

DORADO DEVELOPMENT CO., L.L.C.
Real Estate Development & Brokerage

OFFICE / MEDICAL BUILDING FOR SALE



HUMBLE DIAGNOSTIC CENTER

18838-18842 South Memorial Dr. | Humble, TX | 77338

25,283 SF AVAILABLE
CONTACT BROKER

PROPERTY OVERVIEW

HUMBLE DIAGNOSTIC CENTER
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Property Highlights

- Multi-Tenant Medical Office/ Flex Buildings
- Key Tenants: Memorial Hermann Health System, Tree of Life Children Academy
- Unparalleled access to Hwy 59/69, Sam Houston Tollway, FM 1960
- Close Proximity to Memorial Hermann Northeast Hospital
- Minutes away from George Bush Intercontinental Airport
- Abundant Parking
- Pylon Signage Available

Lease Details

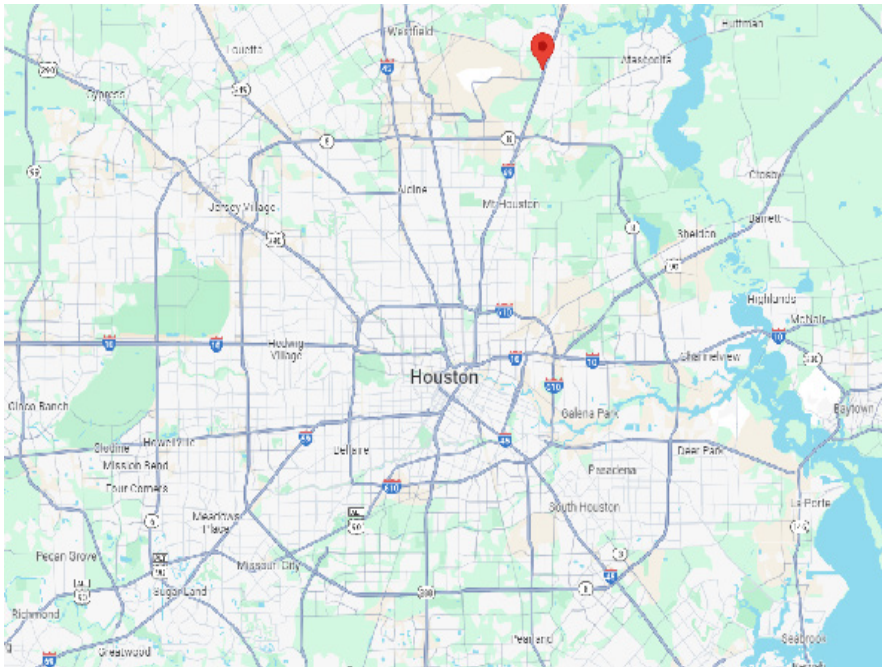
- | | |
|----------------|----------------|
| • PRICE: | Contact Broker |
| • Lease Type: | NNN |
| • Total SF: | 25,283 SF |
| • Occupancy: | 87.92% |
| • Parcel Size: | 1.58 Acres |

*All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of terms and/or conditions, prior sale, lease or withdrawal without notice.

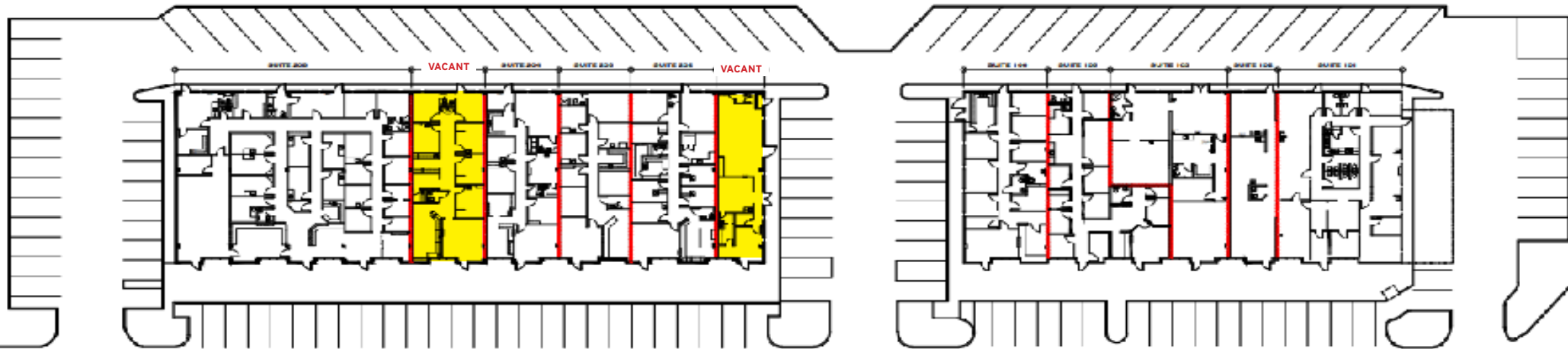
Note: This asset provides an investor value through escalating rents along with vacant spaces offering lease-up upside. Additional information can be provided upon request.

SITE PLAN

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This 25,283 square foot, multi-tenant flex office building is ideally located directly across South Memorial Drive from the Regional Memorial Hermann Northeast Hospital and minutes from IH-69 in Humble, Texas.



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DAVID M. CUMMINGS, III
david@doradodev.com
(210) 732-5335 X1

TENANT INFORMATION

HUMBLE DIAGNOSTIC CENTER
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- The **Tree of Life Children's Academy** is a child care facility for children aged infant to preschool. They focus on cognitive, physical, and emotional development at every age as well as social and academic skills needed in life.
- **Lease Expiration: Q2 2027**



- Established in 2006, **Memorial Hermann Medical Group** brings together Houston's leading physicians under one organization with over 60 clinics and 17 hospitals located throughout the greater Houston area and continues to provide comprehensive medical services to patients and their families.
- **Lease Expiration: Q3 2031**



- **Avenue 360** was founded in 1998 to treat underserved populations. They offer a wide range of services including primary, behavioral, and dental care to communities with a focus on health equity and offering services on a sliding fee scale. Avenue 360 has six locations in the Houston area.
- **Lease Expiration: Q4 2030**

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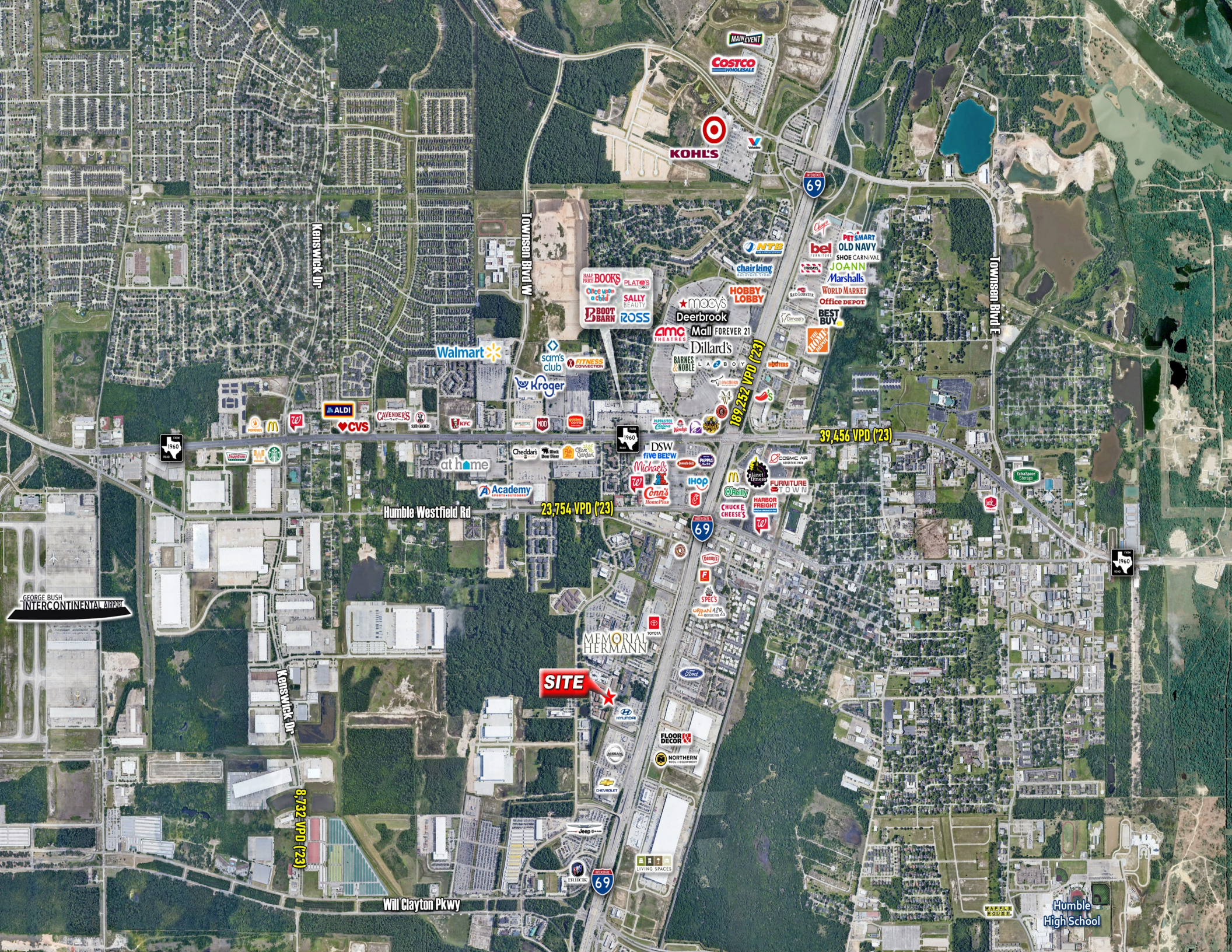
- Founded in 1994, **Home Instead** is an in-home assisted living service that allows older adults to remain independent and in their homes while still receiving care they need. They are a leading homecare provider worldwide, with over 1,200 locations in 12 countries across 4 continents.
- **Lease Expiration: Q1 2029**



- Founded in 2016, **Care Access** is a global health and research company focused on accelerating the future of medicine by making clinical research more accessible, diverse, and community-centric. Care Access operates as a unique, multi-specialty network of research sites, spanning over 200 locations across 19 countries.
- **Lease Expiration: Q1 2027**



- Established in the early 1980's, **Humble Back Clinic** uses advanced therapeutic equipment designed to address a wide range of issues, including joint pain, headaches, and sports injuries. They tailor each treatment plan for the patients they see and work to build personal connections that sets them apart in the healthcare industry.
- **Lease Expiration: Q2 2029**



KOHL'S

Costco

69

Kainswick Dr

Tomson Blvd W

Tomson Blvd E

BOOKS PLATO'S
Once upon a child
BOOT BARN
SALLY BEAUTY
ROSS

macy's
Deerbrook
amc THEATRES
Mall FOREVER 21
Dillard's
BARNES & NOBLE
BOY

189,252 VPD (23)

Walmart

sam's club
Kroger

HOBBY LOBBY
chairking
bel
PET SMART
OLD NAVY
SHOE CARNIVAL
JOANN
Marshalls
World Market
Office DEPOT
BEST BUY

1960

ALDI
CVS
CAVENDERS
KFC
MOD
McDonald's
7-Eleven
Starbucks

at home

Cheddar's
Block Blue Bites
Qdoba
Five Guys
DSW
five BEER
Michaels
Crab's HomePlus

23,754 VPD (23)

Humble Westfield Rd

39,456 VPD (23)

Academy

DSW
five BEER
Michaels
Crab's HomePlus

69

IHOP
McDonald's
Quality
HARBOR FREIGHT
CHUCKE CHEESE'S
7-Eleven
at home
Cheddar's
Block Blue Bites
Qdoba
Five Guys
DSW
five BEER
Michaels
Crab's HomePlus

GEORGE BUSH INTERCONTINENTAL AIRPORT

Kainswick Dr

SITE

MEMORIAL HERMANN

FLOOR DECOR

NORTHERN

8,732 VPD (23)

Will Clayton Pkwy

69

LIVING SPACES

Humble High School



Approved by the Texas Real Estate Commission for Voluntary Use
 Texas law requires all real estate licensees to give the following information about
 brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an

intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensees ask that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12186, Austin, Texas 78711-2186, 512-936-3000 (<http://www.trec.texas.gov>)