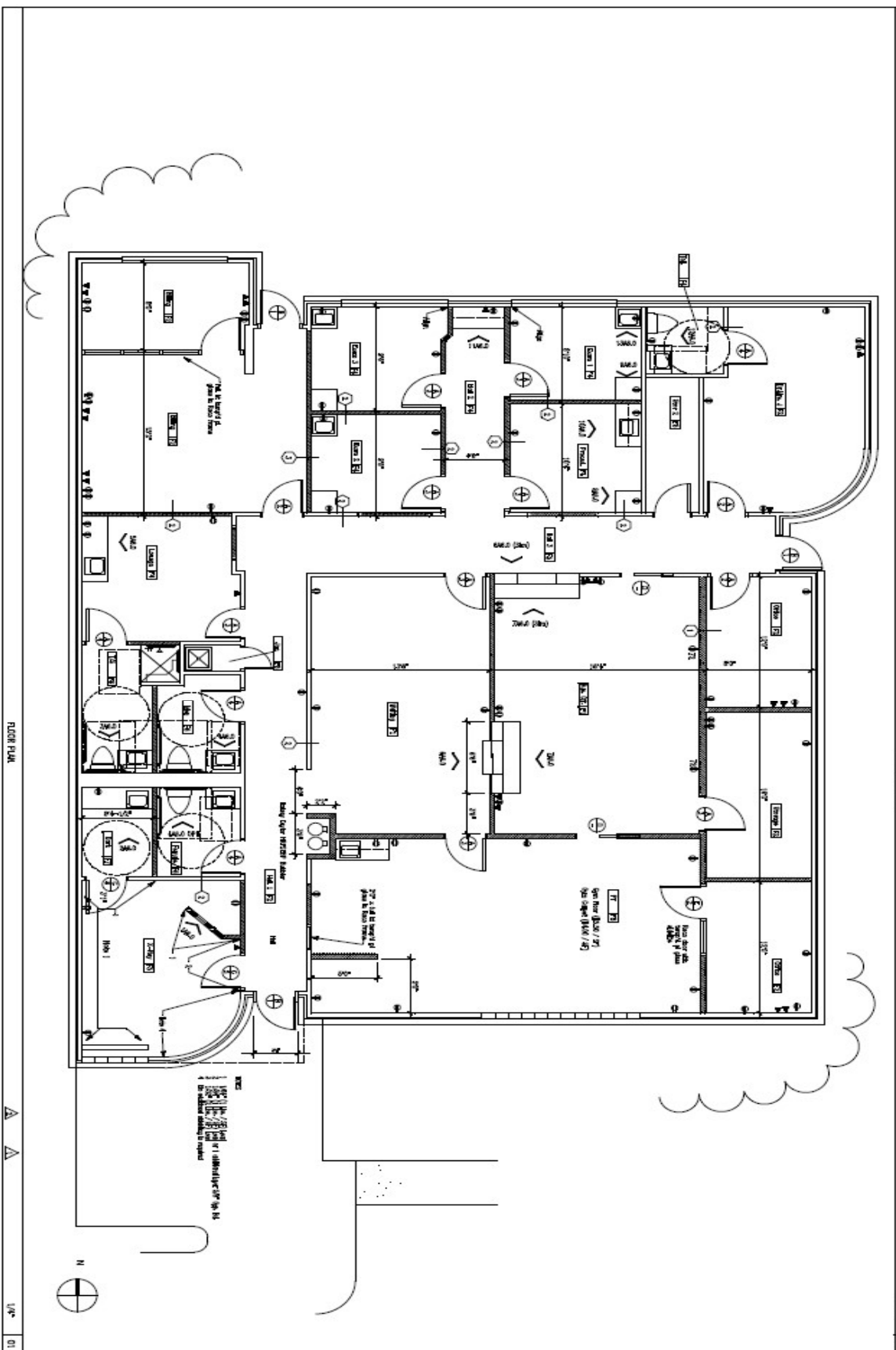
john@piersoncommercial.com

No warranty or guaranty, either expressed or implied, is made to the accuracy of the information contained in this brochure. All information contained should be verified to the persons relying thereon.

Medical Building Floor Plan

FLOOR NUMBER	FLOOR	NO.	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	

- FLOORING:**
- 01 - 2" x 6" x 1" Pine Strip - 1/4" x 1/4" x 1/4" (1/4" x 1/4" x 1/4")
 - 02 - Acoustic 2" x 12" x 1/2" Plywood over OSB
 - 03 - Concrete - 4" - 5" thick - 1/4" - 1/4" x 1/4" - 1/4" x 1/4"
 - 04 - 3/4" Plywood over 1/2" x 1/4" x 1/4"
- WALLS:**
- 101 - 1/2" x 4" x 8" - 1/2" x 4" x 8"
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FLOOR PLAN

NO.	DESCRIPTION	QTY	UNIT	REMARKS
1	1/2" x 4" x 8" - 1/2" x 4" x 8"	100	LINEAL FEET	
2	1/2" x 4" x 8" - 1/2" x 4" x 8"	100	LINEAL FEET	
3	1/2" x 4" x 8" - 1/2" x 4" x 8"	100	LINEAL FEET	
4	1/2" x 4" x 8" - 1/2" x 4" x 8"	100	LINEAL FEET	
5	1/2" x 4" x 8" - 1/2" x 4" x 8"	100	LINEAL FEET	
6	1/2" x 4" x 8" - 1/2" x 4" x 8"	100	LINEAL FEET	
7	1/2" x 4" x 8" - 1/2" x 4" x 8"	100	LINEAL FEET	
8	1/2" x 4" x 8" - 1/2" x 4" x 8"	100	LINEAL FEET	
9	1/2" x 4" x 8" - 1/2" x 4" x 8"	100	LINEAL FEET	
10	1/2" x 4" x 8" - 1/2" x 4" x 8"	100	LINEAL FEET	
11	1/2" x 4" x 8" - 1/2" x 4" x 8"	100	LINEAL FEET	
12	1/2" x 4" x 8" - 1/2" x 4" x 8"	100	LINEAL FEET	
13	1/2" x 4" x 8" - 1/2" x 4" x 8"	100	LINEAL FEET	
14	1/2" x 4" x 8" - 1/2" x 4" x 8"	100	LINEAL FEET	
15	1/2" x 4" x 8" - 1/2" x 4" x 8"	100	LINEAL FEET	
16	1/2" x 4" x 8" - 1/2" x 4" x 8"	100	LINEAL FEET	
17	1/2" x 4" x 8" - 1/2" x 4" x 8"	100	LINEAL FEET	
18	1/2" x 4" x 8" - 1/2" x 4" x 8"	100	LINEAL FEET	
19	1/2" x 4" x 8" - 1/2" x 4" x 8"	100	LINEAL FEET	
20	1/2" x 4" x 8" - 1/2" x 4" x 8"	100	LINEAL FEET	

ORTHOPEDIC CARE CENTER
DR. LUBOR JAROLIMEK
 2121 OAKDALE

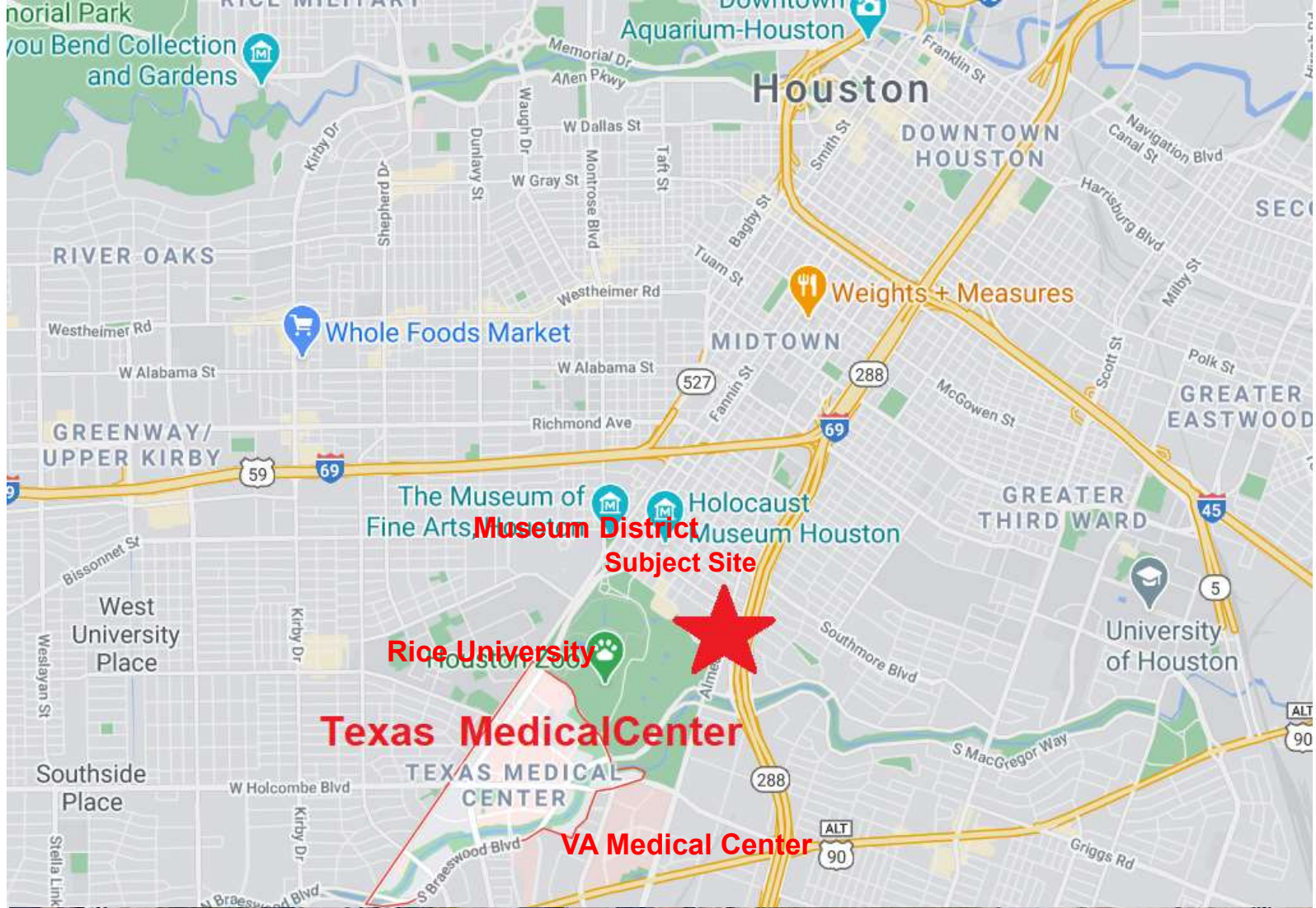
Gomer Engineering & Consulting
 Malibu, Texas



CONSTRUCTION SCHEDULE

Start Date: 12/15/2024
 End Date: 01/31/2025

NO.	DESCRIPTION	START DATE	END DATE
1	Site Preparation	12/15/2024	12/22/2024
2	Foundation Work	12/22/2024	12/29/2024
3	Structural Framing	12/29/2024	01/05/2025
4	Interior Finishes	01/05/2025	01/31/2025





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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Pierson Commercial, LLC	9006576	admin@piersoncommercial.com	281-819-5522
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date