

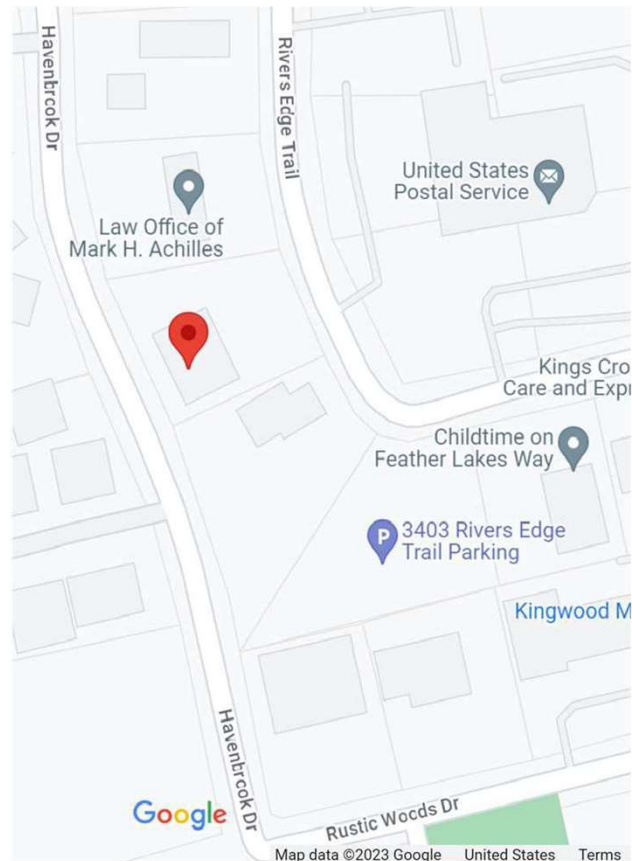
FOR SALE

3407 Rivers Edge Trail, Kingwood, TX 77339



For Sale at \$1,600,000

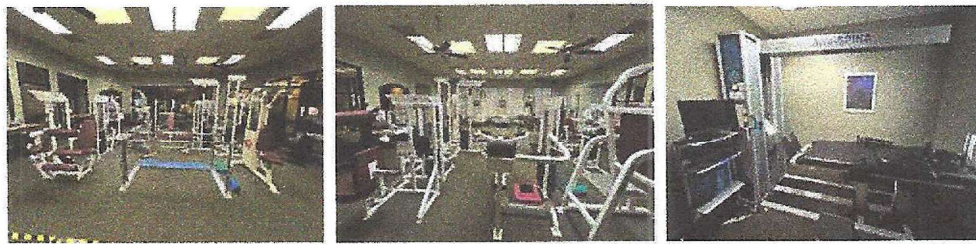
- 4,605 Square Feet
- 30,227 SF Land Area
- Ample area to expand the building by approximately 2,000 sf (possible MRI annex)
- Great Kingwood Neighborhood Location
- Built in 2003
- Extremely Well Maintained
- Furniture and Fixtures available
- Did not flood in Hurricane Harvey
- Owner willing to refer approximately 120 patient practice to buyer/tenant.

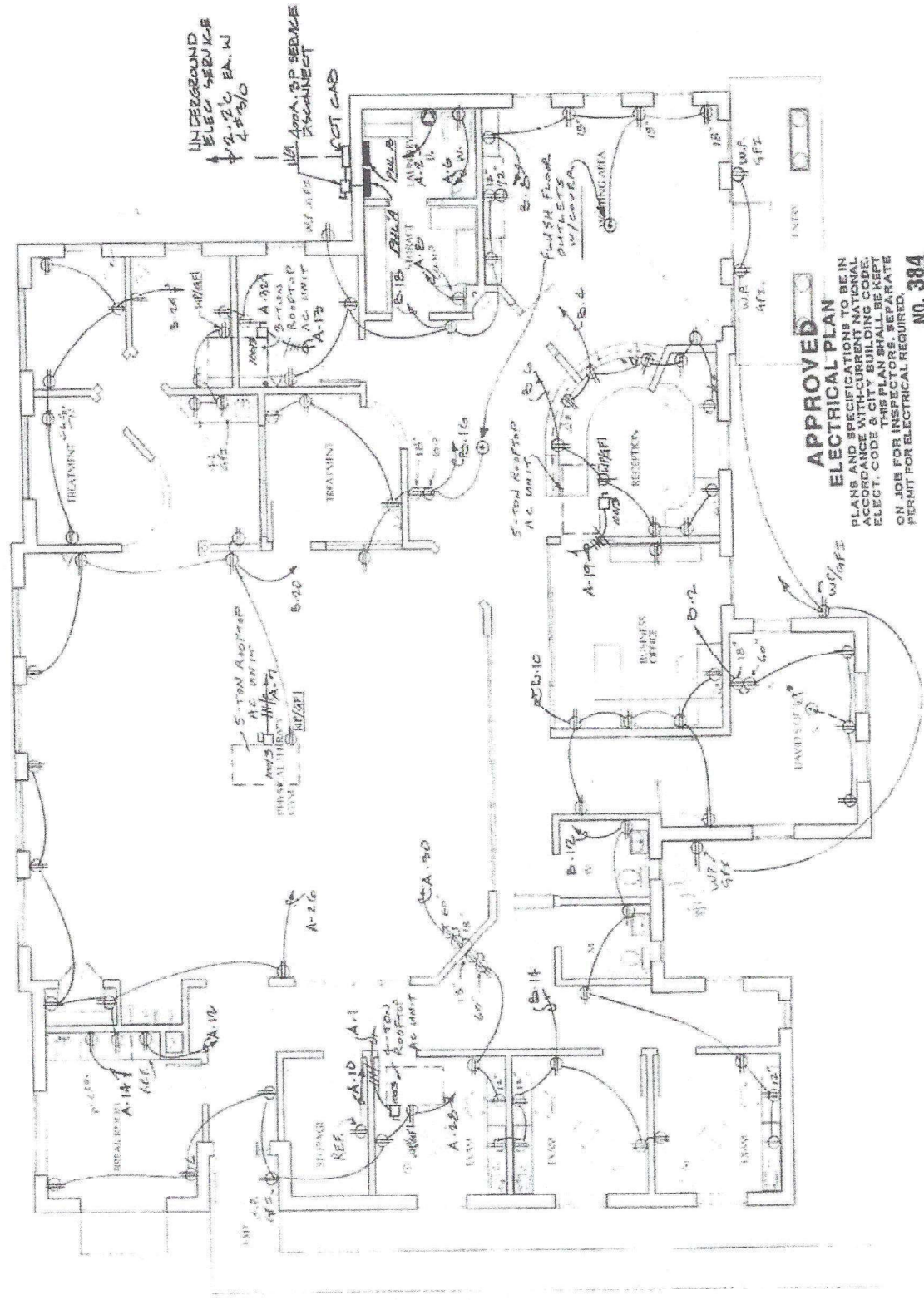


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Interior Pics





APPROVED ELECTRICAL PLAN
 PLANS AND SPECIFICATIONS TO BE IN ACCORDANCE WITH CURRENT NATIONAL ELECT. CODE & CITY BUILDING CODE. THIS PLAN SHALL BE KEPT ON JOB FOR INSPECTOR REQUIRED. PERMIT FOR ELECTRICAL REQUIRED.

NO. 384

POWER PLAN



**3407 Rivers Edge Trl
Kingwood, TX 77339**

Building Size: 4,605 SF Total Rentable Building Size

Building Status: Existing Rehabilitation Center Building Built in 2001

Space Available: 4,605 SF

Max Contig: 4,605 SF

Smallest Space: 4,605 SF

Rental Rate: Withheld

Ceiling Height: -

Column Spacing: -

Sprinkler: -

Drive-In Bays: -

Loading Docks: -

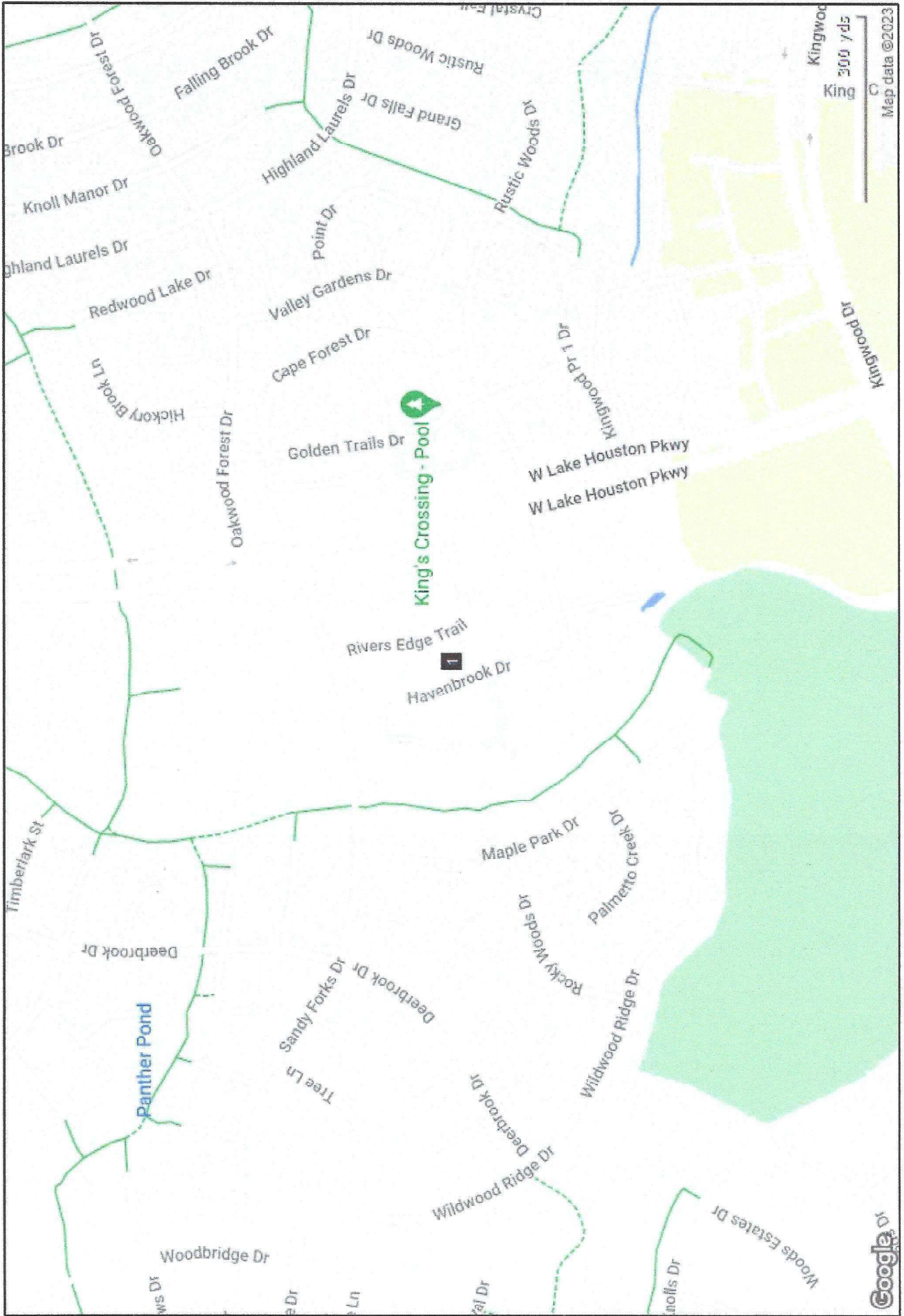
Power: -

Building Expense: -

Utilities: -

Features/Parking: -

**For Sale Info: For Sale by Tomlinson Commercial; Brent Tomlinson, (281) 361-9050. -
Active**



Demographic Summary Report

3407 Rivers Edge Trl, Kingwood, TX 77339

Building Type: **Health Care** Total Available: **4,605 SF**
 Class: - % Leased: **100%**
 RBA: **4,605 SF** Rent/SF/Yr: **Negotiable**
 Typical Floor: **4,605 SF**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2028 Projection	9,875		62,278		135,304	
2023 Estimate	10,173		62,166		131,966	
2010 Census	11,361		61,290		118,435	
Growth 2023 - 2028	-2.93%		0.18%		2.53%	
Growth 2010 - 2023	-10.46%		1.43%		11.42%	
2023 Population by Hispanic Origin	1,413		10,180		27,455	
2023 Population	10,173		62,166		131,966	
White	8,991	88.38%	54,392	87.49%	109,569	83.03%
Black	496	4.88%	3,106	5.00%	12,486	9.46%
Am. Indian & Alaskan	56	0.55%	332	0.53%	872	0.66%
Asian	381	3.75%	2,919	4.70%	5,850	4.43%
Hawaiian & Pacific Island	6	0.06%	73	0.12%	272	0.21%
Other	244	2.40%	1,344	2.16%	2,917	2.21%
U.S. Armed Forces	0		0		31	
Households						
2028 Projection	3,892		22,443		49,354	
2023 Estimate	4,024		22,450		48,069	
2010 Census	4,578		22,529		43,172	
Growth 2023 - 2028	-3.28%		-0.03%		2.67%	
Growth 2010 - 2023	-12.10%		-0.35%		11.34%	
Owner Occupied	2,813	69.91%	17,635	78.55%	35,481	73.81%
Renter Occupied	1,211	30.09%	4,815	21.45%	12,588	26.19%
2023 Households by HH Income						
Income: <\$25,000	192	4.77%	2,153	9.59%	5,759	11.98%
Income: \$25,000 - \$50,000	583	14.50%	3,012	13.42%	6,644	13.82%
Income: \$50,000 - \$75,000	446	11.09%	3,024	13.47%	6,786	14.12%
Income: \$75,000 - \$100,000	599	14.89%	2,589	11.53%	5,440	11.32%
Income: \$100,000 - \$125,000	400	9.95%	2,759	12.29%	6,134	12.76%
Income: \$125,000 - \$150,000	454	11.29%	2,190	9.76%	4,796	9.98%
Income: \$150,000 - \$200,000	541	13.45%	2,937	13.08%	5,852	12.17%
Income: \$200,000+	807	20.06%	3,785	16.86%	6,655	13.85%
2023 Avg Household Income	\$138,479		\$127,220		\$117,765	
2023 Med Household Income	\$111,937		\$104,046		\$97,260	

Traffic Count Report

3407 Rivers Edge Trl, Kingwood, TX 77339

Building Type: **Health Care**

Class: -

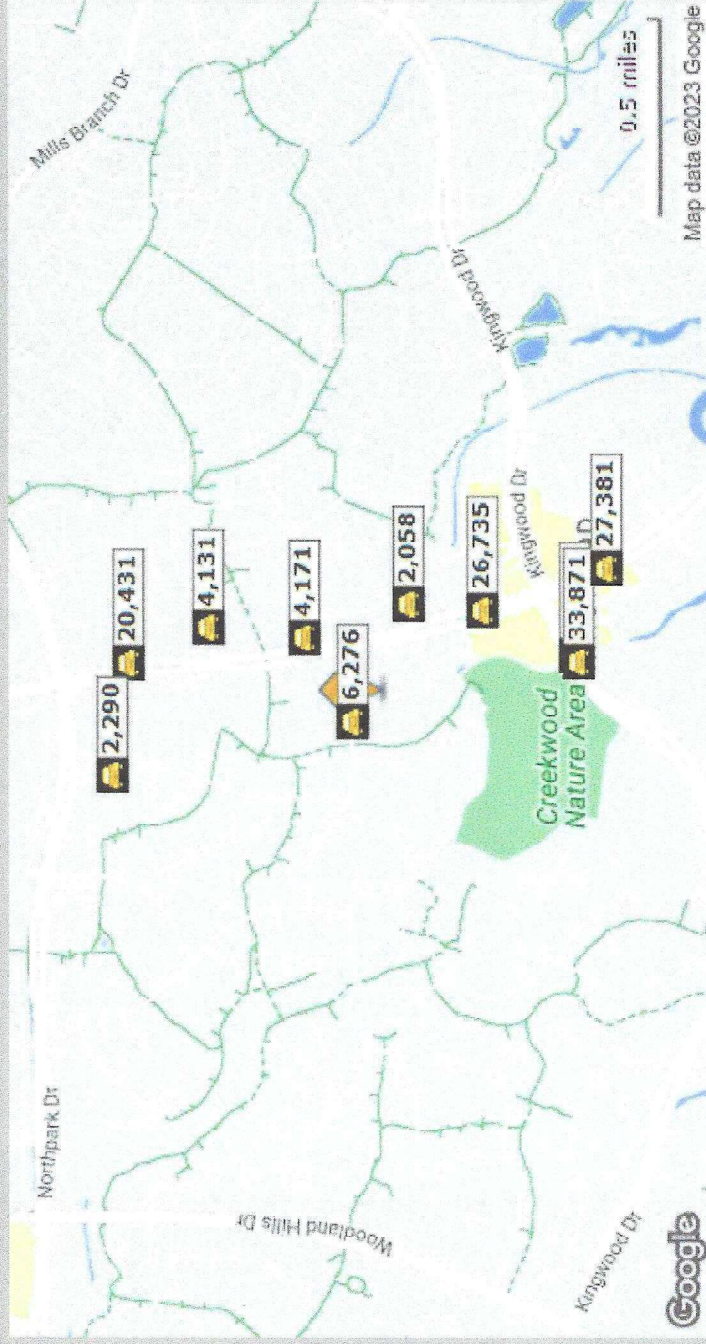
RBA: **4,605 SF**

Typical Floor: **4,605 SF**

Total Available: **4,605 SF**

% Leased: **100%**

Rent/SF/Yr: **Negotiable**



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Sandy Forks Dr	Haven Brook Dr	0.04 E	2022	6,276	MPSI	.12
2 Rustic Woods Dr	Golden Trails Dr	0.03 NE	2022	2,058	MPSI	.23
3 Oakwood Forest	Lake Houston Pkwy	0.03 W	2022	4,171	MPSI	.26
4 Lake Houston Pkwy	Kingwood Pr One Dr	0.09 N	2022	26,735	MPSI	.32
5 Kingwood Dr	N Main St	0.10 NE	2022	32,563	MPSI	.48
6 Kingwood Drive	N Main St	0.10 NE	2022	33,871	MPSI	.49
7 Brook Shadow Dr	Village Manor Dr	0.21 NE	2022	4,131	MPSI	.49
8 Lake Houston Pkwy	Town Center Pl	0.06 NW	2022	27,381	MPSI	.64
9 Lake Houston Pkwy	River Wood Dr	0.05 S	2022	20,431	MPSI	.67
10 Deerbrook Dr	Silver Falls Dr	0.00 N	2022	2,290	MPSI	.74



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9/19/2023