



SITE

S. FRIENDSWOOD DR - 16,484 VPD

WHISPERING PINES AVE - 8,181 VPD

**MEDICAL/OFFICE SPACE FOR LEASE**  
**106 WHISPERING PINES AVE, STE. 105/107**

Friendswood, TX 77546





# PROPERTY INFORMATION

**ADDRESS:** 106 Whispering Pines Ave,  
Ste. 105/107, Friendswood, TX 77546

**AVAILABILITY:** #105 - 2,262 SF  
#107 - 2,068 SF

**PRICE:** \$24-30 PSF

## HIGHLIGHTS:

Two separate spaces that can be combined

Newly built development, Landlord willing to build out

Abundant Parking

Anchored by HEB, Kroger, and other major national retailers

Nearby Friendswood High School and Baybrook Mall

High volume traffic from S. Friendswood Dr

**TRAFFIC COUNTS:** S. Friendswood Dr -  
16,484 VPD  
Whispering Pines Ave -  
8,181 VPD

**DEMOGRAPHICS:** **1 mile** **3 miles** **5 miles**

Population 8,553 62,528 161,189

Average HH Income \$107,733 \$130,680 \$117,781

Households 3,200 22,247 57,265





# AERIAL

Walmart  
Supercenter

Walmart  
Supercenter

H-E-B

BAYBROOK  
MALL

INTERSTATE  
TEXAS  
45

target

COSTCO  
WHOLESALE

Kroger

W. EDGEWOOD DR

S. FRIENDSWOOD DR

WHISPERING PINES AVE



SITE

FRIENDSWOOD  
HIGH SCHOOL

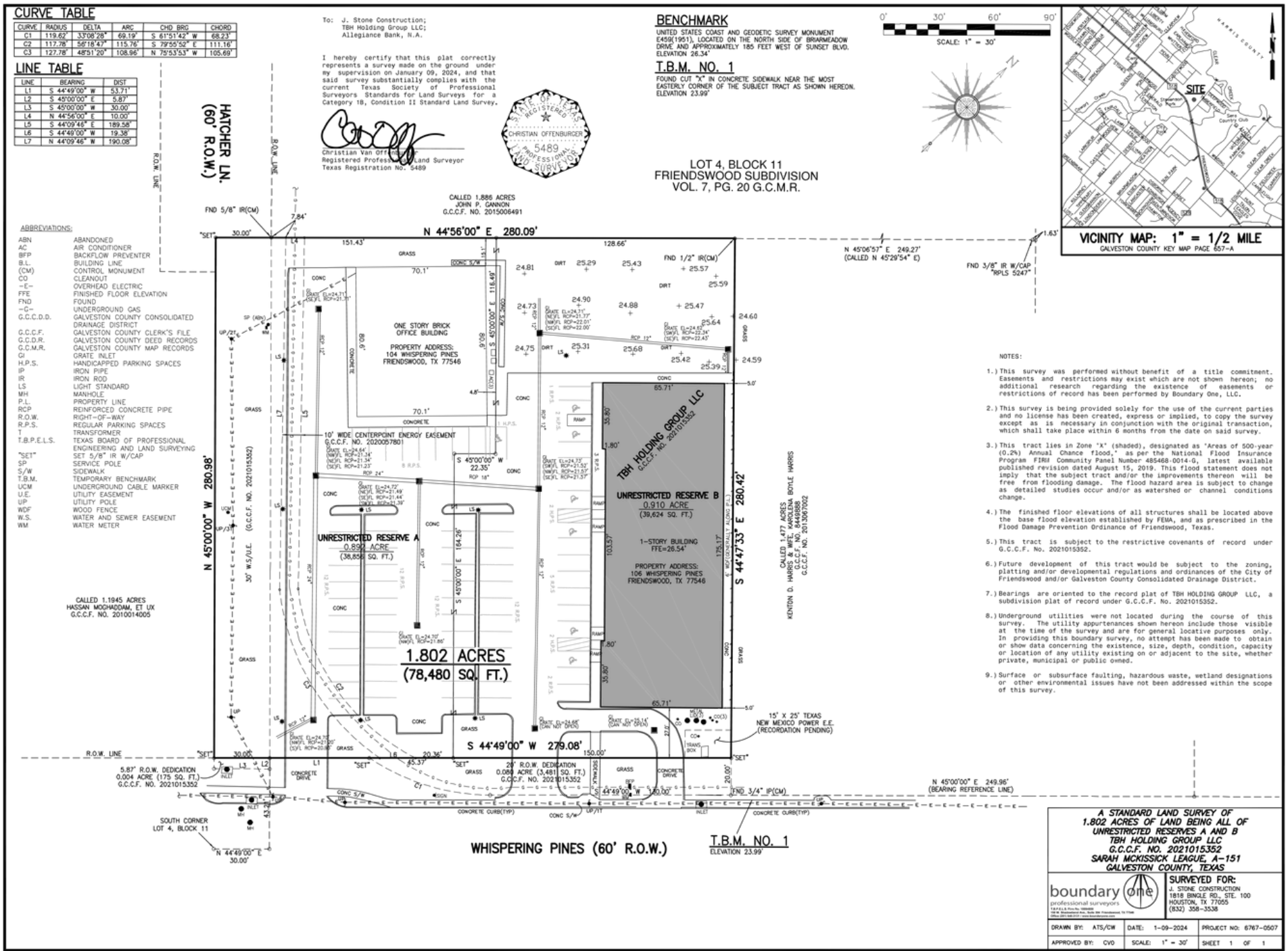
H-E-B

E. PARKWOOD DR



# SITE PLAN

106 Whispering Pines Ave, Ste. 105/107, Friendswood, TX 77546



A STANDARD LAND SURVEY OF  
1.802 ACRES OF LAND BEING ALL OF  
UNRESTRICTED RESERVES A AND B  
TBH HOLDING GROUP LLC  
G.C.C.F. NO. 2021015352  
SARAH MCKISSICK LEAGUE, A-151  
GALVESTON COUNTY, TEXAS

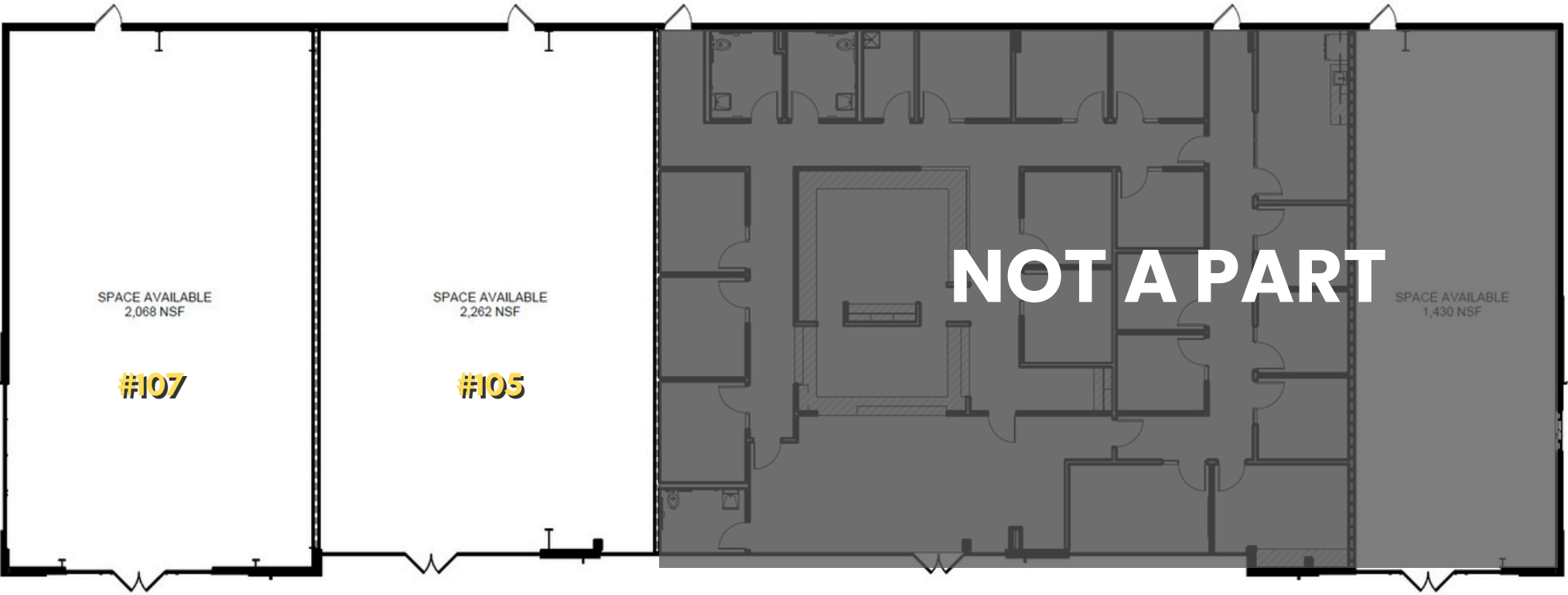
**boundary one**  
professional surveyors  
1818 SINGLE RD., STE. 100  
HOUSTON, TX 77055  
(832) 358-3538

**SURVEYED FOR:**  
J. STONE CONSTRUCTION  
1818 SINGLE RD., STE. 100  
HOUSTON, TX 77055  
(832) 358-3538

DRAWN BY: ATG/CW DATE: 1-09-2024 PROJECT NO: 6767-0507  
APPROVED BY: CVO SCALE: 1" = 30' SHEET 1 OF 1

# FLOOR PLAN

106 Whispering Pines Ave, Ste. 105/107, Friendswood, TX 77546





HENRY S. MILLER

SINCE 1914

## CONTACT US

### DAVID KIM

Associate

(832) 439-2156 Direct

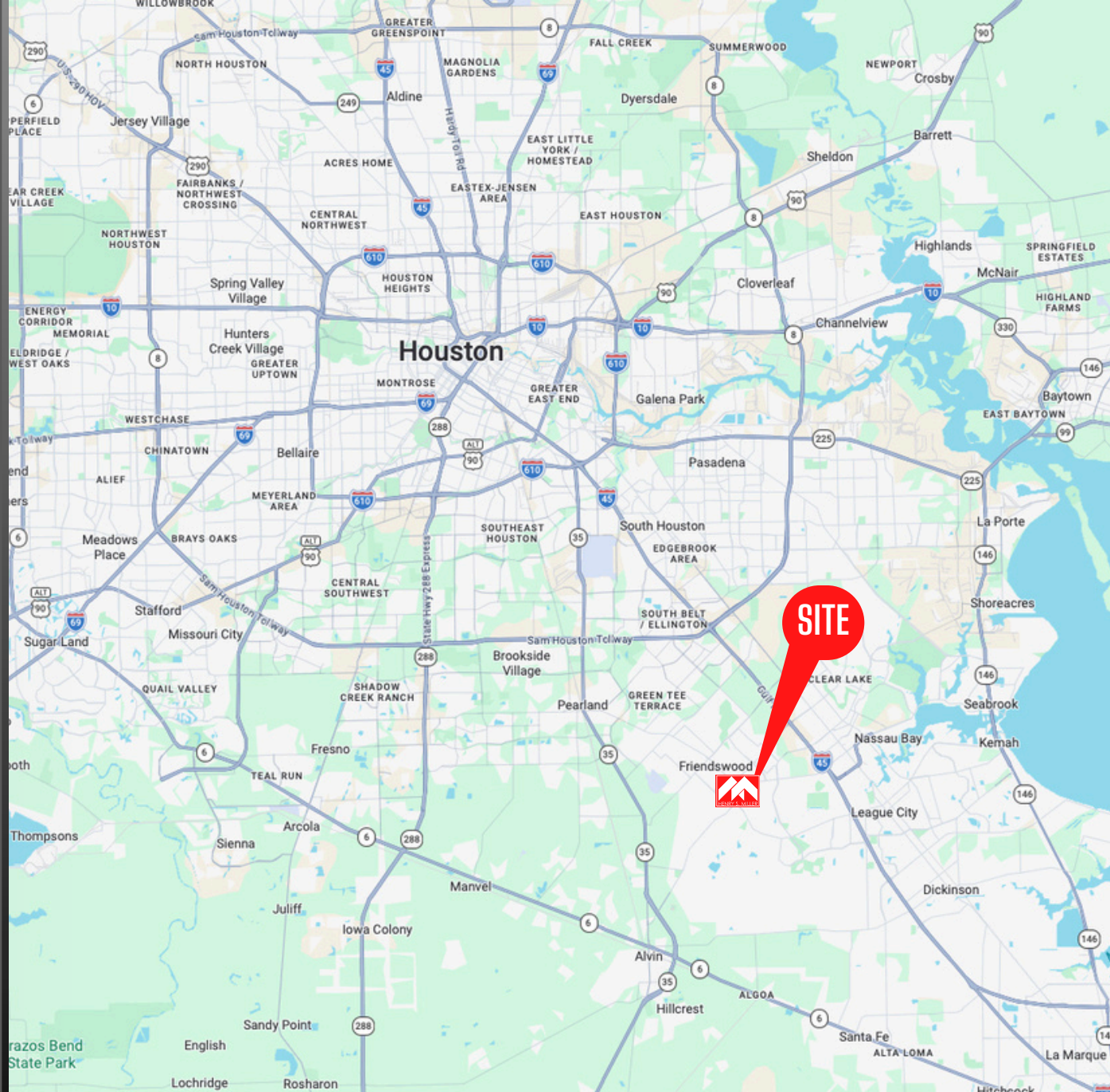
davidkim@henrysmiller.com

### HENRY S. MILLER – HOUSTON

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Houston, Texas 77079

www.henrysmiller.com



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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' 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.

<b>AFC Realty, LLC</b>	<b>9003354</b>	<b>713-386-1088</b>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Phone
<b>Shawn Ackerman</b>	<b>462530</b>	<b>713-386-1088</b>
Designated Broker of Firm	License No.	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Phone
Sales Agent/Associate's Name	License No.	Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_