

Medical Office Building For Sale

2121 Oakdale Street (Museum District)



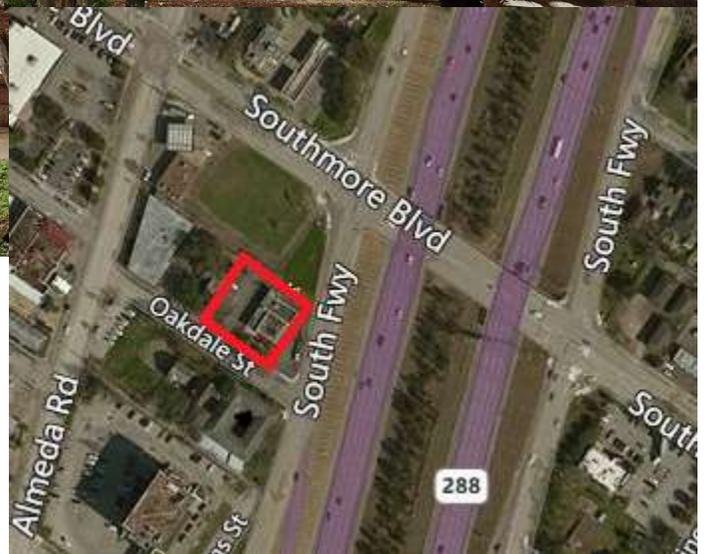
Currently Orthopedic Office (Ideal for Owner/User)

- Medical Building: +/- 4,000 SF
- Residential Imp.: +/- 1,704 SF
- Lots Combined: +/- 26,600 SF
- Great visibility facing Hwy 288
- Commercial or Residential Use
- Easy on/off ramp Hwy 288 and near Med Center

Demographics:

Radius	Est. 2020 Pop.	HH Avg. Income
1 mile	21,280	\$ 101,595
3 mile	195,372	\$ 105,461
5 mile	470,706	\$ 105,026

Traffic: Hwy 288 @Southmore Blvd. (188,434 VPD) 2020



Call Broker for Price!

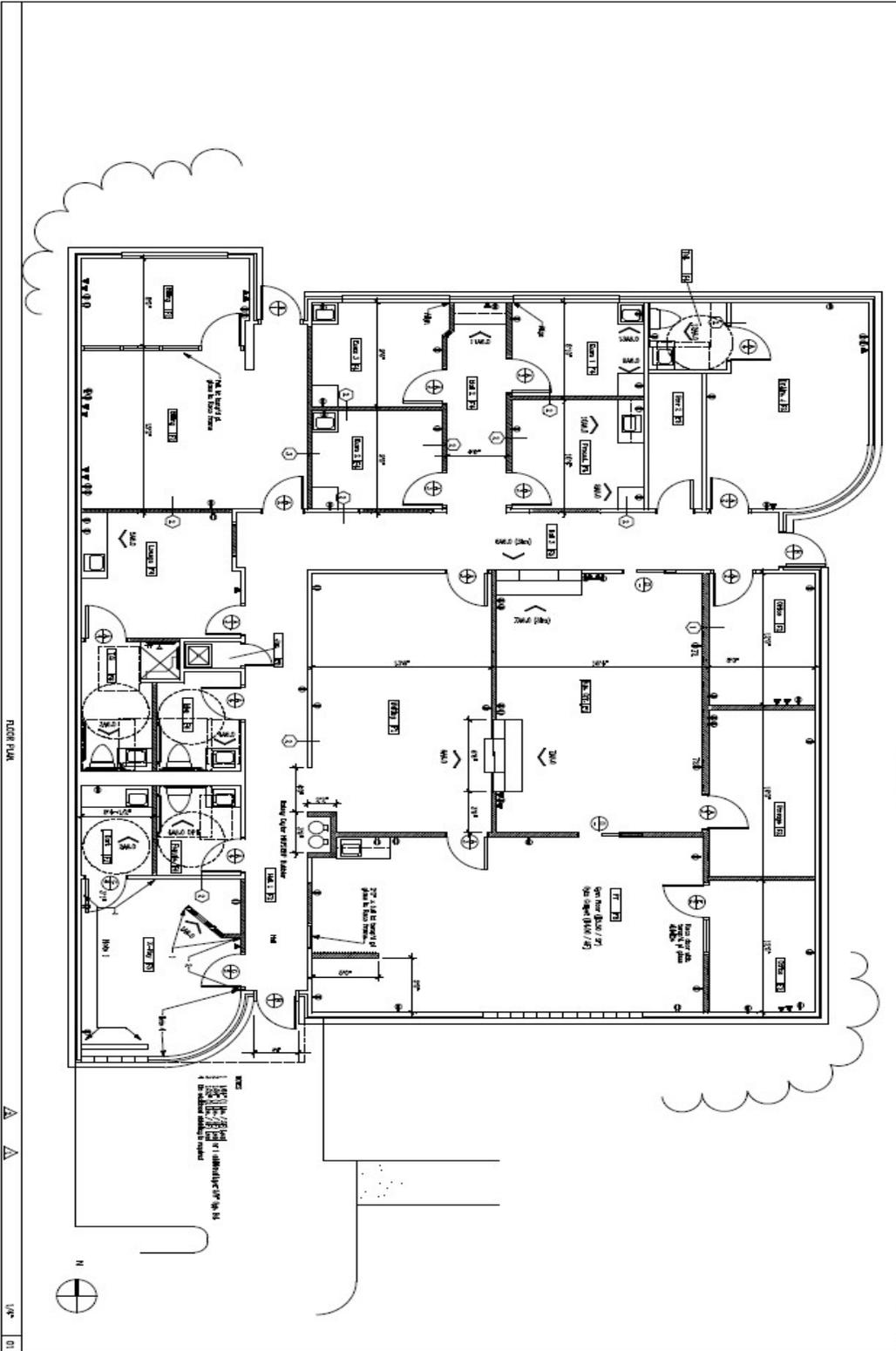


John DeLaRosa
832-204-0188

john@piersoncommercial.com

No warranty or guaranty, either expressed or implied, is made to the accuracy of the information contained in this brochure. All information contained should be verified to the persons relying thereon.

Medical Building Floor Plan

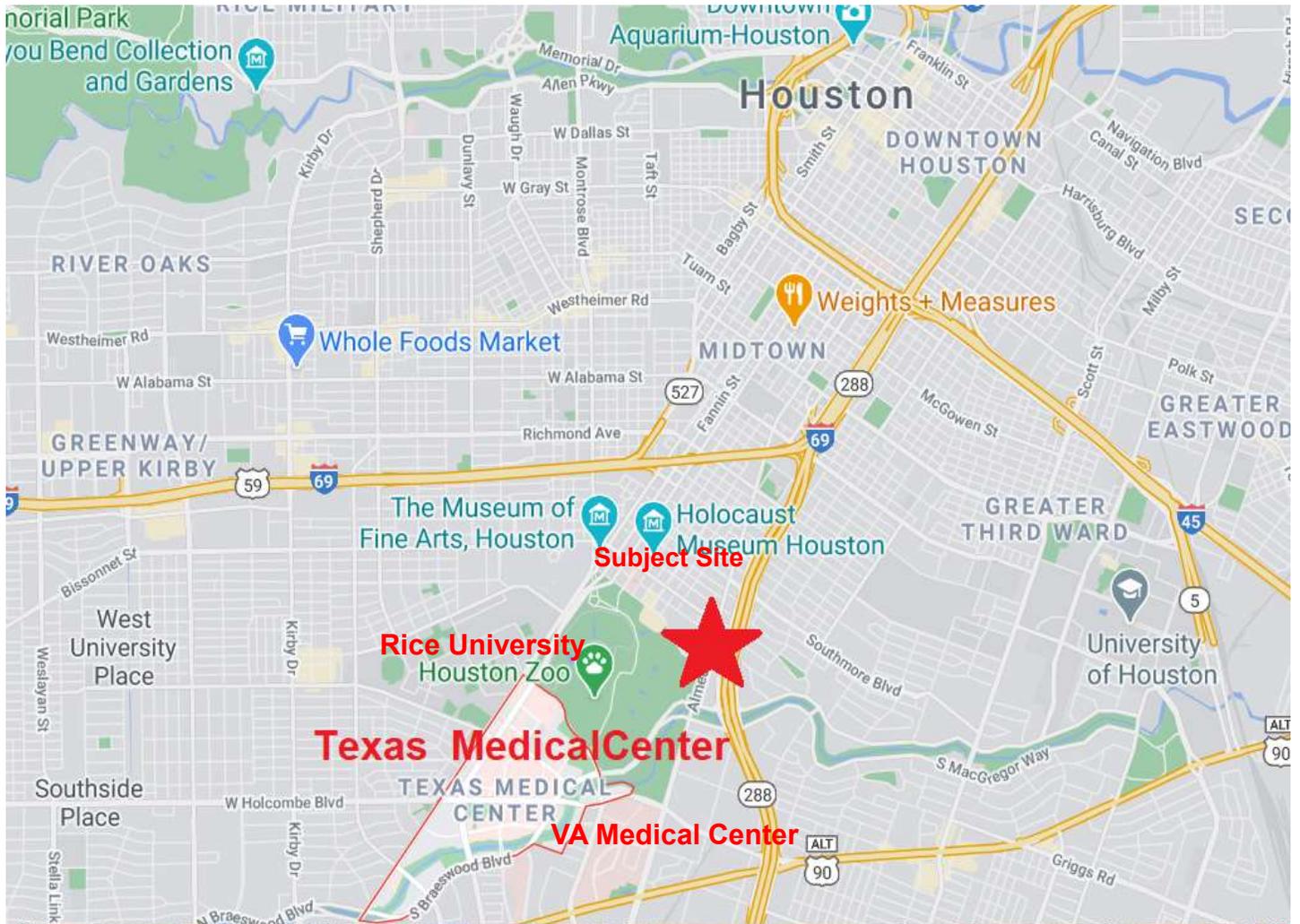


ROOM NUMBER	FLOOR	NAME	AREA	FINISH	CEILING	WALLS	FLOORING
101	1	Exam Room	100	101	101	101	101
102	1	Exam Room	100	101	101	101	101
103	1	Exam Room	100	101	101	101	101
104	1	Exam Room	100	101	101	101	101
105	1	Exam Room	100	101	101	101	101
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200	1	Exam Room	100	101	101	101	101

GENERAL NOTES:
 1. Refer to the notes on the drawings for details.
 2. All work shall be in accordance with the latest editions of the following codes and standards:
 - International Building Code (IBC)
 - International Fire Code (IFC)
 - International Mechanical Code (IMC)
 - International Plumbing Code (IPC)
 - International Electrical Code (IEC)
 - National Fire Protection Association (NFPA) 70, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200.

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REVISIONS:
 1. 01/10/2024 - Initial Design
 2. 02/10/2024 - Revised Design
 3. 03/10/2024 - Final Design
 4. 04/10/2024 - Construction Documents
 5. 05/10/2024 - Construction Documents
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 76. 04/16/2024 - Construction Documents
 77. 05/16/20





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.

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 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.

Pierson Commercial, LLC	9006576	admin@piersoncommercial.com	713-861-0911
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
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date