

13661 VERMARION RD
HOUSTON, TEXAS 77070



PROPERTY OVERVIEW

Available Space: ± 4,200 SF
Parking Ratio: 4.76/1,000 SF
Land Size: ±1.86 AC

OWNER-USER OPPORTUNITY

Freestanding medical/professional office building on ±1.86 acres, now available for sale or lease. The unrestricted use allows for a wide range of potential uses, including medical practices, veterinary clinics, dog daycare, childcare centers, schools, and more.

ECONOMIC DATA

Lease Rate: Call For Information
Sale Price: Call For Information

LOCATION DESCRIPTION

Located in central northwest Houston with convenient access to SH 249 and FM 1960. Just 1.3 miles (about a 5-minute drive) from Houston Methodist Willowbrook Hospital. The surrounding 3-mile radius has an approximate residential population of 101,238.

PROPERTY HIGHLIGHTS

- Modern, first-class medical facility built in 2015 with Certificate of Occupancy in place. Features include exam rooms, three restrooms (one with a shower and bathtub), a reception area, conference room, kitchen, lab, and a large training room that accommodates 30+ people.
- Unrestricted zoning (except for "pig farm") allows for a wide range of uses and business types.
- Upgraded interior with Italian marble flooring and granite surfaces.
- First-class concrete parking lot.
- Ample additional land available for building expansion or other business-related uses.
- Two on-site, HVAC-equipped storage buildings included with the lease or sale.

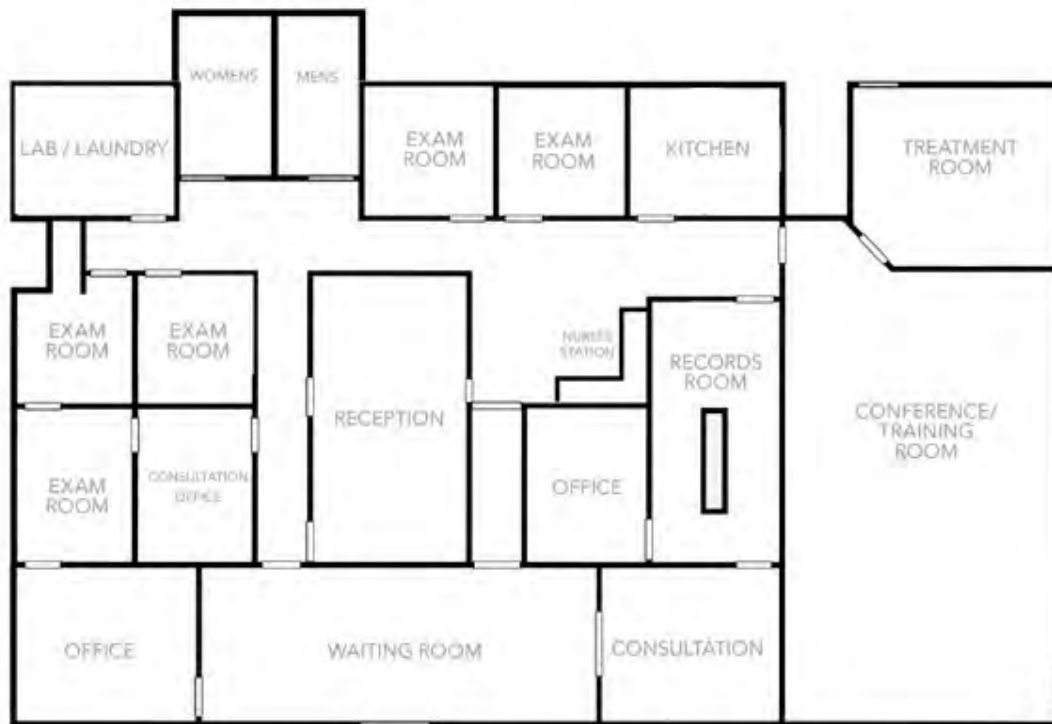
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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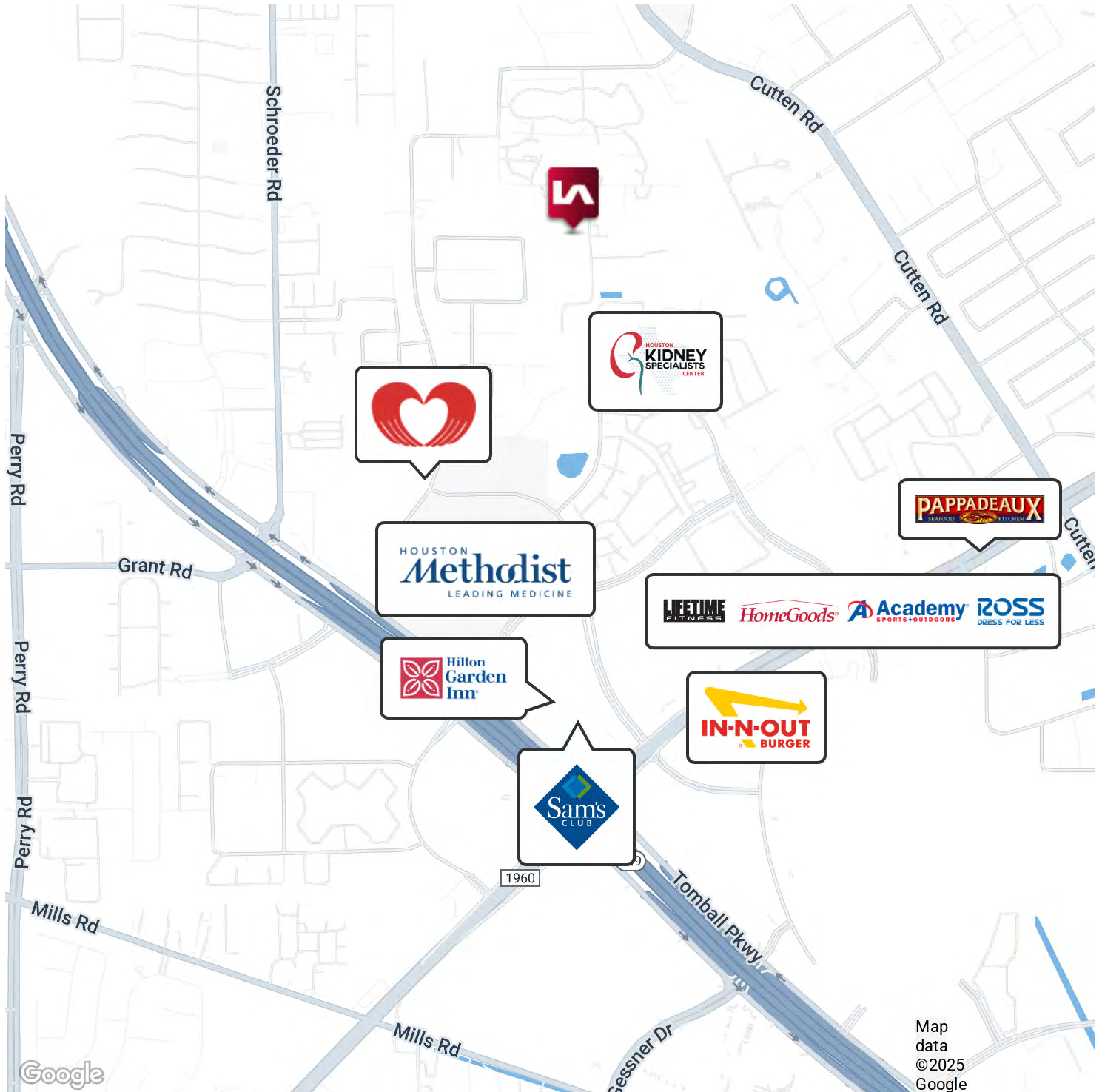
4,200 SF

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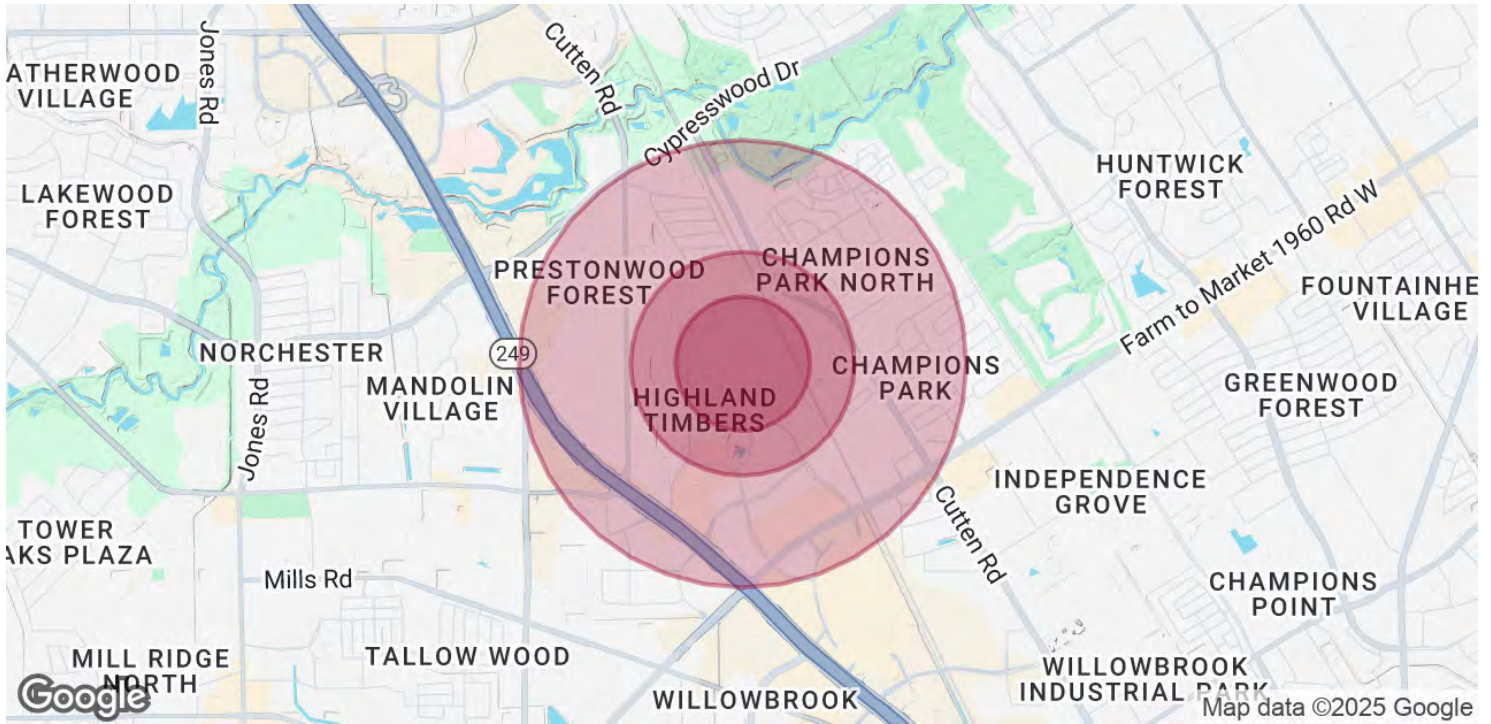
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POPULATION

0.3 MILES

0.5 MILES

1 MILE

Total Population	763	2,964	14,247
Average Age	47	42	41
Average Age (Male)	43	40	39
Average Age (Female)	50	45	43

HOUSEHOLDS & INCOME

0.3 MILES

0.5 MILES

1 MILE

Total Households	334	1,298	6,238
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$92,560	\$102,102	\$99,882
Average House Value	\$370,919	\$433,107	\$398,905

Demographics data derived from AlphaMap

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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.

2-10-2025



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.

DFW Lee & Associates, LLC - Houston Office, RS	9012596	contacthouston@lee-associates.com	713.744.7400
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Max Welch	TX #9012596	mwelch@lee-associates.com	713.744.7454
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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