

**FOR SALE**

Willowbrook Professional Building  
13323 Dotson Rd, Houston 77070

7,090 SF BUILDING

Near Methodist  
Willowbrook Hospital



## BUILDING FEATURES

- Total building available for single or multi-user occupancy
- 2 story medical office structure set on approximately .88 acres
- Opportunity for expansion with 0.75 acres of undeveloped land
- Three fully built-out, turn-key medical suites
- Ample parking with 50 spaces to accommodate patients and staff.
- Adjacent to Willowbrook Methodist Hospital, ensuring high patient visibility
- Fast access to Highway 249, Beltway 8, Grand Parkway 99

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## **Projected Essential Operating Expenses\***

### **Essentials**

Maintenance	\$6,899.26
Janitorial	\$11,106.48
Landscaping	\$7,600.00
Security Service	\$8,299.10
Elevator Service	\$3,455.81
Utilities	
Electricity	\$3,465.20
Water	\$3,045.02
Trash	\$2,267.08
Insurance	\$7,485.19
Property Tax	\$37,962.42
<b>Total Essentials</b>	<b>\$91,585.56</b>

\*Disclaimer: The numbers provided are actuals from 2023 and intended to offer a guideline of the expenses involved. Please note that this is not an exhaustive list and additional costs such as management, administration, repairs, and extermination, may apply. Users are advised to conduct their own due diligence and consult with professional advisors for an accurate assessment of the total expenses.

**\*Using actual expenses from 2023\***

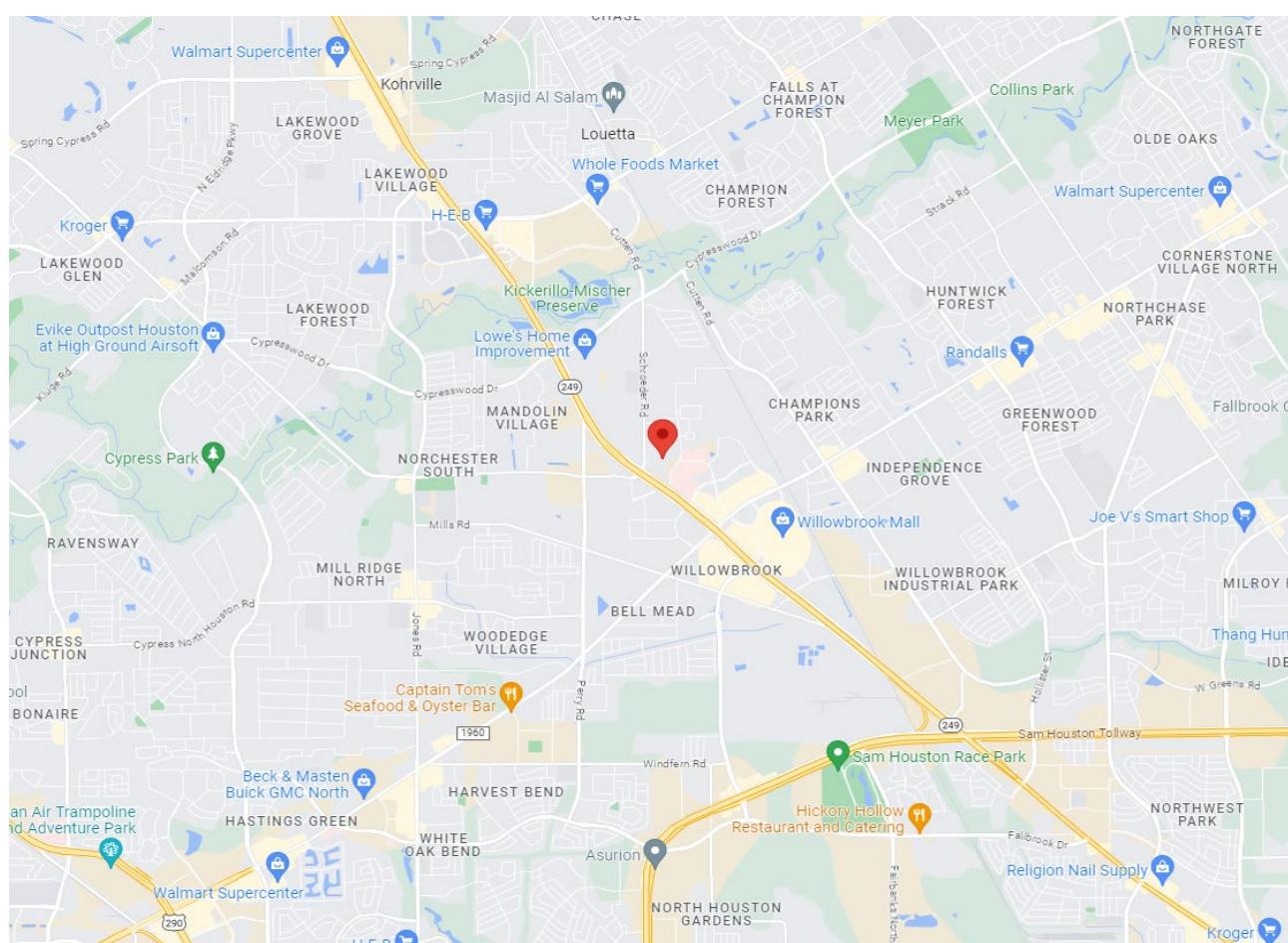
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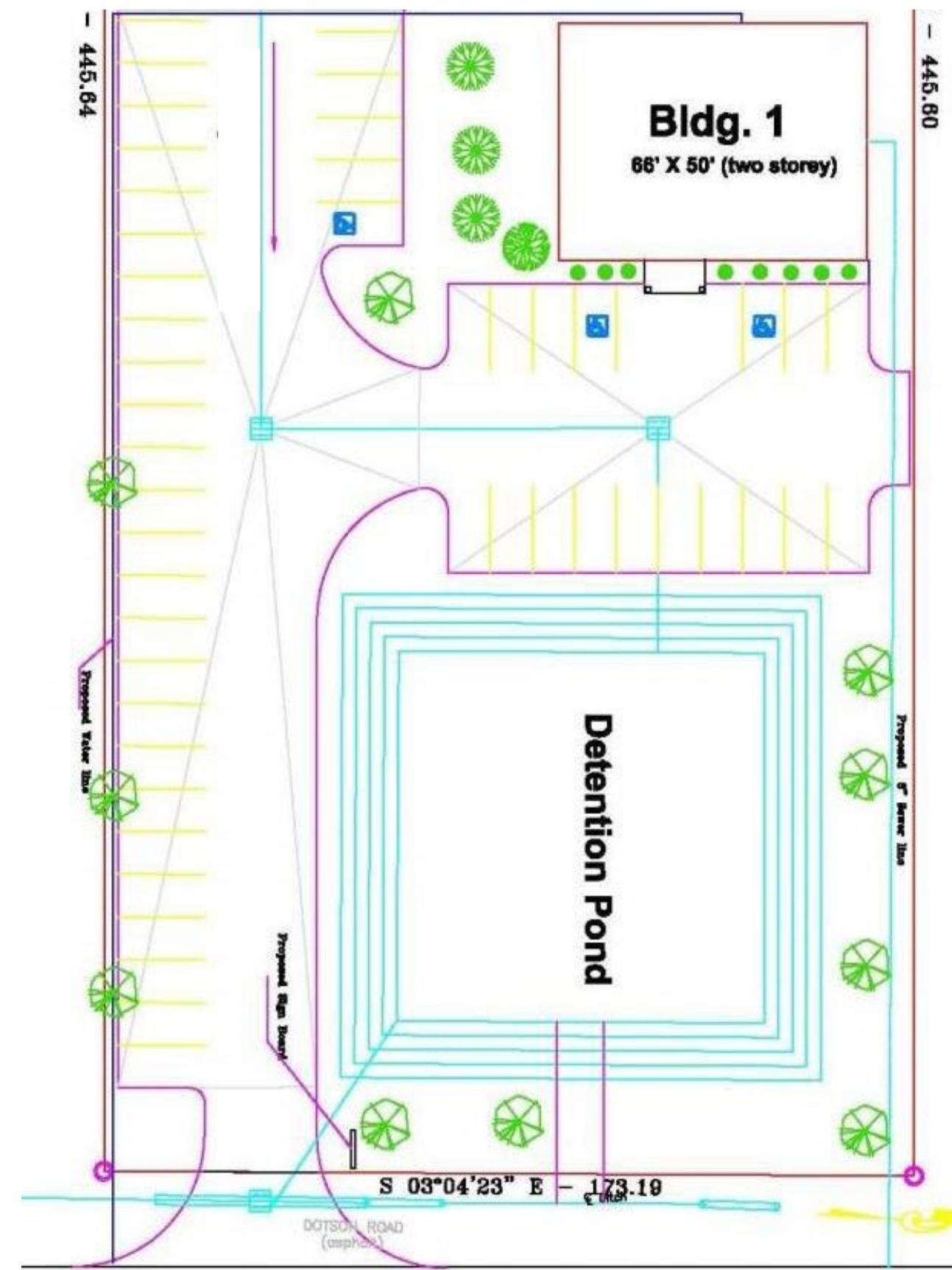


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# SITE PLAN



# Suite 100

## 2,960 SF

# Suite 200

## 1,571 SF

# Existing Suite 210 1,458 SF

# Common Area 1,011 SF

# PENNINGTON

Brenda Pennington Commercial Real Estate, Inc.

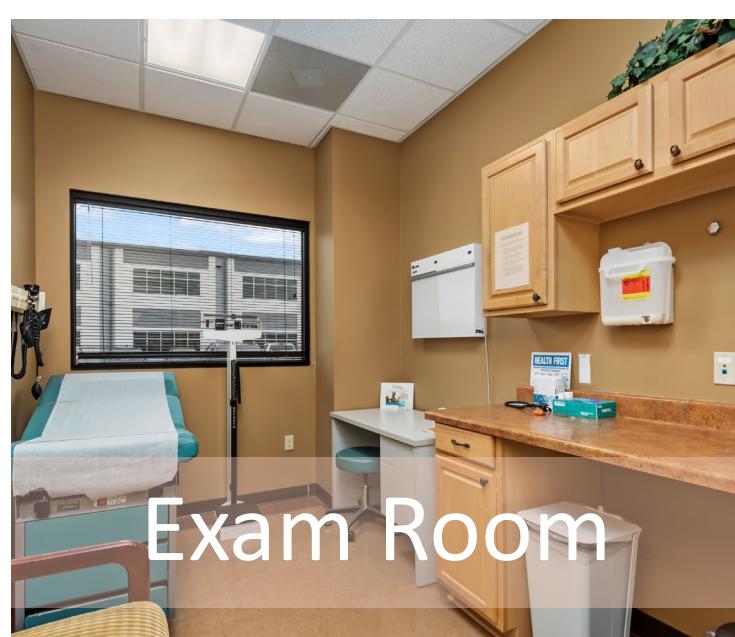
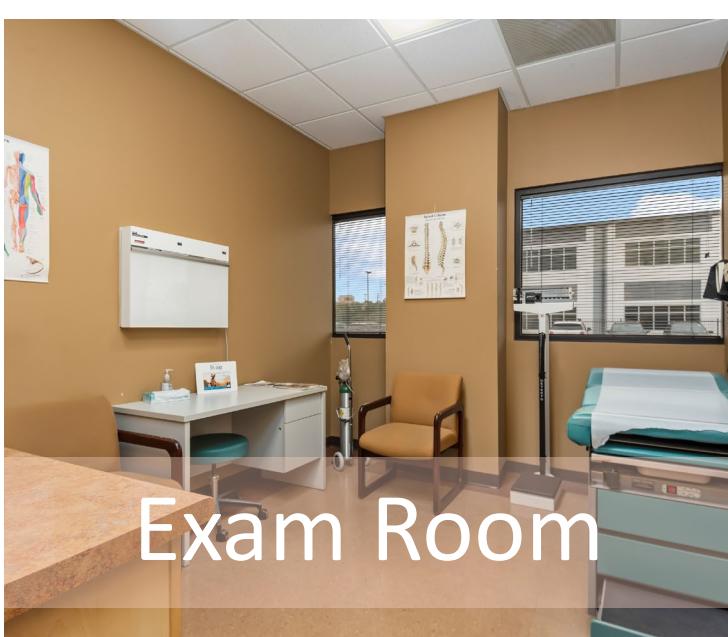
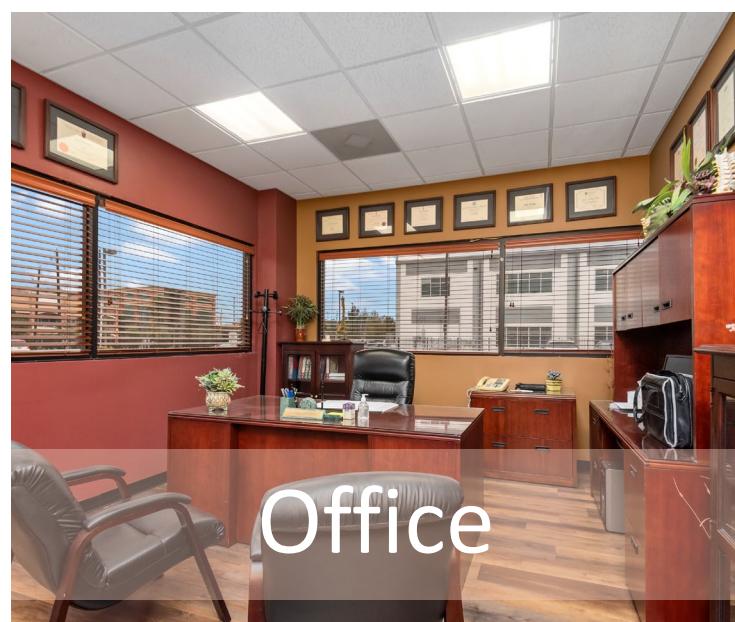
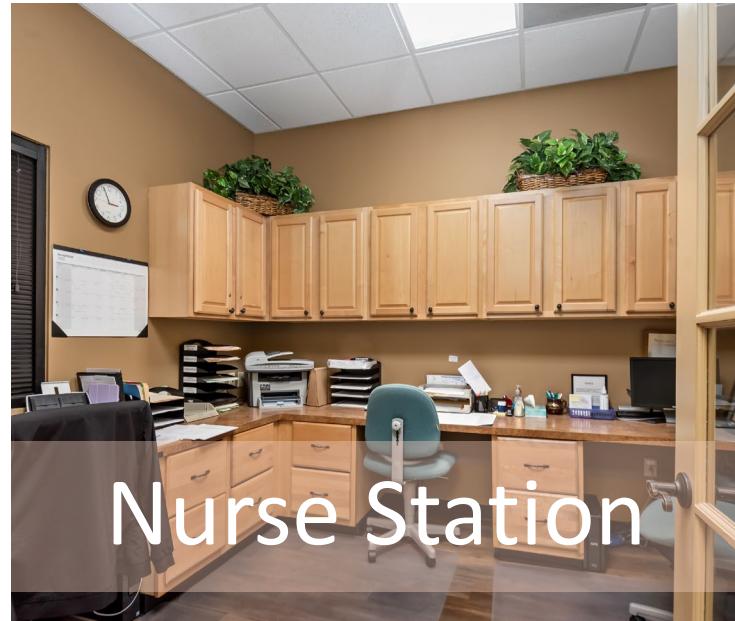
Brenda Pennington  
Brenda@PenningtonCommercial.com  
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Office: 713.621.5050 / Cell: 281.450.5700

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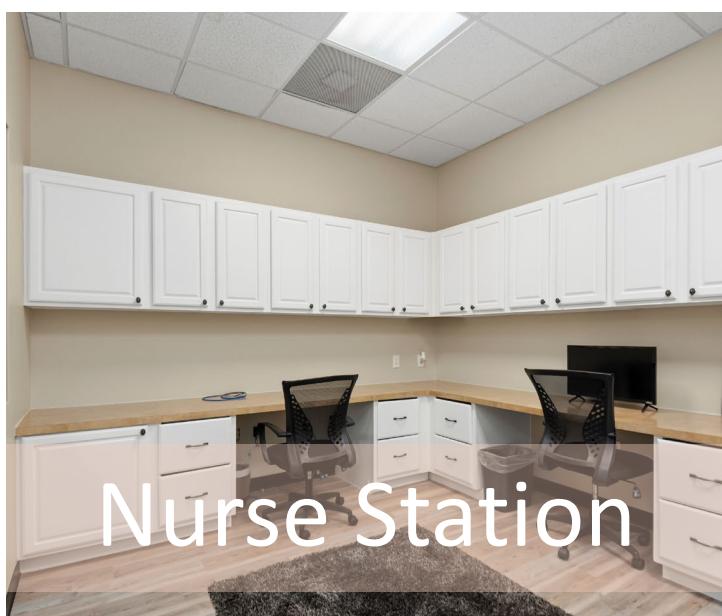
Near Methodist  
Willowbrook Hospital



Waiting Room



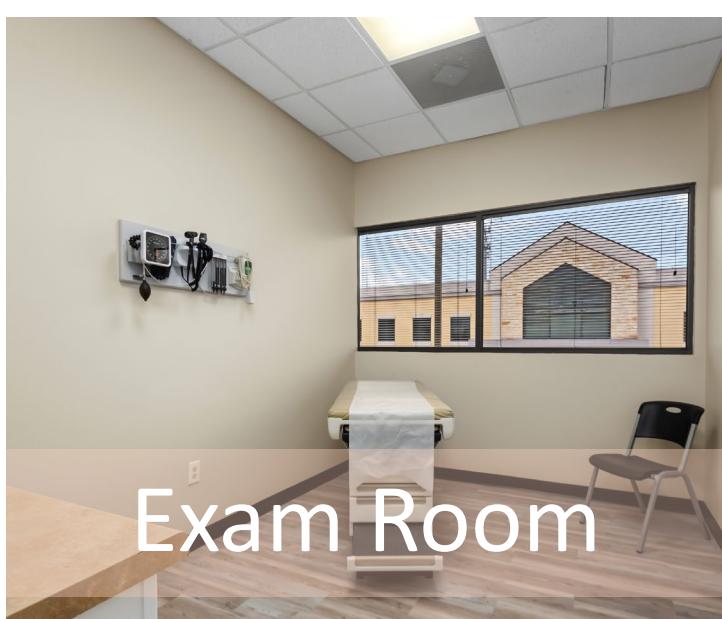
Reception



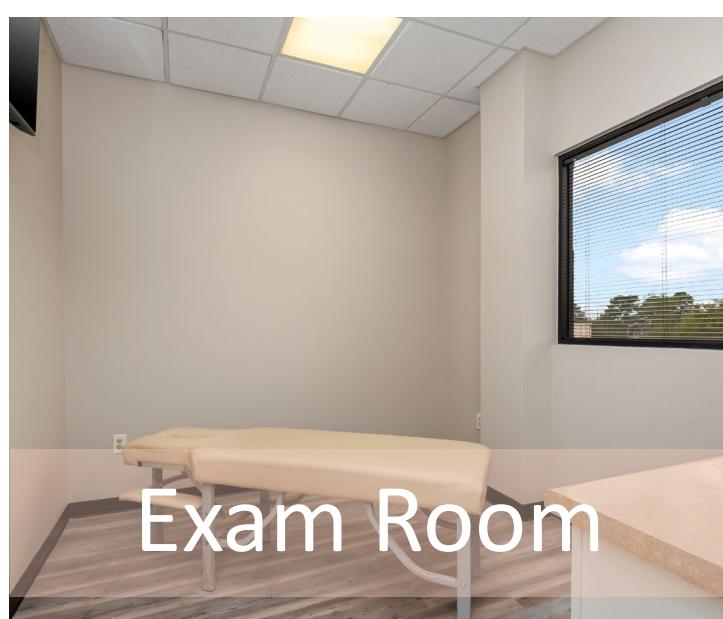
Nurse Station



Hallway



Exam Room



Exam Room

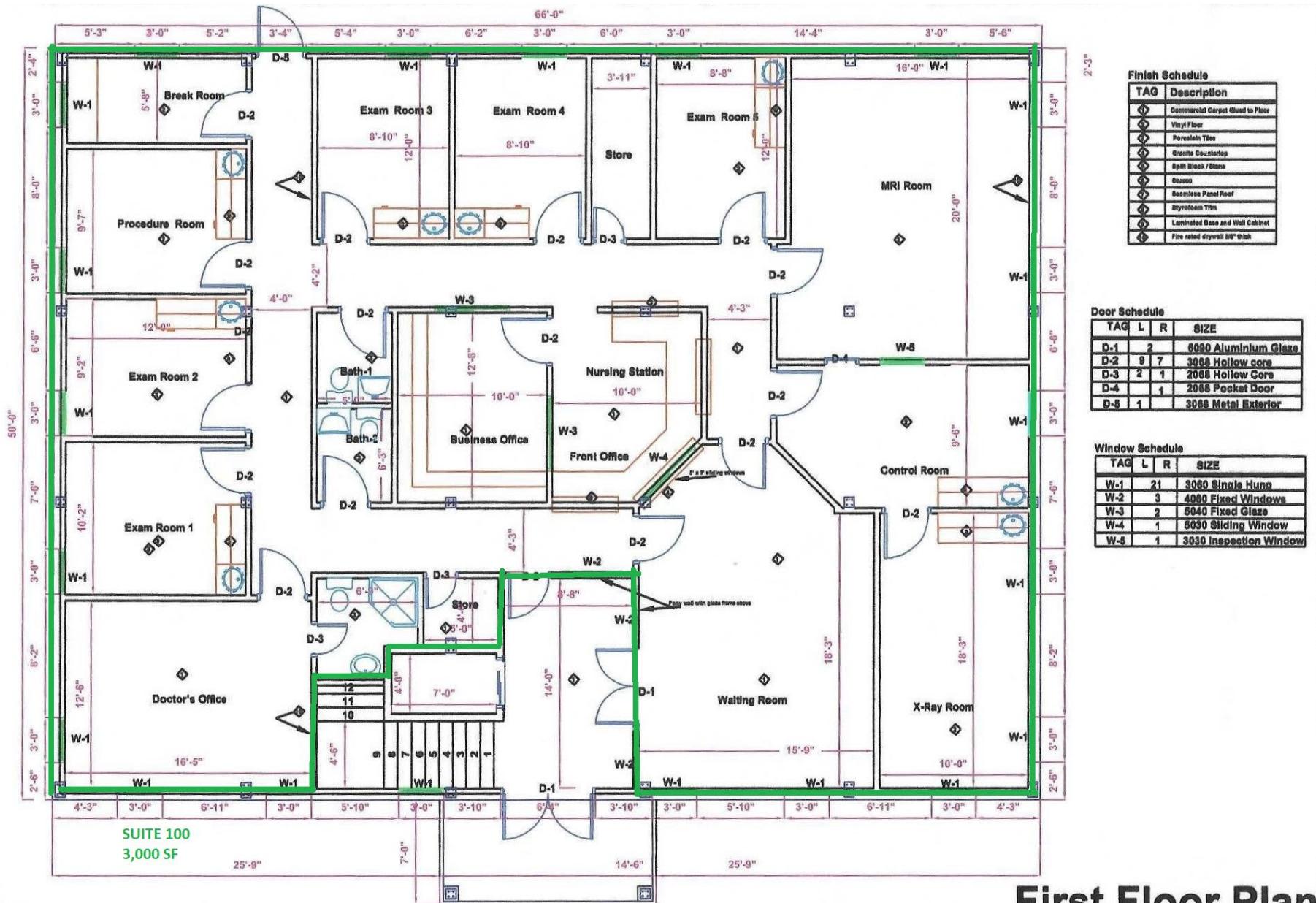
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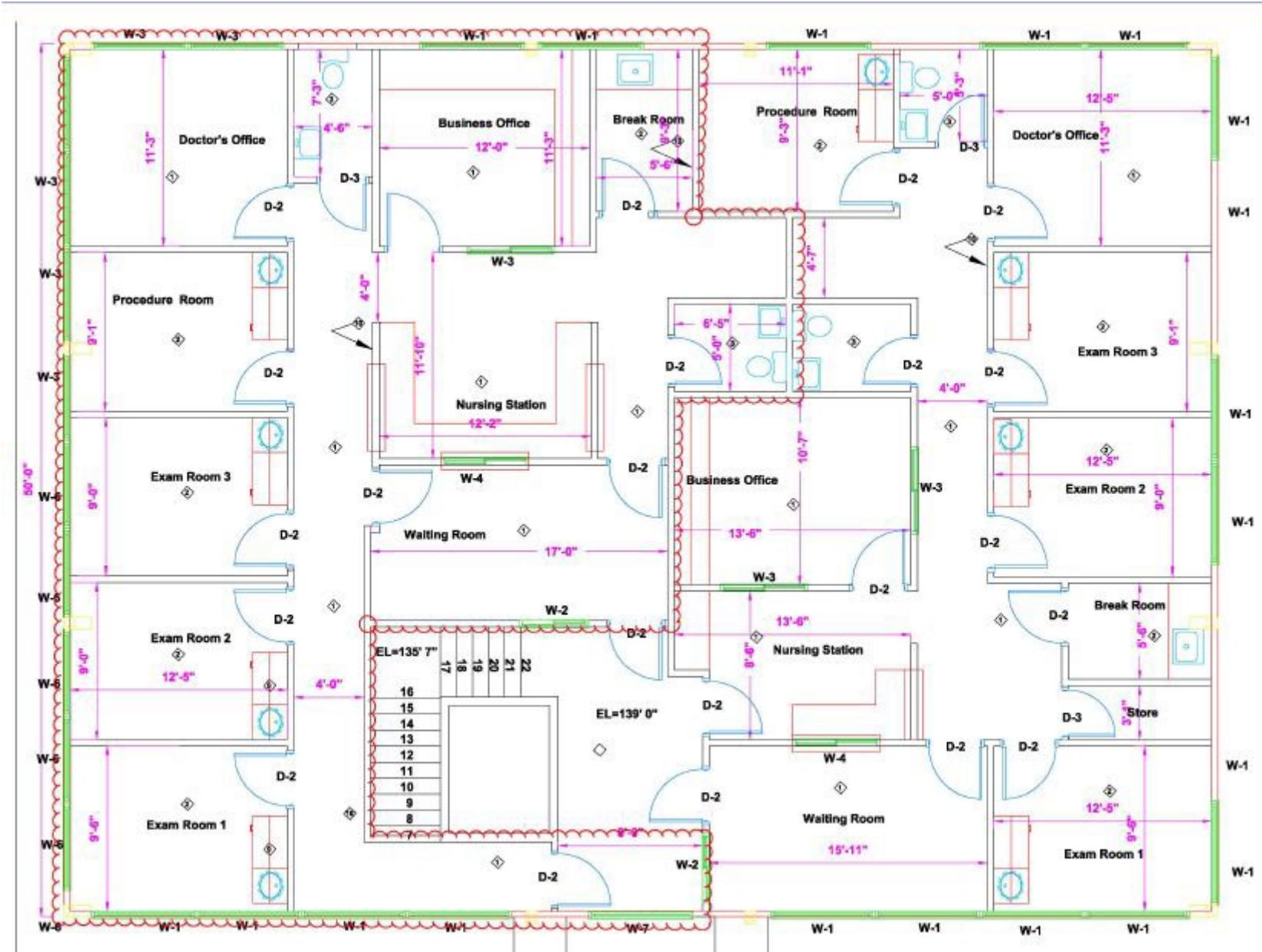
**SUITE 100**  
**FULLY BUILT-OUT MEDICAL SUITE**  
**3,000 SQUARE FEET**

**FOR SALE**

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**SUITE 200**  
**FULLY BUILT-OUT MEDICAL SUITE**  
**1,500 SQUARE FEET**

**PENNINGTON**  
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## Information About Brokerage Services

Texas law requires all real estate licensees 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 coincidental 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.

B.Pennington Commercial Real Estate, Inc.	404012	brenda@penningtoncommercial.com	(713)621-5050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Brenda Pennington	341099	brenda@penningtoncommercial.com	(713)621-5050
Designated Broker of Firm	License No.	Email	Phone
Brenda Pennington	341099	brenda@penningtoncommercial.com	(713)621-5050
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Brenda Pennington	341099	brenda@penningtoncommercial.com	(713)621-5050
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](http://www.trec.texas.gov)

This form was produced by the subscriber named below through Texas FormSource.

IABS 1-0 Date

TXR 2501

Brenda Pennington Commercial Real Estate, 17500 SH 249, Suite 330 Houston TX 77079  
BRENDA PENNINGTON

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