

For Lease



MEDICAL OFFICE FOR LEASE
560 Blossom Street, Webster, TX 77598
Harris County | Clear Lake Area

KW COMMERCIALSM



Tram "Jum" Kim
Commercial Real Estate Specialist
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713.906.4814





Property Information

Building Size	8,079 SF
Available Space	±2,000 SF
Suite Sizes	±2,000 SF (single suite)
Lease Rate	\$26/SF/YR + NNN
Lease Term	Flexible – Contact for details
Year Built	1983 (Renovated in 2022)
Parking	34 surface spaces (4.21/1,000 SF)
Frontage	199 feet on Blossom Street

Property Highlights

- ±2,000 SF Medical Office Space Available
- Prime location in the Webster Medical District
- Highly visible corner with ±199 FT of frontage
- Less than 1 mile from I-45 (Gulf Freeway)
- Minutes from UTMB Health, HCA Houston, and Kindred Hospital
- Ideal for urgent care, physical therapy, or private practice
- Move-in ready with medical build-out

Demographic Summary

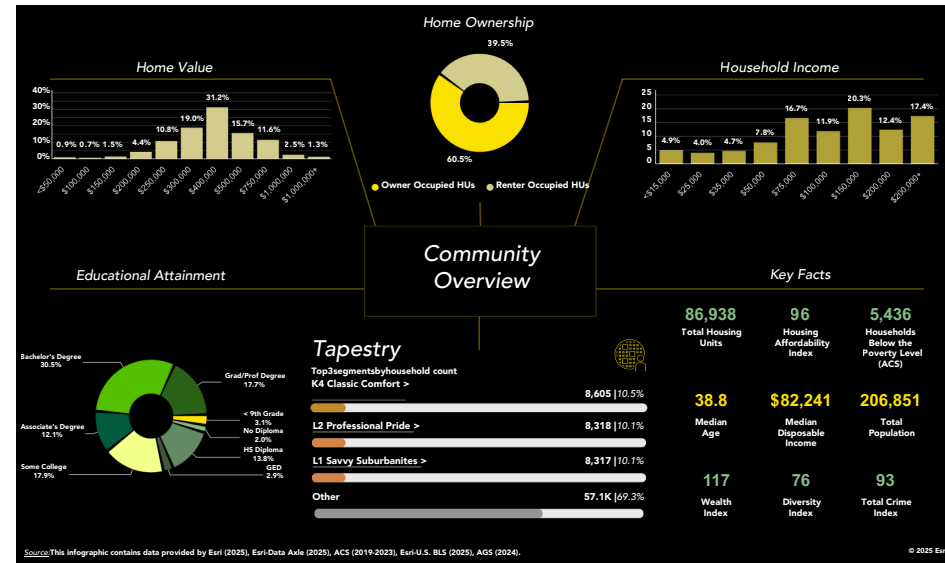
Population (2024)	1 mi.~7,727
	3 mi.~82,226
	5 mi.~206,851
Avg Household Income	1 mi.~\$67,805
	3 mi.~\$75,791
	5 mi.~\$100,220

Traffic Count Texas Department of Transportation (TXDOT), 2022	Blossom St – ±10,443 (VPD)
	Texas Ave – 9,793 VPD

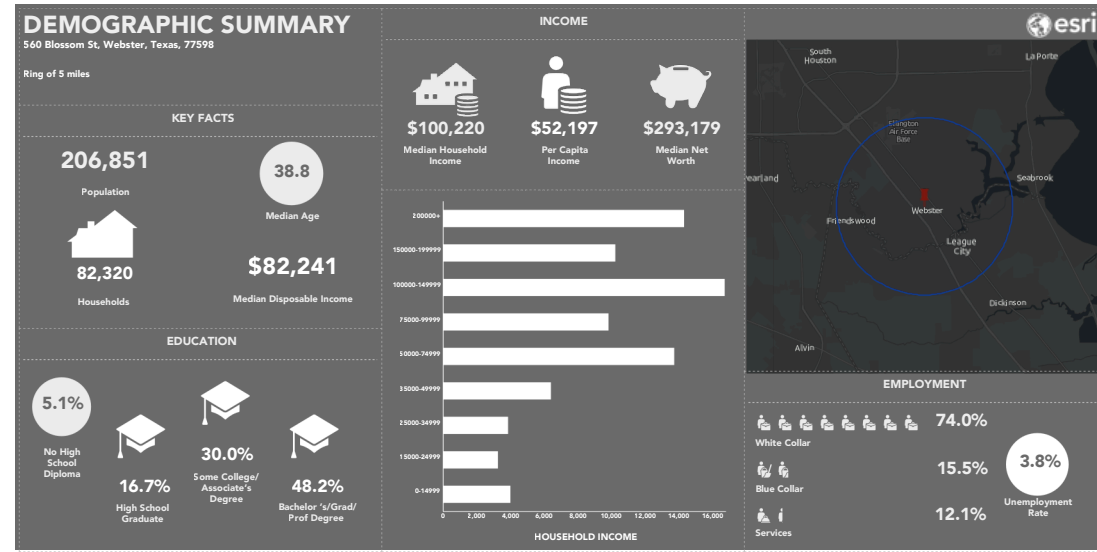
Pictometry



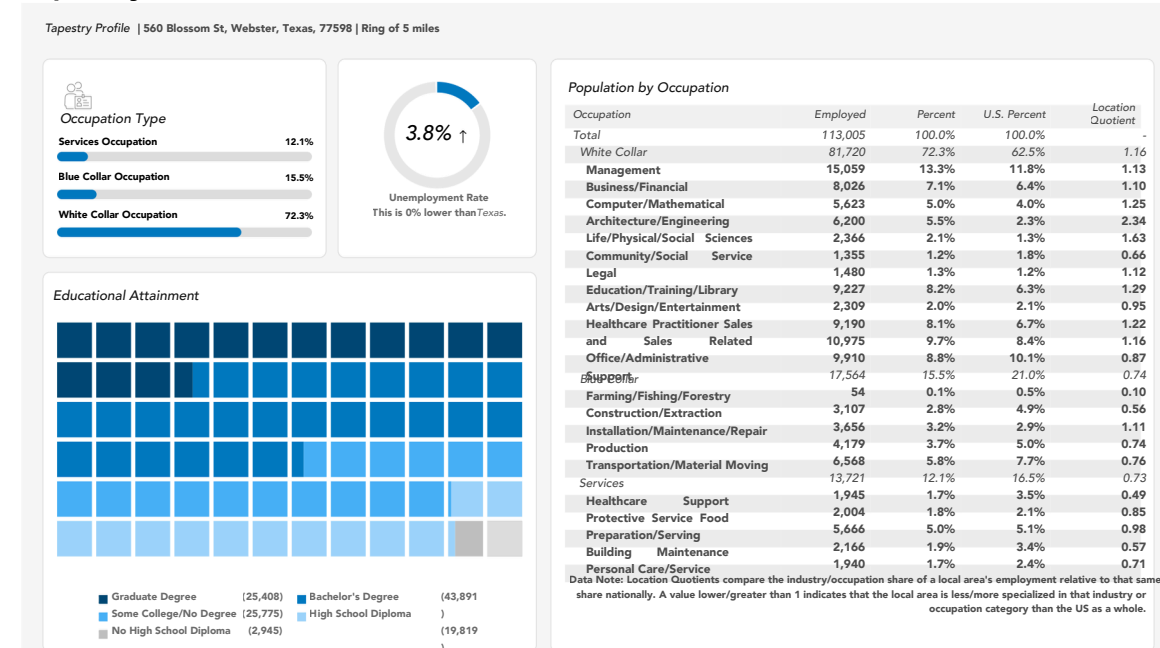
Economic Development Profile



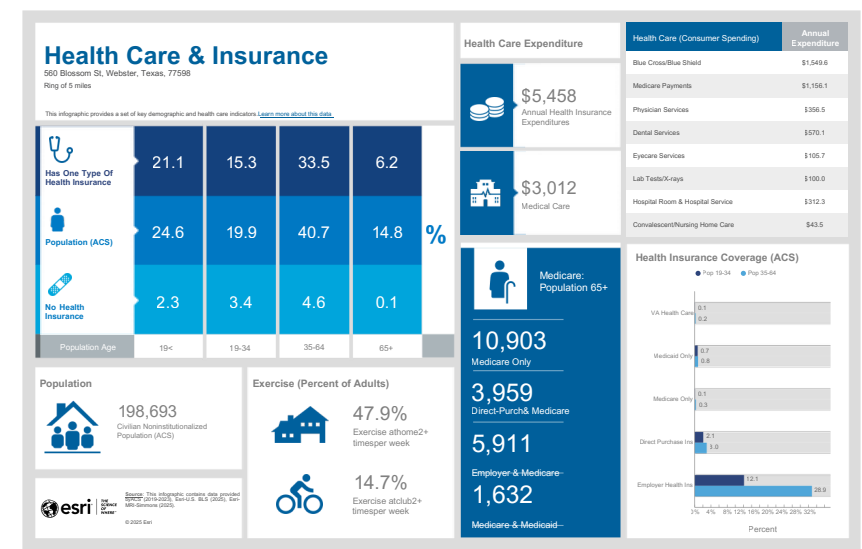
Demographic Summary



Tapestry Profile



Health Care & Insurance



Source: This infographic contains data provided by Esri (2025), © 2025 Esri

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Information is deemed reliable but not guaranteed. Subject to change without notice. KW Commercial | Houston makes no warranties regarding accuracy. Buyer/tenant to verify all data independently.



CONTACT INFO

Office Address:

KW Commercial Houston
18050 Saturn Lane, Suite 100
Houston, TX 77058

Contact #:

Office: 281.335.0335

Cell: 713.906.4814

tramkim@kwcommercial.com

<https://www.linkedin.com/in/tramkimcommercialrealestate/>

SKILLS SUMMARY

- Investment Analysis
- Financial/Market Analysis
- Real Estate Negotiating

STATES LICENSED

📌 Texas

EDUCATION

Texas Real Estate

- TX Accredited Commercial Specialist, Jan 2023-June 2023

Lamar University

- Master of Education - MEd, Educational Leadership & Administration, Aug 2022 - Aug 2023

University of St. Thomas (TX)

- 2002-2007

TRAM KIM

KWGS ASSOCIATE

PROFESSIONAL PROFILE

Experienced, compassionate, and worldly, Tram Kim specializes in guiding international investors through commercial real estate opportunities. Originally from Vietnam and a proud Houstonian since the 1990s, Tram combines her extensive international experience with a deep understanding of Houston's real estate market. If you're looking to explore commercial real estate investments in Houston, connect with Tram Kim today. Her expertise and dedication are tailored to helping international clients achieve their real estate goals.

PERSONAL PROFILE

Before venturing into real estate, Tram spent a decade as a teacher, working with students from various cultural backgrounds and needs, including those with disabilities and English as a Second Language learners. This experience has instilled in her a keen awareness of different perspectives and needs, enhancing her ability to assist international investors effectively.

Her global perspective comes from studying in Italy, France, and Israel, as well as traveling to countries like the United Kingdom, Norway, Australia, Singapore, and Malaysia. This background has honed her ability to navigate diverse cultures and customs, ensuring that clients feel understood and valued.



**WE HELP GOVERNMENT ENTITIES
MONETIZE REAL ESTATE ASSETS**



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 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.

KW COMMERCIAL HOUSTON	9011239	KWBROKERTX@GMAIL.COM	(281)335-0335
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
CYNTHIA GOMEZ	573937	KWBROKERTX@GMAIL.COM	(832)390-3444
Designated Broker of Firm	License No.	Email	Phone
CYNTHIA GOMEZ	573937	KWBROKERTX@GMAIL.COM	(832)390-3444
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
TRAM KIM	657124	TRAMKIM@KWCOMMERCIAL.COM	(713)906-4814
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