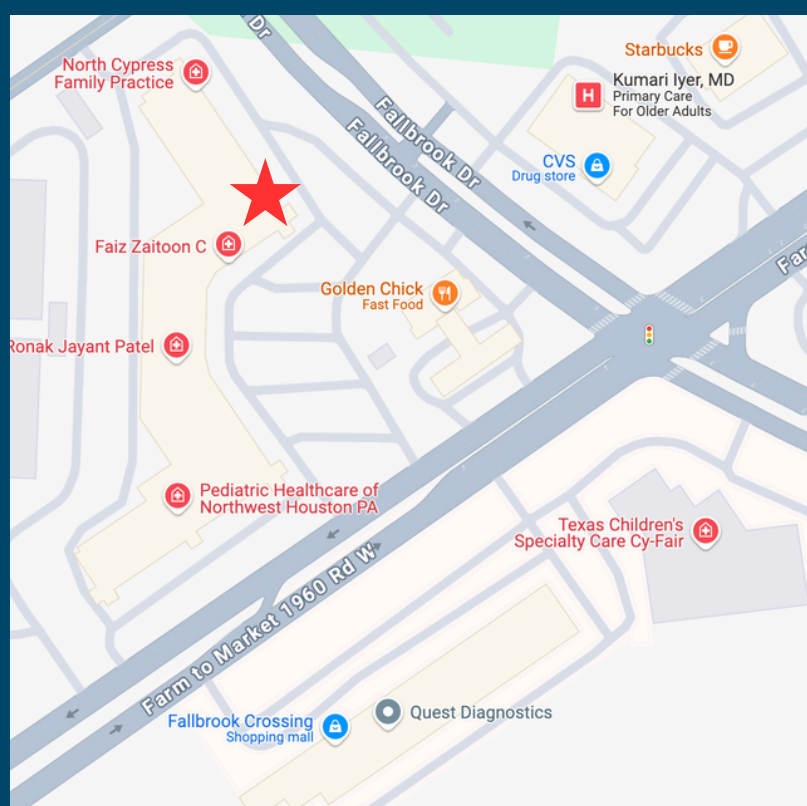


# MEDICAL OFFICE UNIT FOR SALE ~\$349,800

**11734 FM 1960 RD. WEST  
AT FALLBROOK DRIVE  
HOUSTON, TX 77065**



## PROPERTY HIGHLIGHTS

**For Sale: ~\$349,800**

**For Lease: \$3,100/mo. + Electricity**

- Across from Texas Children's Specialty Center.
- ~1.5 miles to Memorial Hermann/Kelsey-Seybold/Hwy. 290.
- The Fallbrook Crossing complex is home to an array of medical practices including Gastroenterology, Internal Medicine, Surgery, Urgent Care, Allergy, Laboratory, and Medical Research.
- Exclusive Medical Development, individual units owned by medical or medical-related entities. The master association maintains the exterior, roof, parking and common areas. Individual units are responsible for their HVAC and interior maintenance.
- No restrictions/requirements on hours of operation for individual units.
- Over 40,000 v.p.d. on FM 1960.

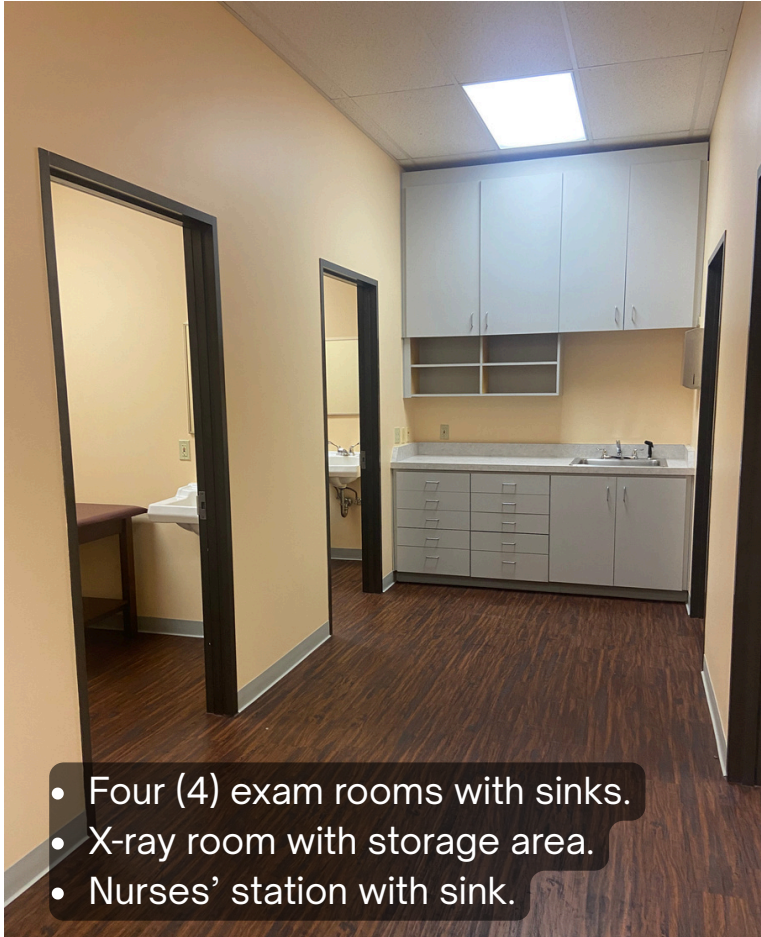
**Steve Dome**  
Managing Director

713.864.3232  
sdome@marathonra.com

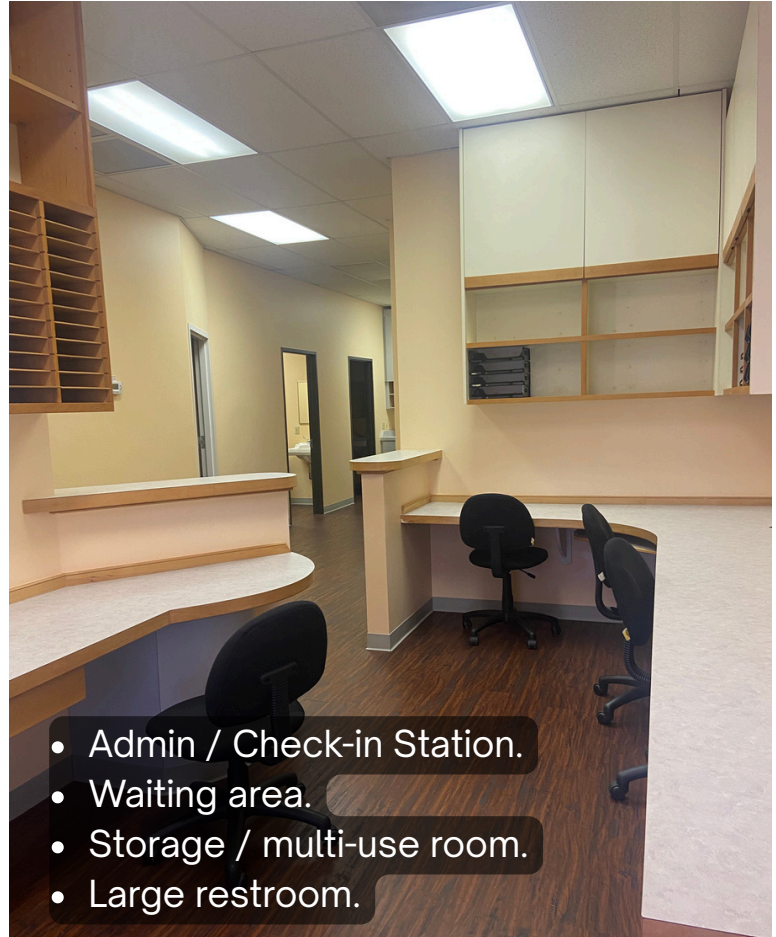
1700 Post Oak Blvd. Suite 600,  
2 BLVD Place, Houston, TX 77056



# PROPERTY INFORMATION



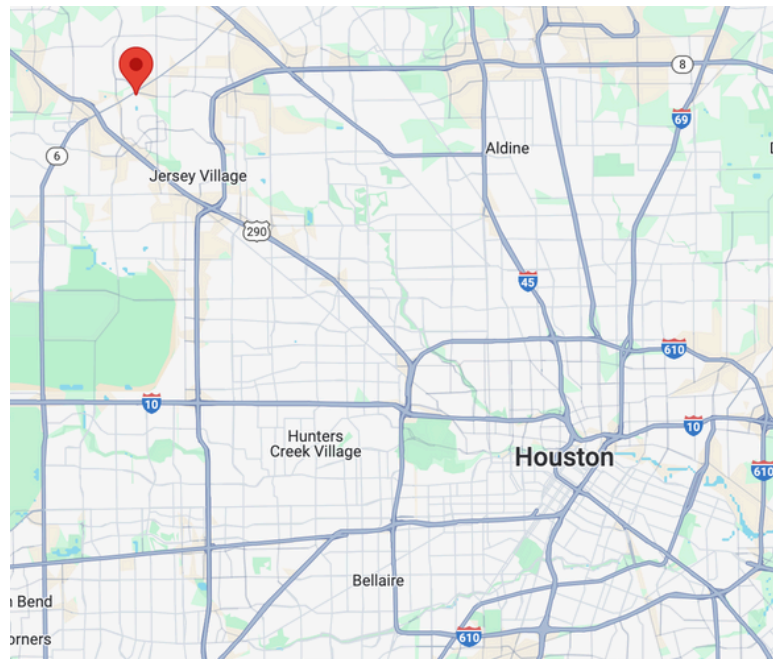
- Four (4) exam rooms with sinks.
- X-ray room with storage area.
- Nurses' station with sink.



- Admin / Check-in Station.
- Waiting area.
- Storage / multi-use room.
- Large restroom.



- Approximately 1,166 square feet (per owner).
- Separate doctor and patient access.
- Ample patient parking in front.
- Doctor/staff parking directly in front of the space, or restricted parking behind the space.







## 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.

Marathon Realty Advisors LLC	527166	sdome@marathon-ra.com	713-864-3232
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Steven Dome</b>			
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