



FOR SALE & LEASE

14262 GULF FWY, HOUSTON, TX 77034

2ND GENERATION MEDICAL OFFICE



PROPERTY DESCRIPTION

This property offers modern infrastructure and equipment to support a range of professional and medical practices. Approximately 4,970 SF is finished as a medical suite, and 4,640 sf is in shell condition. The strategic location provides convenient access for clients and staff, contributing to the property's appeal.

PROPERTY HIGHLIGHTS

- 4,960 SF 2nd Gen Medical Office
- Equipment Included
- 4,640 SF Shell Space
- Covered Parking on site
- Freestanding Pole Sign on I-45
- Excellent Visibility to I-45

OFFERING SUMMARY

Sale Price:	\$3,100,000
Lease Rate:	\$22.00 - 26.00 SF/yr (NNN)
Available SF:	4,640 - 4,970 SF
Lot Size:	63,671 SF
Building Size:	9,960 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,811	26,477	90,158
Total Population	11,402	77,952	253,895
Average HH Income	\$93,356	\$98,366	\$108,013

JONATHAN HICKS, CCIM

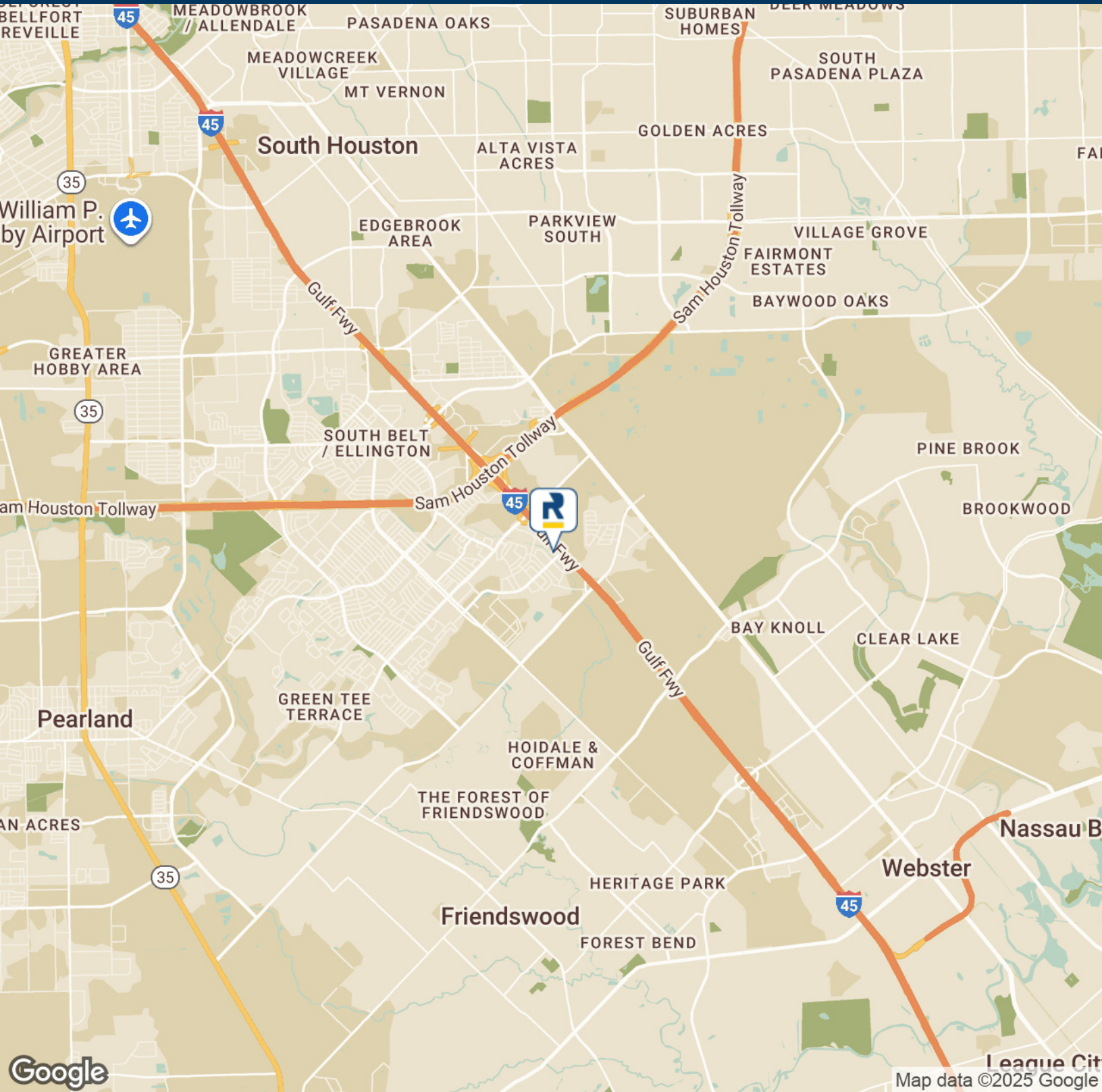
713.598.0954 | jhicks@ryoak.com



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LOCATION MAP



Google

League City
Map data ©2025 Google

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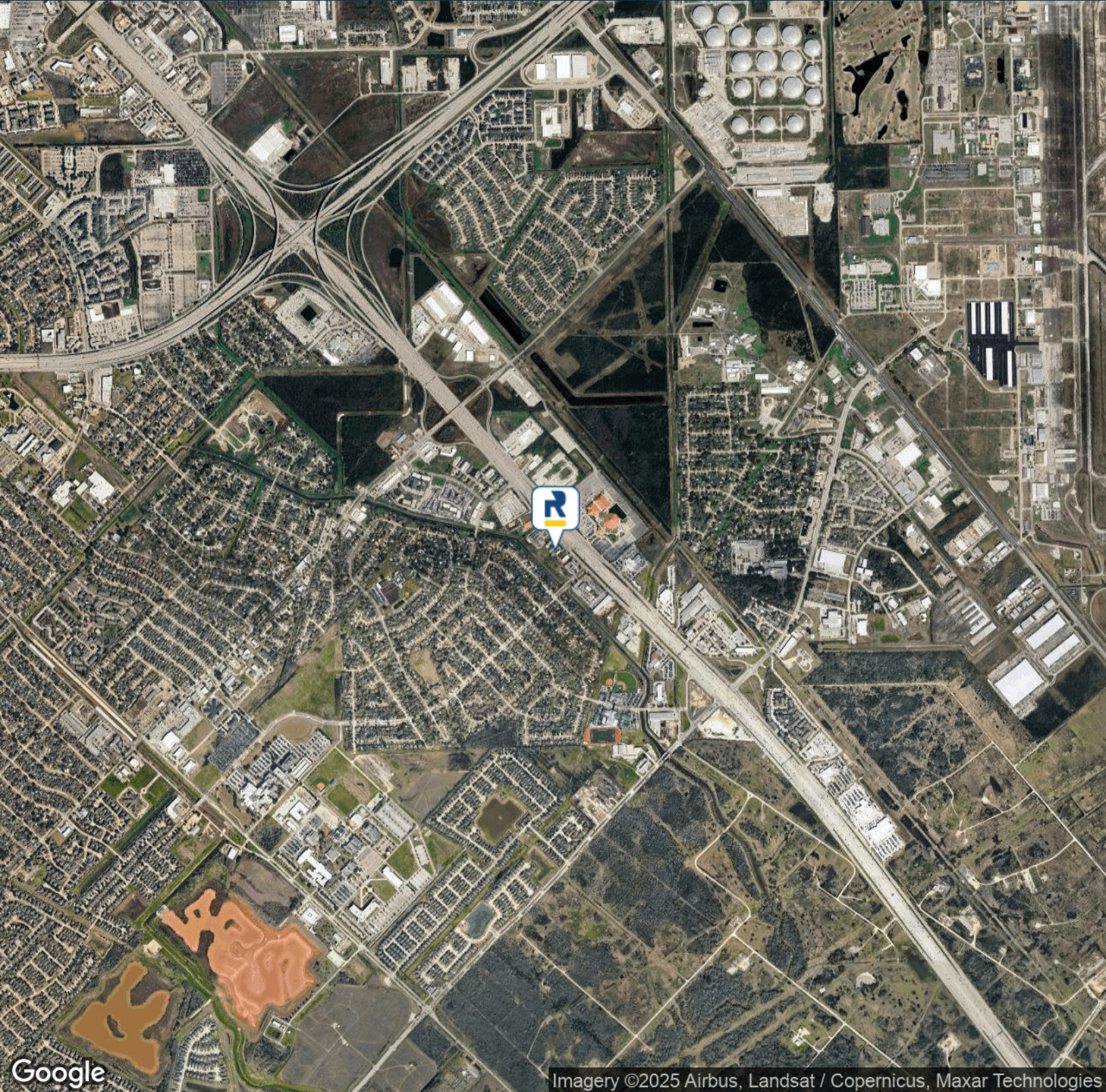
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AERIAL MAP



Google

Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies

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ADDITIONAL PHOTOS



JONATHAN HICKS, CCIM

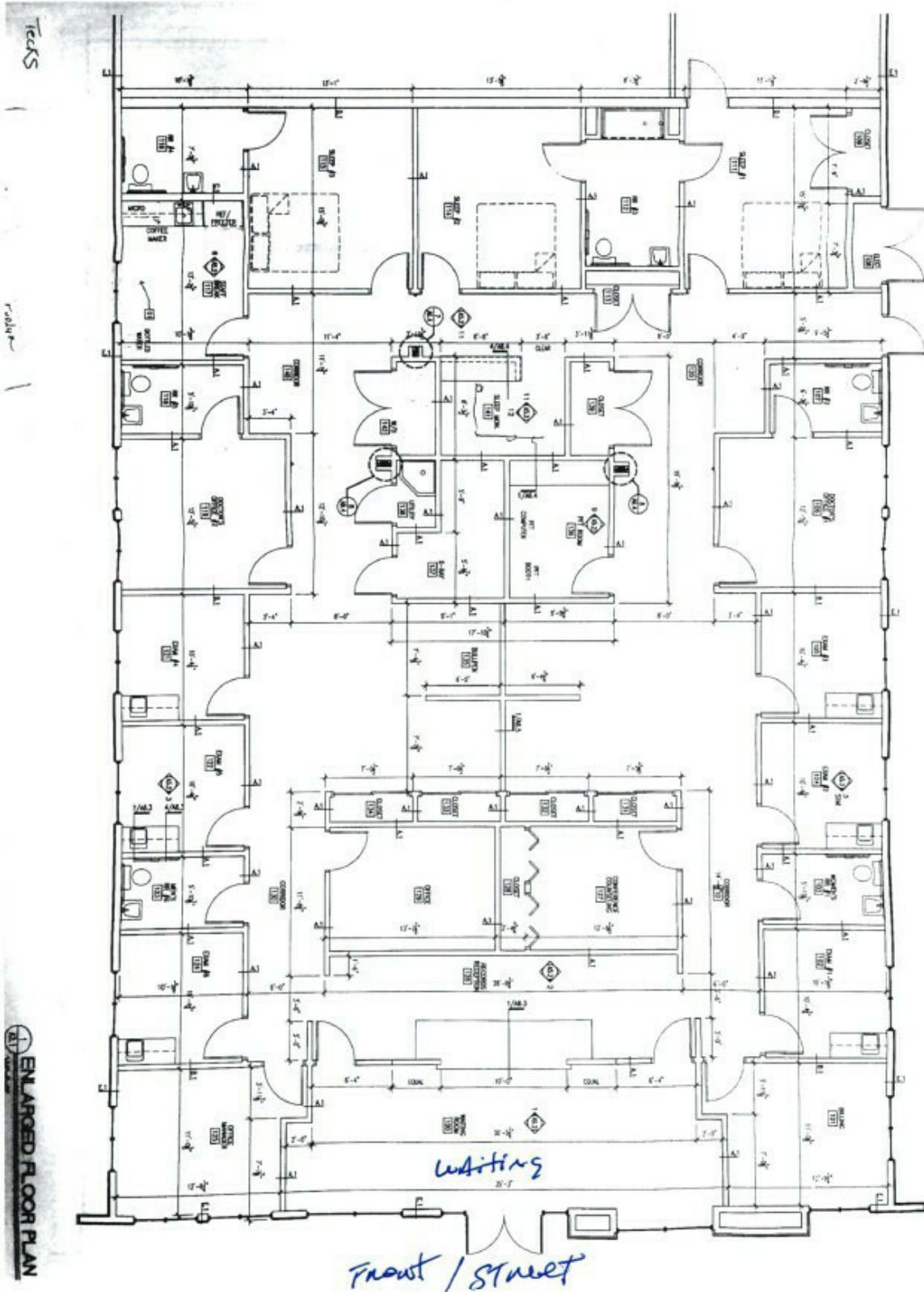
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FLOOR PLANS



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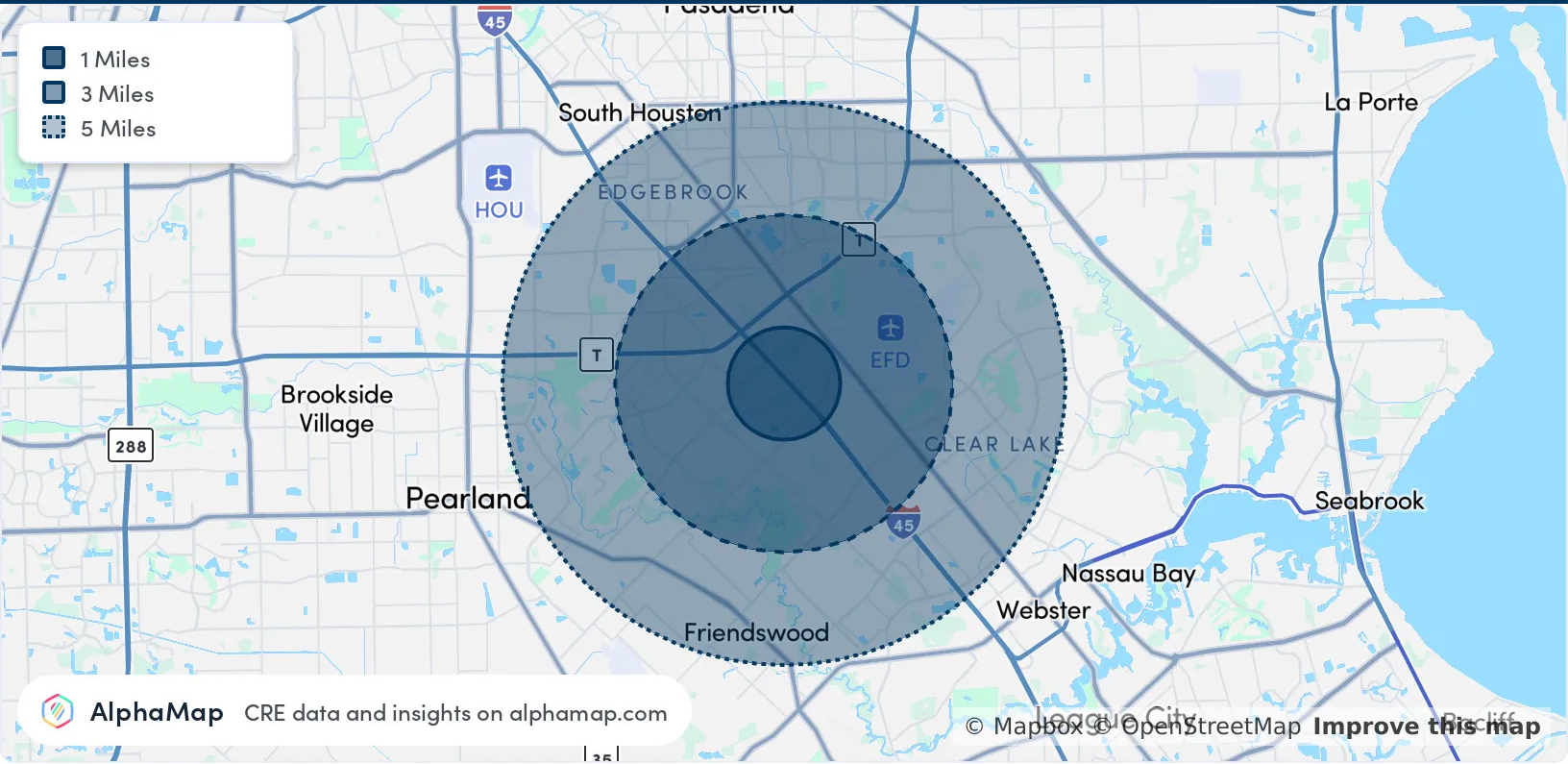
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AREA ANALYTICS



AlphaMap CRE data and insights on alphamap.com

© Mapbox © OpenStreetMap [Improve this map](#)

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,402	77,952	253,895
Average Age	36	37	38
Average Age (Male)	35	36	37
Average Age (Female)	37	38	39

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,811	26,477	90,158
Persons per HH	3	2.9	2.8
Average HH Income	\$93,356	\$98,366	\$108,013
Average House Value	\$219,977	\$250,806	\$287,862
Per Capita Income	\$31,118	\$33,919	\$38,576

Map and demographics data derived from AlphaMap

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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.

Ryoak Capital Partners	-	-	
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
-	-	-	-
Designated Broker of Firm	License No.	Email	Phone
-	-	-	-
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jonathan Hicks, CCIM	-	jhicks@ryoak.com	713.598.0954
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date