



MEDICAL/OFFICE SPACE FOR LEASE

106 WHISPERING PINES AVE, STE. 105/107

Friendswood, TX 77546



SINCE 1914

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

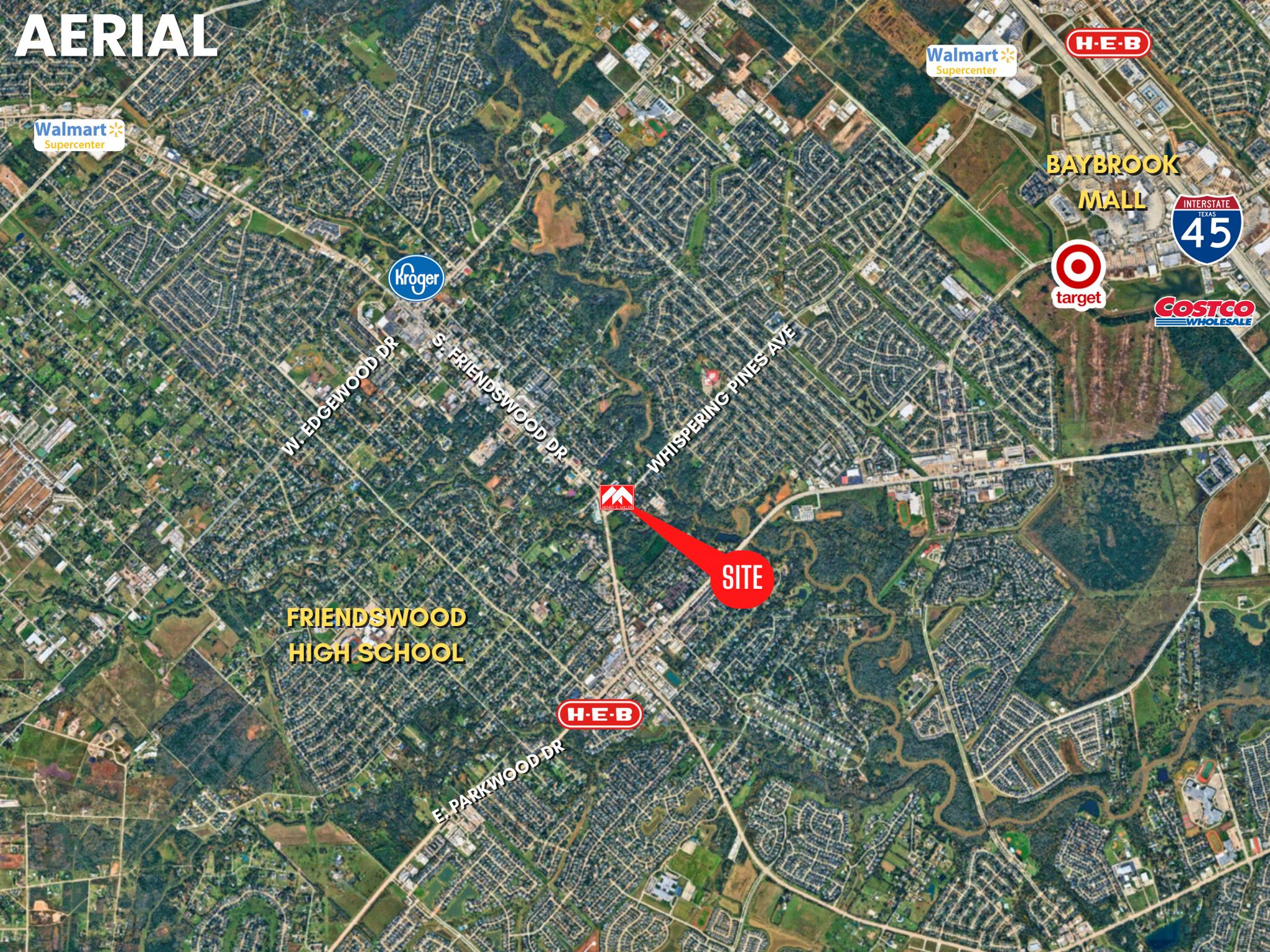
DEMOGRAPHICS:

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



SITE PLAN

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

CURVE TABLE

CURVE	RADIUS	DETA	ARC	CHD	BRG	CHORD
C1	119.62'	33708.28"	69.19"	S 61°51'42" W	68.23'	
C2	117.78'	56181.47"	115.76"	S 79°55'52" E	111.16"	
C3	127.78'	48751.20"	108.96"	N 75°53'53" W	105.69"	

LINE TABLE

LINE	BEARING	DIST.
L1	S 44°49'00" W	53.71"
L2	S 45°00'00" E	5.87"
L3	S 45°00'00" W	30.00"
L4	N 44°56'00" E	10.00"
L5	S 44°09'45" E	189.58"
L6	S 44°49'00" W	19.38"
L7	N 44°09'46" W	190.08"

ABBREVIATIONS:

ABN ABANDONED
 AC AIR CONDITIONER
 B.A.P. BACKLASH PREVENTER
 B.L. BUILDING LINE
 (C.M.) CONTROL MONUMENT
 CLEANOUT
 -E- OVERHEAD ELECTRIC
 F.F.E. FINISHED FLOOR ELEVATION
 F.P.D. FLOOD PLAIN
 -G- UNDERGROUND GAS
 G.C.C.D. GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT
 G.C.C.F. GALVESTON COUNTY CLERK'S FILE
 G.C.D.R. GALVESTON COUNTY DEED RECORDS
 G.C.M.R. GALVESTON COUNTY MAP RECORDS
 GI GRATE, INLET
 H.P.S. HANDICAPPED PARKING SPACES
 I.P. IRON PIPE
 IRD IRON DUCT
 LS LIGHT STANDARD
 M.H. MANHOLE
 P.L. PROPERTY LINE
 R.C.P. REINFORCED CONCRETE PIPE
 R.O.W. RIGHT-OF-WAY
 R.P.S. REGULAR PARKING SPACES
 T TRANSITION
 T.B.P.E.L.S. TEXAS BOARD OF PROFESSIONAL ENGINEERING AND LAND SURVEYING
 "SET" SET 5/8" IR W/CAP
 SP SPUR POLE
 S/W SIDEWALK
 T.B.M. TEMPORARY BENCHMARK
 U.C.M. UNDERGROUND CABLE MARKER
 U.E. UTILITY EASEMENT
 U.P. UTILITY POLE
 W.D.F. WOOD DRAIN
 W.S.E. WATER AND SEWER EASEMENT
 W.M. WATER METER

CALLED 1.1945 ACRES
HASAN MOGHADDAM, ET UX
G.C.C.F. NO. 2010014005

5.87' R.O.W. DEDICATION
0.004 ACRE (175 SQ. FT.)
G.C.C.F. NO. 2021015352

SOUTH CORNER
LOT 4, BLOCK 11

N 44°49'00" E
30.00"

HATCHER LN.
(60' R.O.W.)

ROW LINE

ROW LINE

TO: J. Stone Construction;
TBH Holding Group LLC;
Allegiance Bank, N.A.

I hereby certify that this plat correctly represents a survey made on the ground under my supervision on January 09, 2024, and that said survey substantially complies with the current Texas Society of Professional Surveyors Standards for Land Surveys for a Category 1B, Condition II Standard Land Survey.

Christian Van Offenburger
Christian Van Offenburger
Registered Professional Land Surveyor
Texas Registration No. 5489



CALLED 1.886 ACRES
JOHN P. CANNON
G.C.C.F. NO. 2015006491

BENCHMARK

UNITED STATES COAST AND GEODETIC SURVEY MONUMENT
E4591951, LOCATED ON THE NORTH SIDE OF BRIMMEADOW DRIVE, APPROXIMATELY 185 FEET WEST OF SUNSET BLVD.
ELEVATION 26.34'

T.B.M. NO. 1

FOUND CUT "X" IN CONCRETE SIDEWALK NEAR THE MOST EASTERN CORNER OF THE SUBJECT TRACT AS SHOWN HEREON.
ELEVATION 23.99'

0° 30° 60° 90°
SCALE: 1" = 30'



LOT 4, BLOCK 11
FRIENDSWOOD SUBDIVISION
VOL. 7, PG. 20 G.C.M.R.

VICINITY MAP: 1" = 1/2 MILE
GALVESTON COUNTY KEY MAP PAGE 657-A

NOTES:

- This survey was performed without benefit of a title commitment. Easements and restrictions may exist which are not shown herein; no additional research regarding the existence of easements or restrictions of record has been performed by Boundary One, LLC.
- This survey is being provided solely for the use of the current parties and no license has been created, express or implied, to copy the survey except as is necessary in connection with the original transaction, which shall take place within 6 months from the date on said survey.
- This tract lies in Zone "X" (shaded), designated as "Areas of 500-year Flood Potential" by the National Flood Insurance Program FIRB Community Panel Number 485468-0014-0, latest available published revision dated August 15, 2019. This flood statement does not imply that the subject tract and/or the improvements thereon will be free from flooding damage. The flood hazard area is subject to change as detailed studies occur and/or as watershed or channel conditions change.
- The finished floor elevations of all structures shall be located above the base flood elevation established by FEMA, and as prescribed in the Flood Damage Prevention Ordinance of Friendswood, Texas.
- This tract is subject to the restrictive covenants of record under G.C.C.F. No. 2021015352.
- Future development of this tract would be subject to the zoning, platting and/or developmental regulations and ordinances of the City of Friendswood and/or Galveston County Consolidated Drainage District.
- Bearings are oriented to the record plat of TBH HOLDING GROUP LLC, a subdivision plat of record under G.C.C.F. No. 2021015352.
- Underground utilities were not located during the course of this survey. The utility locations shown herein include those visible at the time of the survey and are for general location purposes only. In providing this boundary survey, no attempt has been made to obtain or show data concerning the existence, size, depth, condition, capacity or location of any utility existing on or adjacent to the site, whether private, municipal or public owned.
- Surface or subsurface faulting, hazardous waste, wetland designations or other environmental issues have not been addressed within the scope of this survey.

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 MCKINNIS LEAGUE, A-151
GALVESTON COUNTY, TEXAS

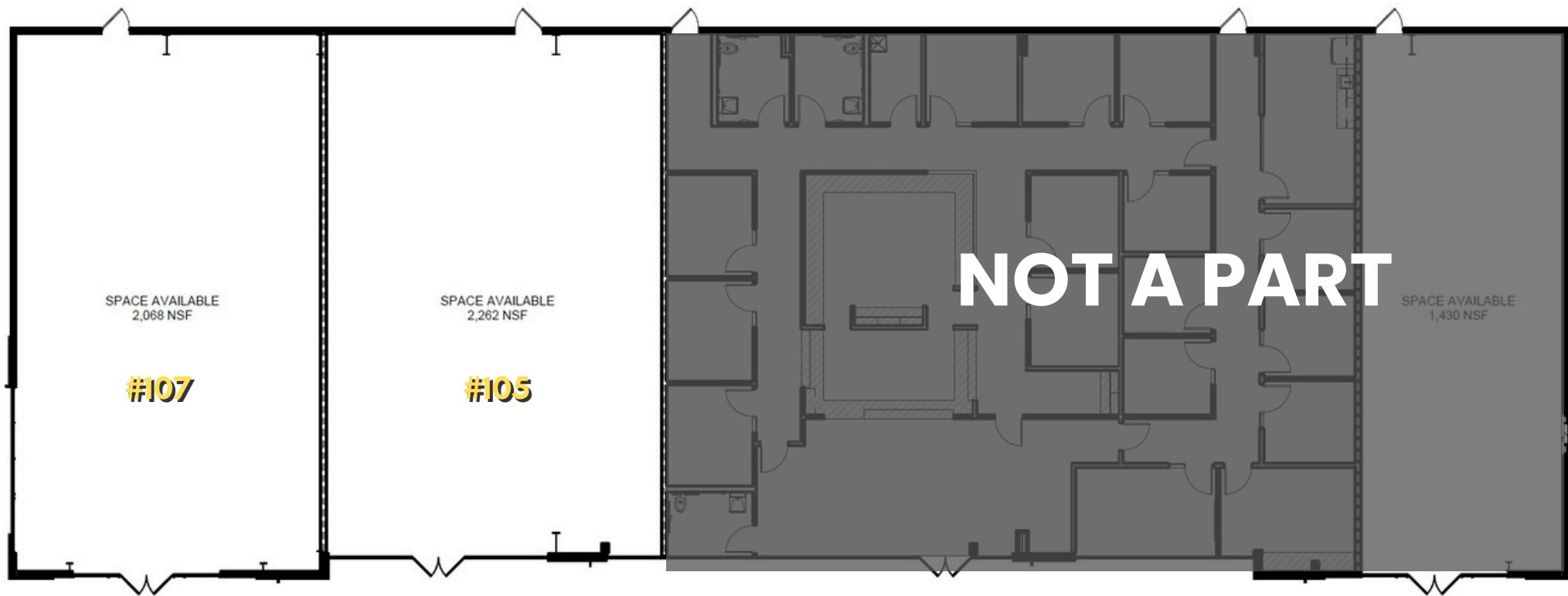
boundary one
professional surveyors

STAFF CONSTRUCTION
1401 BARKSDALE, SUITE 100
HOUSTON, TX 77055
(832) 358-3538

DRAWN BY: ATS/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





SINCE 1914

CONTACT US

DAVID KIM

Associate

(832) 439-2156 Direct

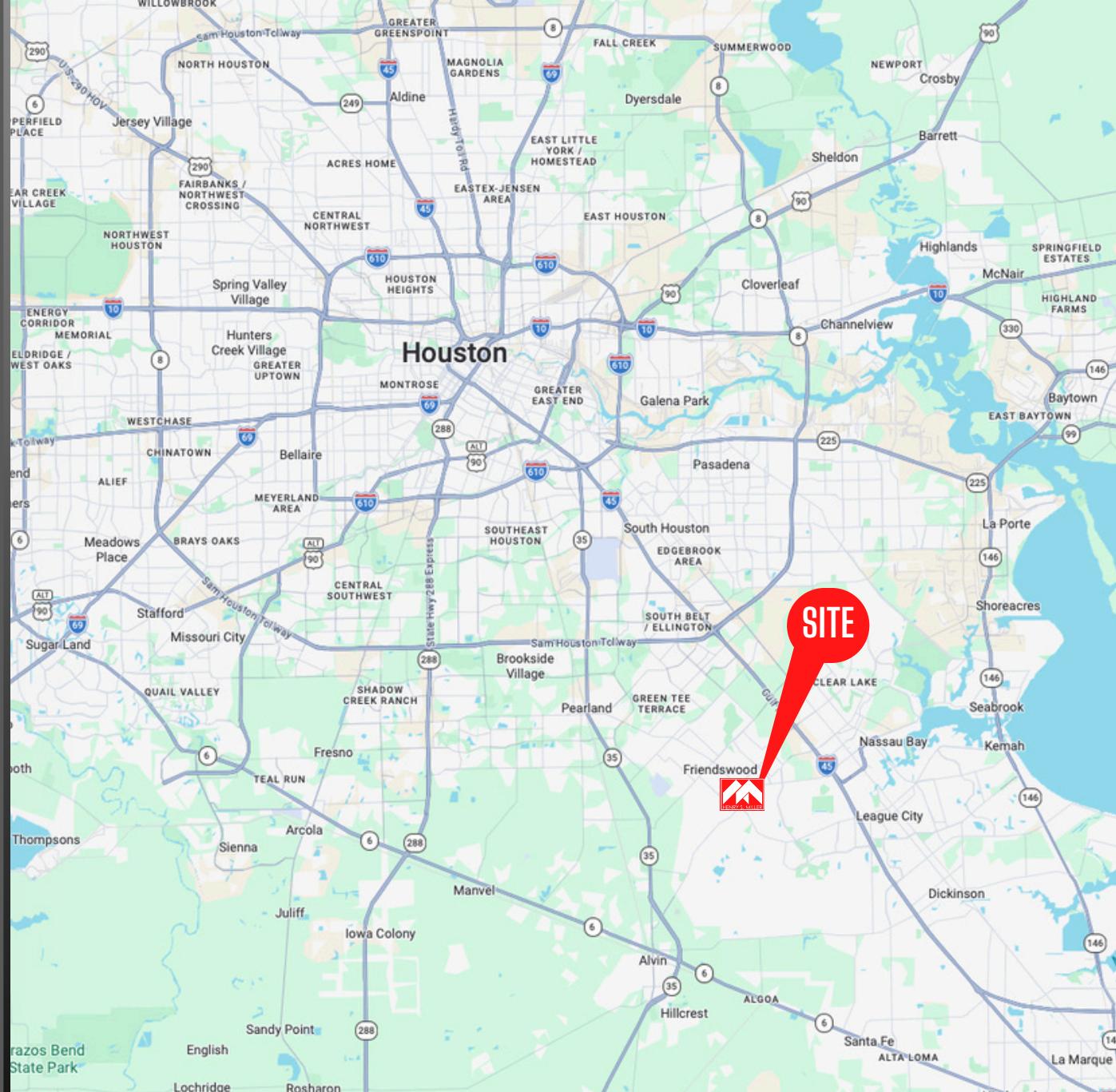
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TYPES OF REAL ESTATE LICENSE HOLDERS:

- 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 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 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 or subagent 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 ESTABLISHED:

- 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.

AFC Realty, LLC	9003354	shawnackerman@henrysmitter.com	713-386-1088
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Shawn Ackerman	462530	shawnackerman@henrysmitter.com	713-386-1088
Designated Broker of Firm	License No.	Email	Phone

Sales Agent/Associate's Name _____

Date _____

Buyer/Tenant/Seller/Landlord Initials _____