

FOR SALE

\$2,200,000

+/- 7,093 SF PROFESSIONAL BUILDING ON +/- 1.45 AC
355 SCHOOL STREET, TOMBALL, TX 77375



JOEL C. ENGLISH
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PROPERTY HIGHLIGHTS



Location

355 School Street
Tomball, TX 77375



Asking Price

\$2,200,000



Size

+/- 7,093 SF on
+/- 1.45 Ac

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- +/- 7,093 SF Professional Office building for sale on +/- 1.45 Acres in Tomball, TX.

- Suite A is 4,093 SF of fully built out medical space. It includes: 7 Exam Rooms, lobby, Nurses' Station, Reception Area, 3 Private Doctor's Offices, 4 private restrooms, kitchen, Nuclear Room, Stress Room and multiple other storage/utility rooms.

- Suite B is 3,000 SF of shell space.

- Excess land available for additional development.

- Excellent visibility on School Street, and less than 90 yards to Medical Complex Drive. About 0.4 Miles to Tomball Medical Center.

- Located in Harris County and Tomball ISD with a total tax rate for 2023 of \$2.09 per \$100 of assessed value.





**SUITE B
+/- 3,000 SF
SHELL SPACE
AVAILABLE**

**SUITE A
+/- 4,093 SF**

NOTES:

1. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO START UP OF CONSTRUCTION. ANY DISCREPANCIES IN THE PLANS AND ACTUAL CONDITIONS SHALL BE REPORTED TO ARCHVOLT, INC. FOR CLARIFICATION AND FURTHER INSTRUCTION. IF CONTRACTOR PROCEEDS WITHOUT PROPER NOTIFICATION, HE SHALL THEREFORE ASSUME RESPONSIBILITY FOR ANY REQUIRED CHANGES.
2. ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHERWISE.
3. ALL CONSTRUCTION SHALL CONFORM TO CURRENT HARRIS COUNTY ADOPTED CODE, ADA GUIDELINES, CITY HEALTH DEPARTMENT, AND NATIONAL FIRE PROTECTION AGENCY (NFPA) LIFE SAFETY CODE.



SITE

School St

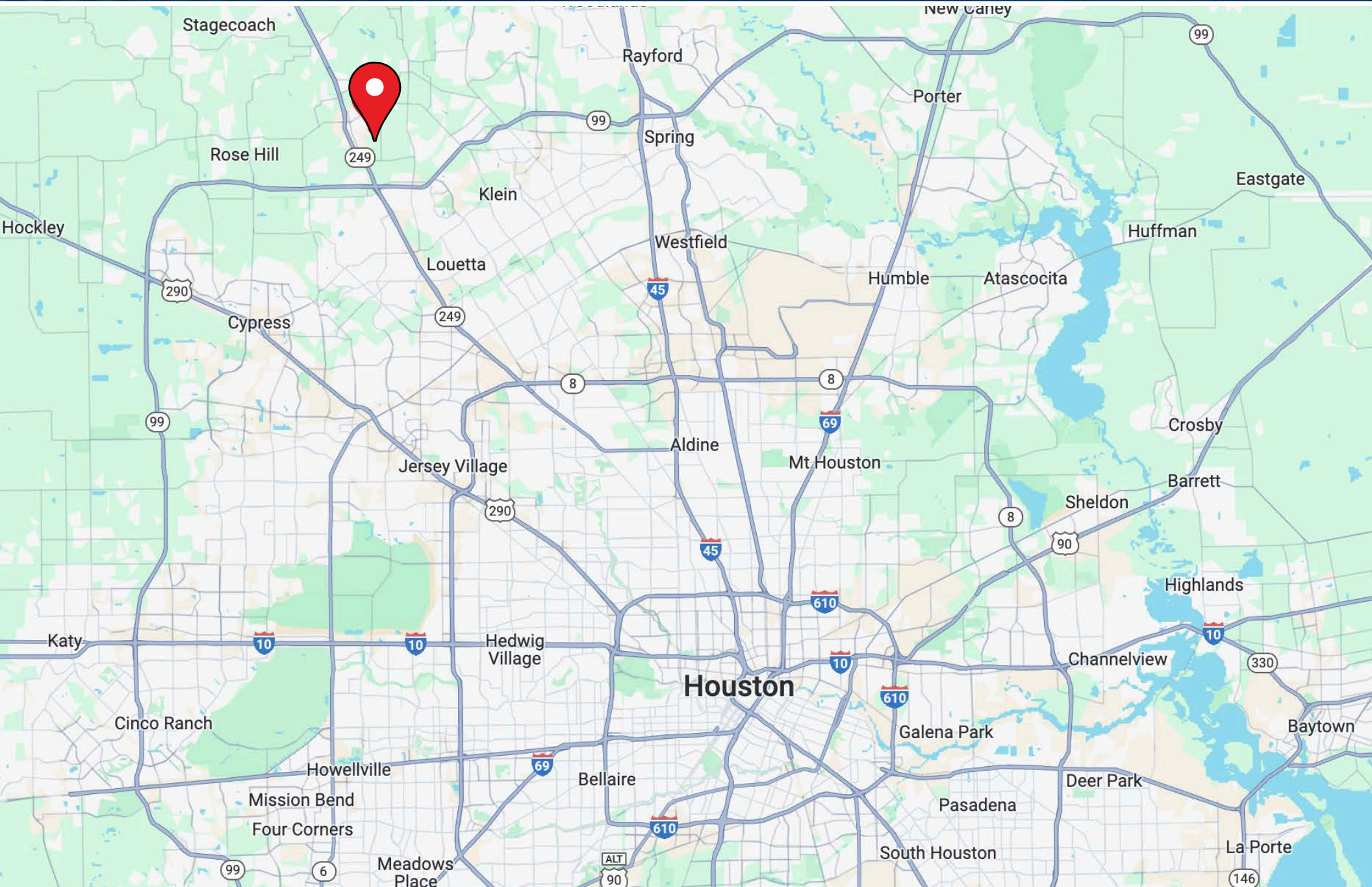
Medical Complex Dr

School St

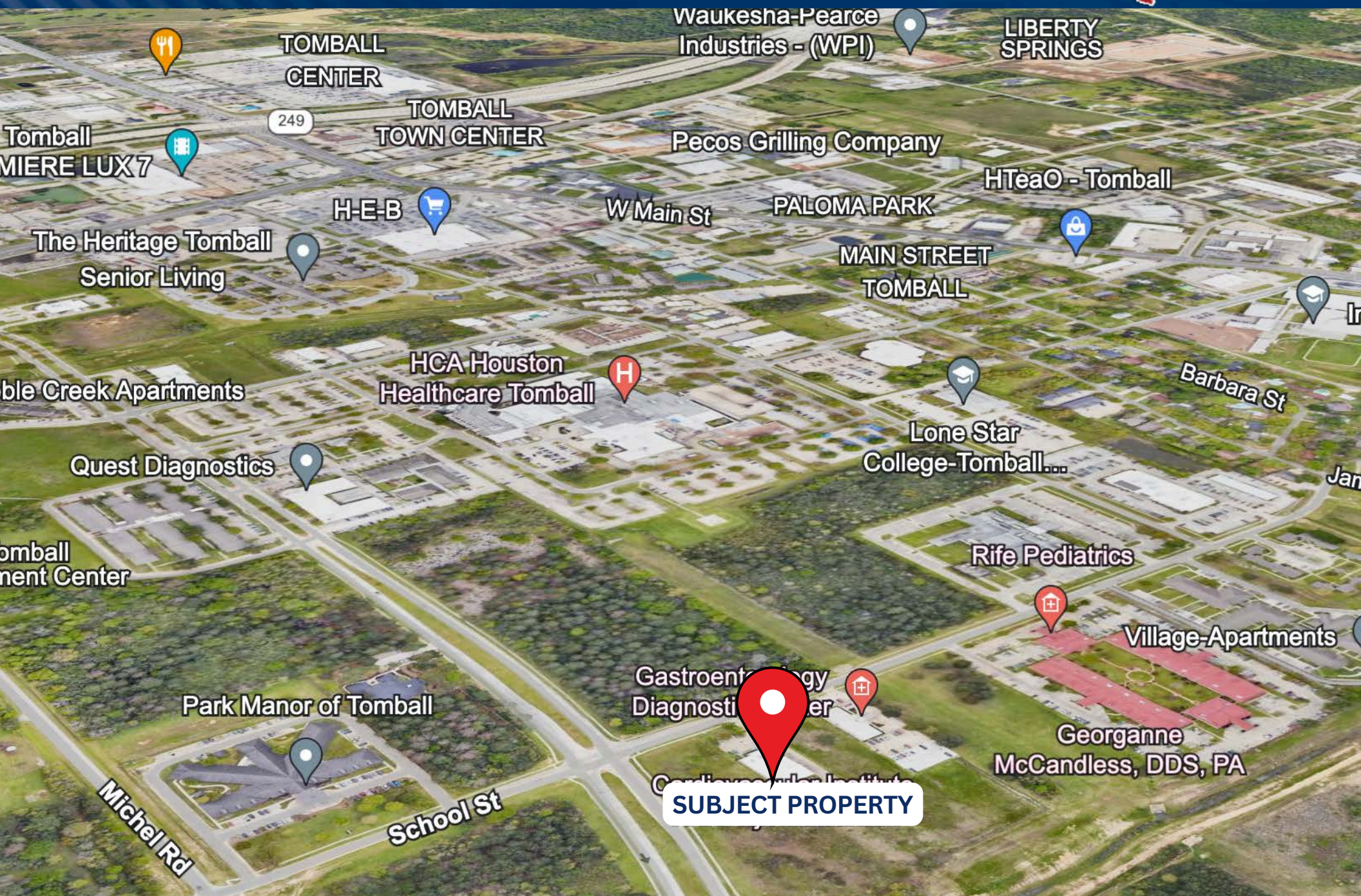
School St

Medical Complex Dr

LOCATION MAP



MARKET AERIAL



DEMOGRAPHIC SUMMARY

355 School St, Tomball, Texas, 77375

Ring of 3 miles

KEY FACTS

29,369

Population



10,689

Households

38.9

Median Age

\$64,566

Median Disposable Income

EDUCATION

8.3%

No High School Diploma

23.0%

High School Graduate

26.2%

Some College/
Associate's Degree

42.5%

Bachelor's/Grad / Prof Degree

29,369

2023 Total Population (Esri)

INCOME



\$78,528

Median Household Income



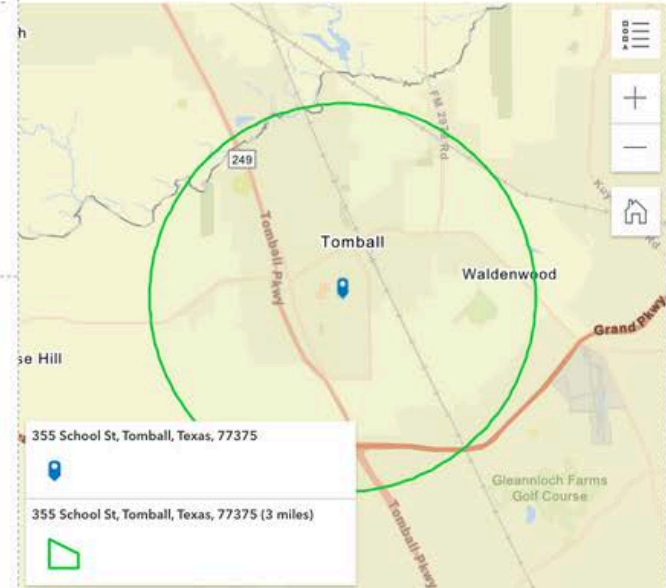
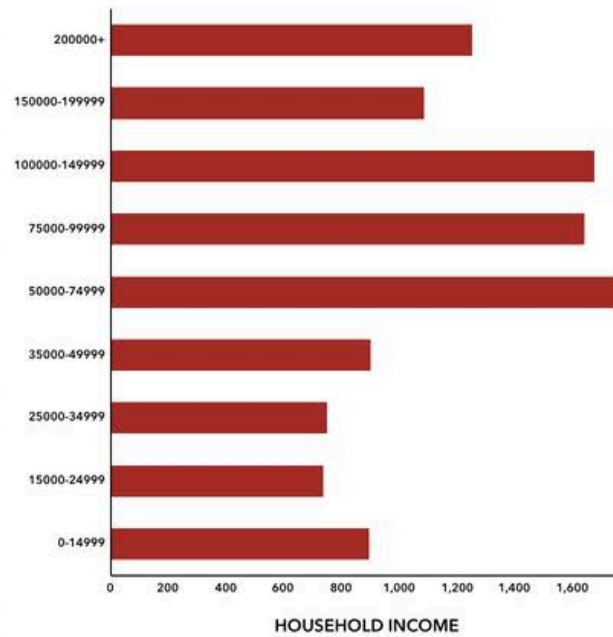
\$40,446

Per Capita Income



\$167,244

Median Net Worth



EMPLOYMENT



White Collar

66.9%



Blue Collar

18.6%



Services

15.8%

3.3%

Unemployment Rate

Source: This infographic contains data provided by Esri (2023, 2028). © 2024 Esri



Information About Brokerage Services

11-2-2015

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.

<u>Texas CRES, LLC</u>	<u>9004590</u>	_____	<u>(713) 473-7200</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Joel C. English</u>	<u>465800</u>	<u>joel@texascres.com</u>	_____
Designated Broker of Firm	License No.	Email	Phone
<u>Joel C. English</u>	_____	_____	_____
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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

IABS 1-0

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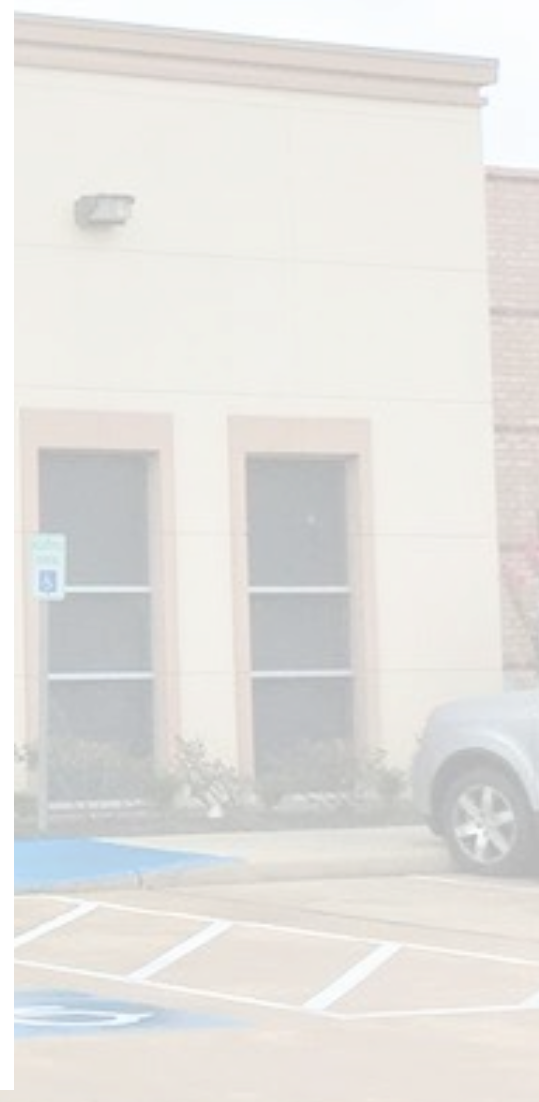
Texas C.R.E.S. LLC, 11020 Southall Drive Cypress, TX 77429
Tracy Karp

Phone: (713) 997-1707

Fax:

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