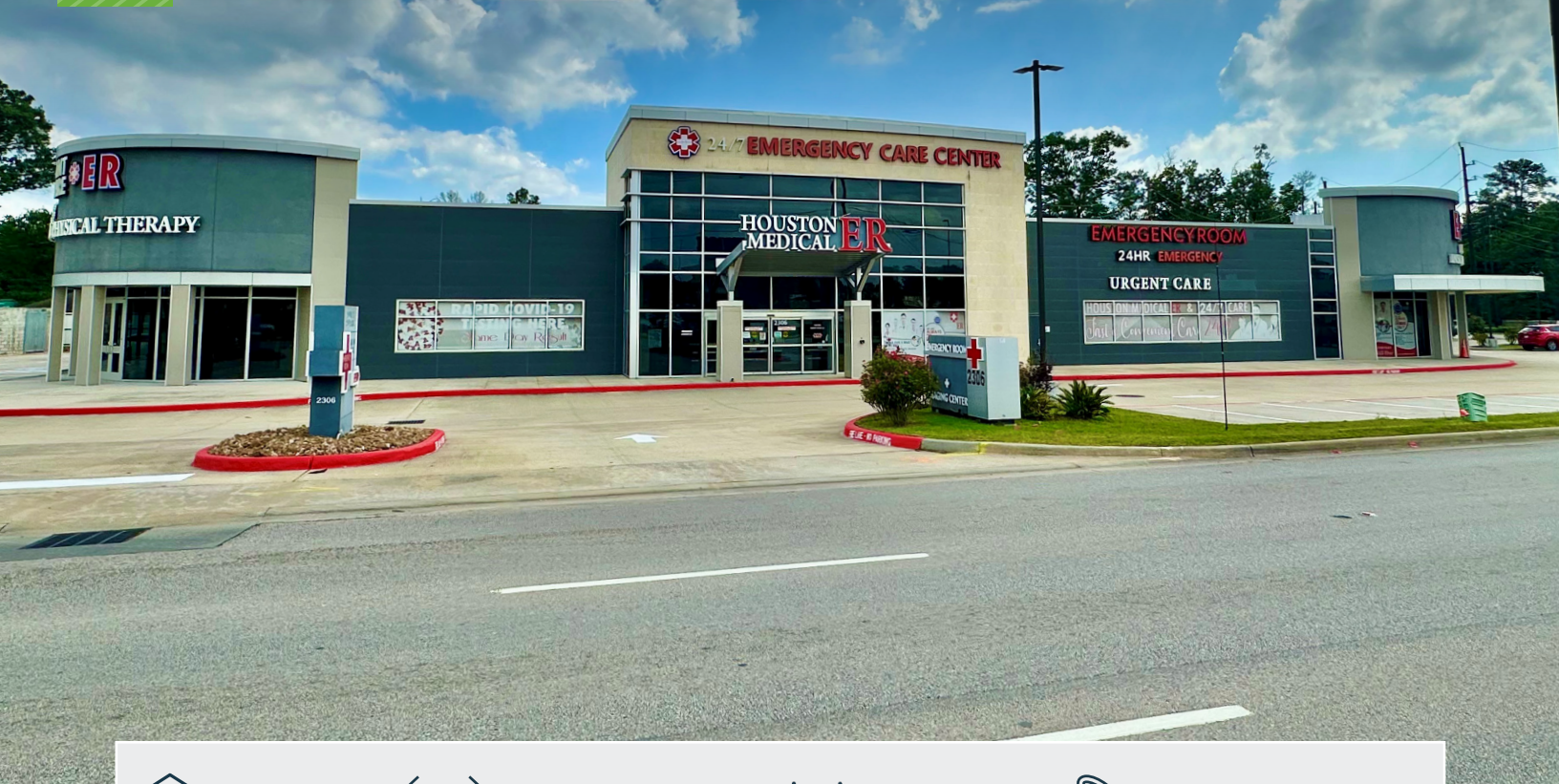


FOR LEASE

HOUSTON MEDICAL ER BUILDING

2306 RAYFORD ROAD
SPRING, TX 77386

Oldham
Goodwin **OG**



GLA
22,030 SF



AVAILABILITY
~ 1,360 SF & 2,546 SF



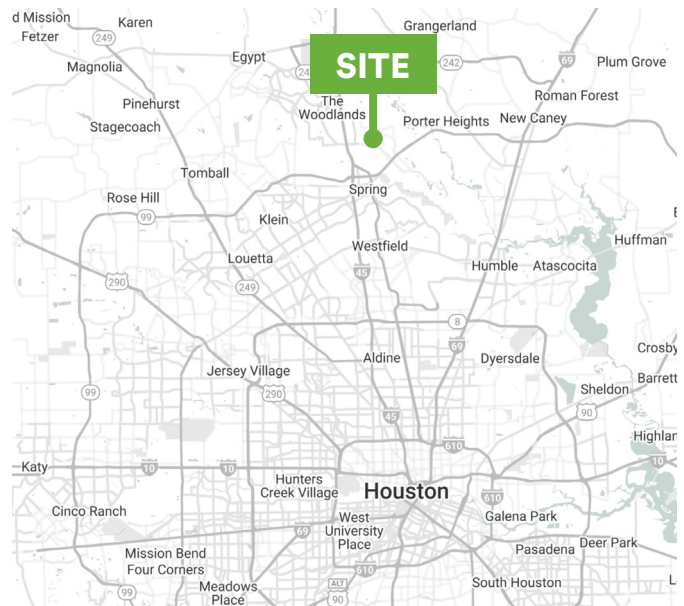
YEAR BUILT
2020



RENTAL RATE
\$30.00/SF NNN

PROPERTY HIGHLIGHTS

- Attractive Co-Tenancy – Emergency Room, Select Physical Therapy & StemLyft Wellness
- The 2,546 SF space consists of six exam rooms with faucets, reception/waiting area, nurse's station, pharmacy/ infusion area (can be converted to additional exam rooms). The 1,360 SF space is shell
- High traffic counts and strong visibility on Rayford Road
- Attractive income demographics
- Across from major traffic generators including a large Kroger anchored center and multiple regional and national brand retailers



FOR LEASE

HOUSTON MEDICAL ER BUILDING

2306 RAYFORD ROAD
SPRING, TX 77386



DEMOGRAPHICS

1 MILE

3 MILE

5 MILE

2024 Total Population	11,610	81,610	158,439
2029 Total Population	14,089	97,179	184,653
2024-2029 Growth Rate	21.35%	19.92%	16.55%
2024 Households	3,720	27,114	56,749
2029 Households	4,520	32,499	66,315
2024 Median Home Value	\$230,392	\$276,274	\$269,246
2024 Average Household Income	\$96,116	\$127,622	\$121,997
2024 Total Consumer Spending	\$128,270,000	\$1,030,732,000	\$2,070,198,000



27,503 VPD
Rayford Road



1,913
Employees

FOR LEASE

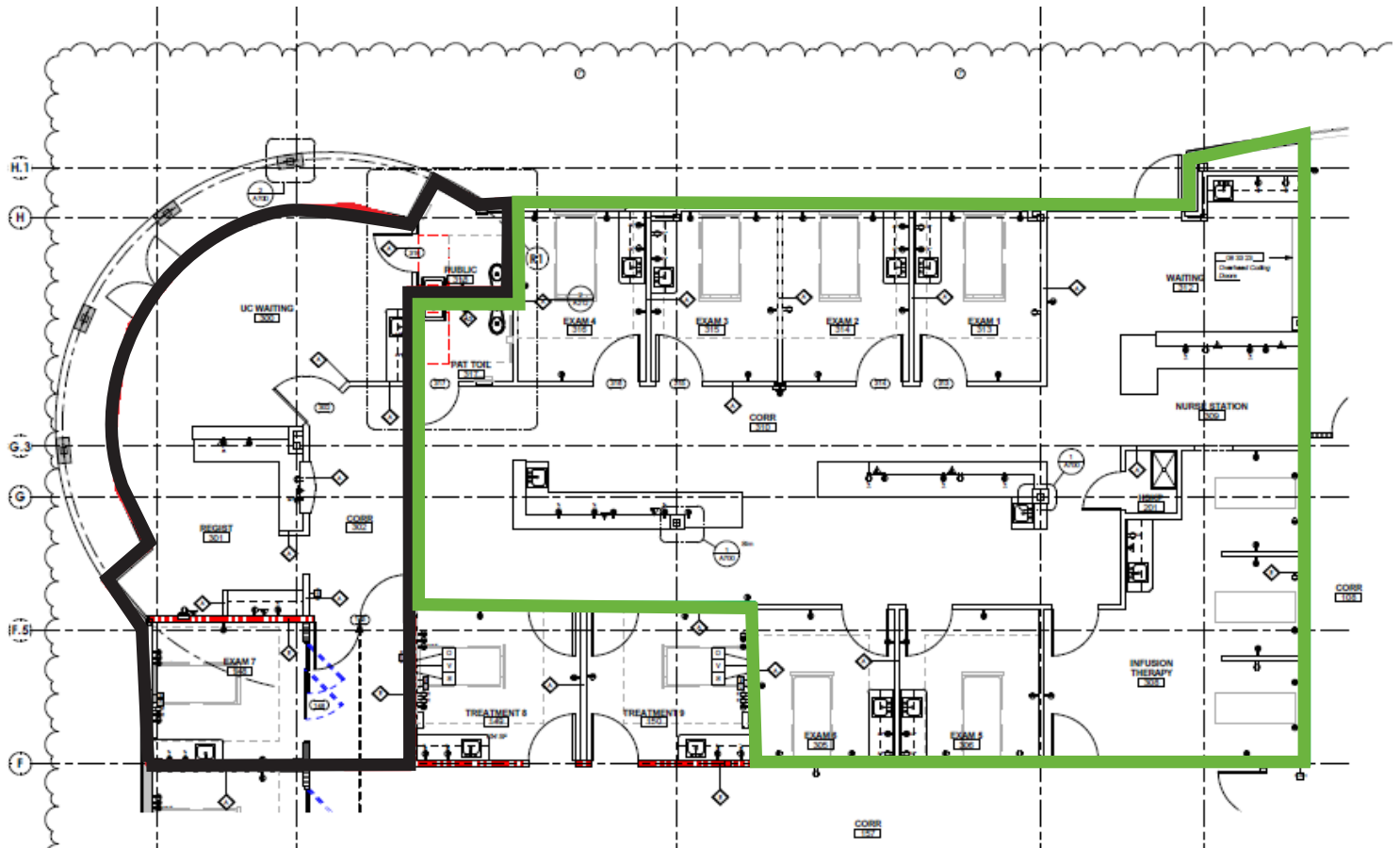
HOUSTON MEDICAL ER BUILDING

2306 RAYFORD ROAD
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2306 RAYFORD ROAD
SPRING, TX 77386

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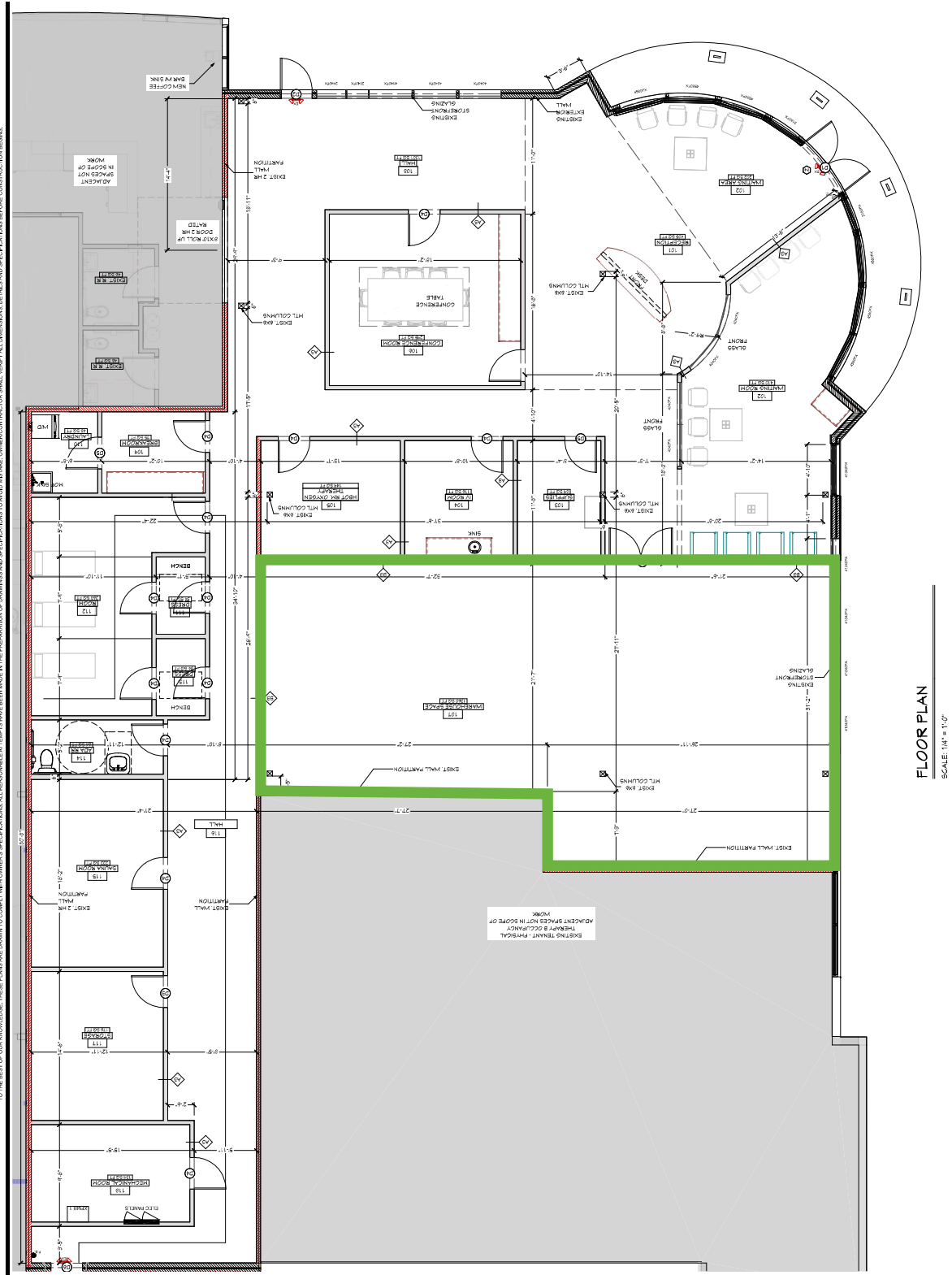


FOR LEASE

HOUSTON MEDICAL ER BUILDING

2306 RAYFORD ROAD
SPRING, TX 77386

AVAILABLE SHELL SPACE



FOR LEASE

HOUSTON MEDICAL ER BUILDING

2306 RAYFORD ROAD
SPRING, TX 77386

TEXAS OVERVIEW



**NO STATE
INCOME TAX**

2ND FASTEST GROWING ECONOMY
IN THE UNITED STATES

#1 STATE IN AMERICA
TO START A BUSINESS

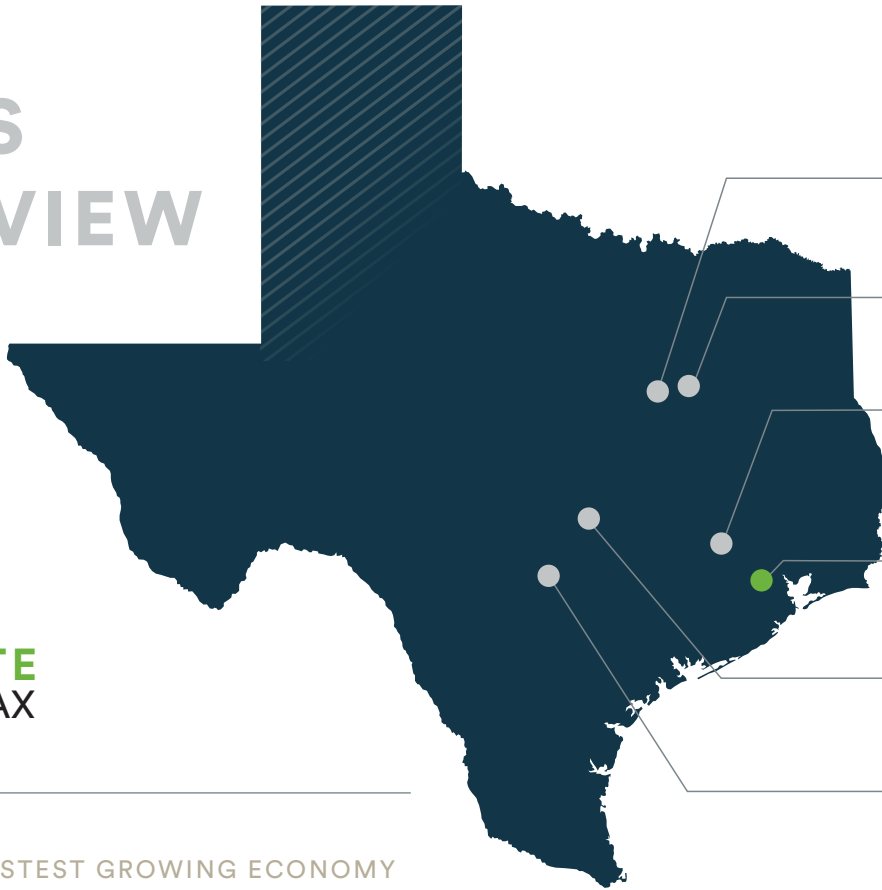


POPULATION
28,995,881

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE

2ND LARGEST LABOR WORKFORCE:
14+ MILLION WORKERS

57 FORTUNE 500 COMPANIES
CALL TEXAS HOME



Fort Worth
TOP CITY FOR SALES
GROWTH IN 2018

Dallas
TOP MSA FOR POPULATION
GROWTH IN 2020

**Bryan/College
Station**
#1 BEST SMALL PLACES FOR
BUSINESSES IN TEXAS

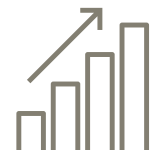
Houston
4TH LARGEST POPULATION
IN THE U.S.

Austin
NAMED BEST CITY TO START A
BUSINESS IN 2020

San Antonio
2ND FASTEST GROWING CITY
IN THE NATION



**BEST STATE
FOR BUSINESS**



**TOP STATE
FOR JOB GROWTH**



**LARGEST
MEDICAL CENTER**

FOR LEASE

HOUSTON MEDICAL ER BUILDING

2306 RAYFORD ROAD
SPRING, TX 77386

HOUSTON, TX METROPOLITAN AREA



POPULATION
7,510,253

22

FORTUNE 500
COMPANIES BASED
IN HOUSTON

3RD

IN THE WORLD
FOR CITIES OF THE
FUTURE



ENERGY CAPITAL OF THE WORLD

HOME TO **4,600** ENERGY-RELATED FIRMS

INCLUDING MAJOR PLAYERS LIKE EXXONMOBIL,
CHEVRON, AND SHELL



63 MILLION AIRLINE PASSENGERS

GEORGE BUSH INTERCONTINENTAL AIRPORT:

OVER 185 DESTINATIONS W/ NONSTOP FLIGHTS

HOBBY AIRPORT: 112 DOMESTIC DESTINATIONS



PORT OF HOUSTON

LARGEST PORT IN THE U.S.

GENERATES \$10.6 BILLION IN STATE & LOCAL REVENUE
AND \$906 BILLION NATIONWIDE

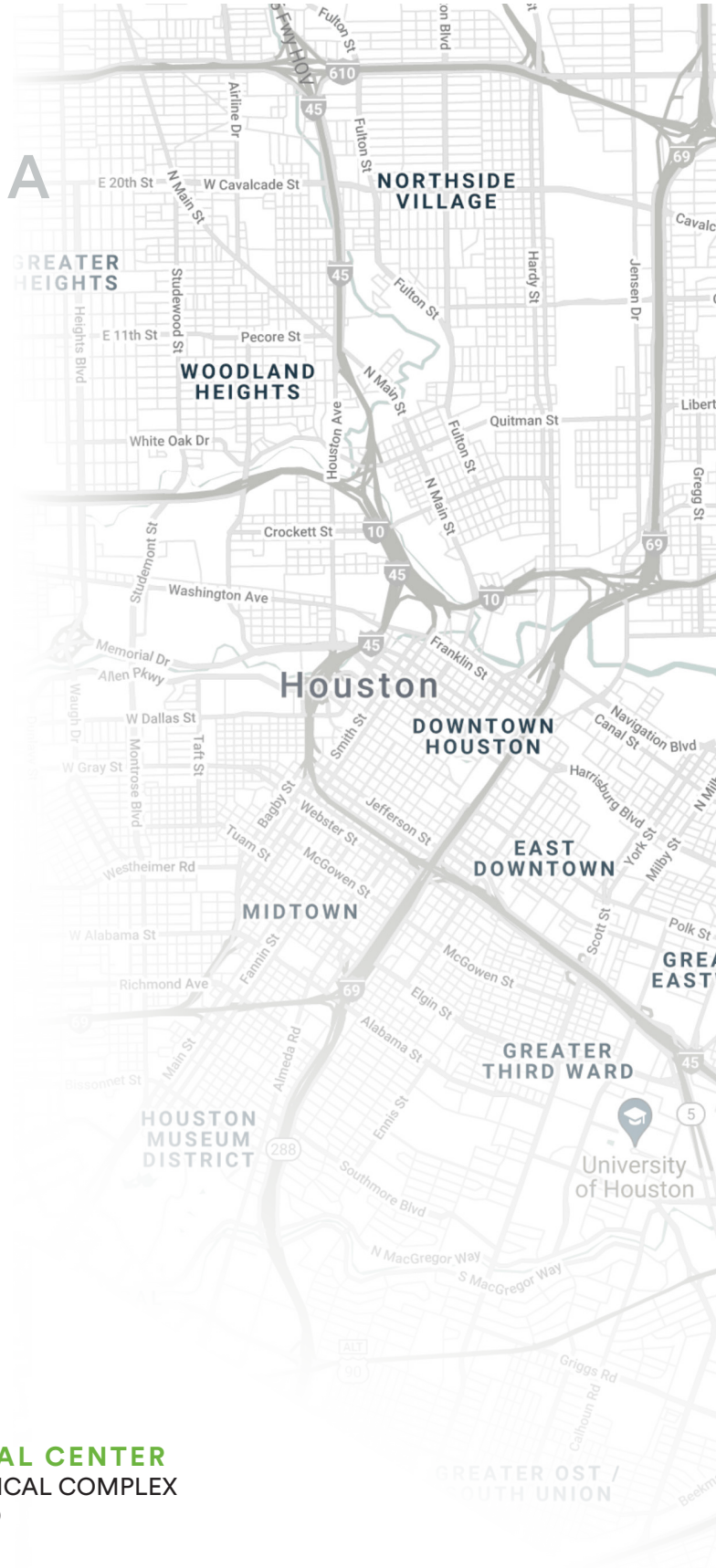
4TH

LARGEST CITY
IN THE UNITED STATES



TEXAS MEDICAL CENTER

LARGEST MEDICAL COMPLEX
IN THE WORLD



HOUSTON MEDICAL ER BUILDING

2306 RAYFORD ROAD
SPRING, TX 77386

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. **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.

Oldham Goodwin Group, LLC
Licensed Broker/Broker Firm Name or Primary
Assumed Business Name

532457
Licensed No.

Casey.Oldham@OldhamGoodwin.com
Email

(979) 268-2000
Phone

Designated Broker of Firm

Licensed No.

Email

Phone

Licensed Supervisor of Sales Agent/Associate

Licensed No.

Email

Phone

Sales Agent/Associate's Name

Licensed No.

Email

Phone

Buyer / Tenant / Seller / Landlord Initials

Date

FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S
COMMERCIAL REAL ESTATE SERVICES, PLEASE CONTACT:



Aaron Morris, CCIM

Vice President | Investment Sales

D: 346.226.3515 **C:** 713.585.5715

Aaron.Morris@OldhamGoodwin.com

Houston

14811 St. Mary's Lane | Houston, Texas 77079

BRYAN | HOUSTON | WACO/TEMPLE | FORT WORTH



OLDHAMGOODWIN.COM