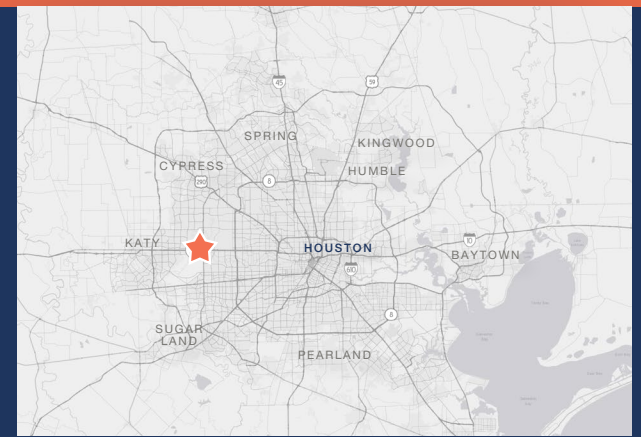




FOR SALE

Barker Cypress & I-10 Center

18111 KATY FREEWAY



BRUCE WALLACE

713 304 0751

bwallace@jolinkwallace.com

GREG LEE

281 299 5764

glee@jolinkwallace.com

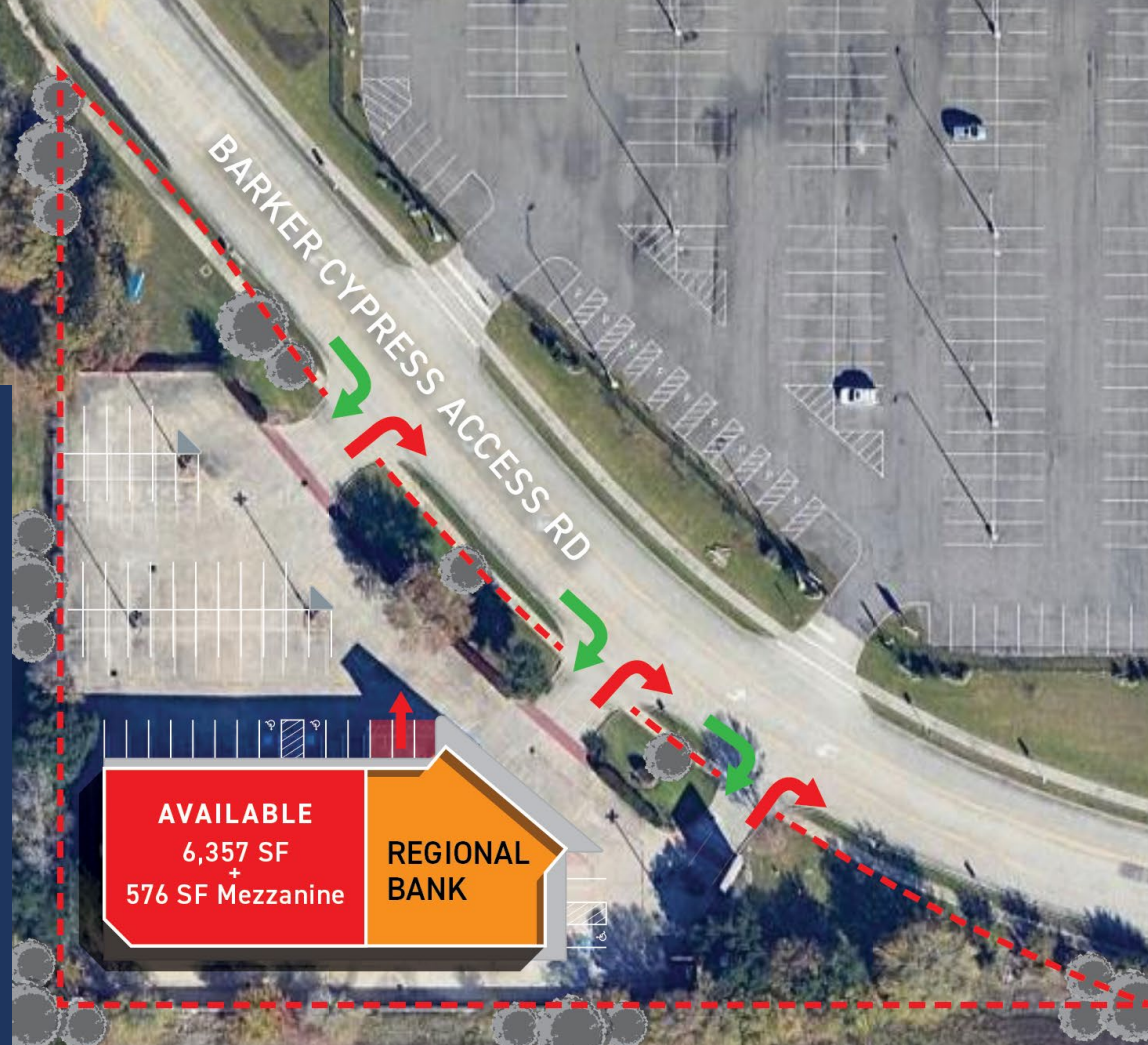


JOLINK WALLACE

PROPERTY HIGHLIGHTS

PROPERTY DESCRIPTION

- 9,201 SF building anchored by Regional Bank available for purchase. Bank ownership seeking a Sale-Leaseback.
 - **2,032 SF BANK SPACE LEASED AT MARKET TERMS**
 - **6,934 SF 2ND GENERATION MEDICAL/ VETERINARIAN OFFICE AVAILABLE.**
- Great opportunity for an owner-user or a value-add investment.
- Site is directly across from Medical Center West, which hosts Houston Methodist Hospital West and Texas Children's Hospital
 - **1.6 MILLION SF OF MEDICAL OFFICE**
 - **392 BEDS**
 - **2,842 EMPLOYEES**
- Property is along I-10, Katy Freeway, which sees 247,646 CPD with excellent signage opportunities
- **CALL BROKER FOR PRICING**



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	10,224	74,297	264,669
Avg HH Income	\$131,307	\$119,474	\$117,435
Households	4,330	27,122	96,171
Med Home Value	\$433,272	\$314,047	\$307,887

BRUCE WALLACE
713 304 0751
bwallace@jolinkwallace.com

GREG LEE
281 299 5764
glee@jolinkwallace.com

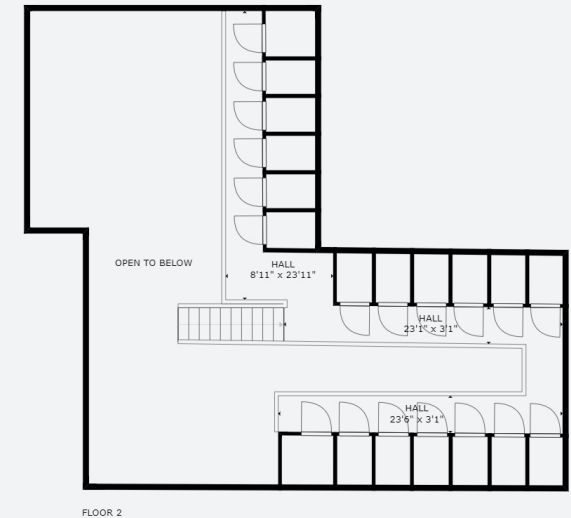
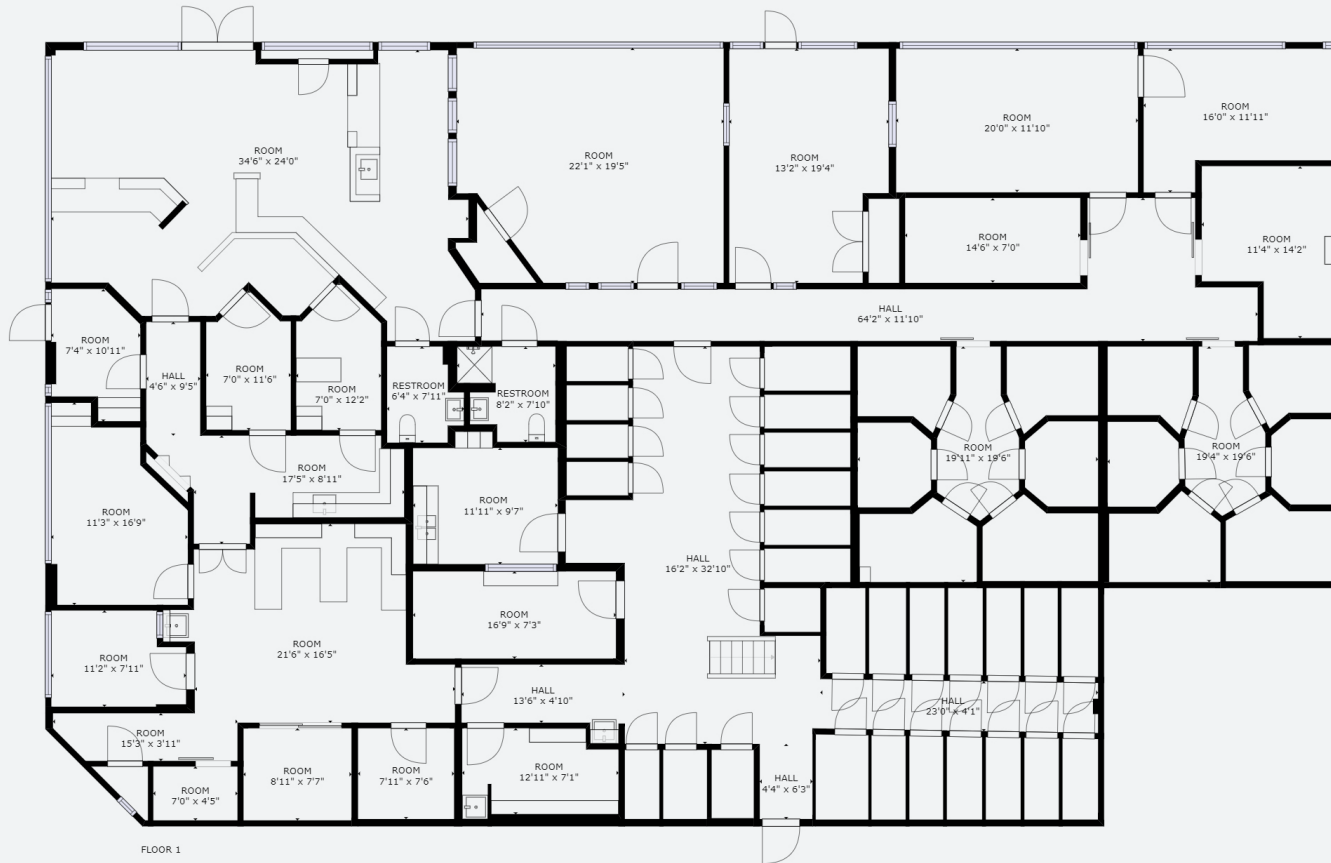


JOLINK WALLACE

TRADE AREA



Former Veterinarian Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 6357 sq. ft, FLOOR 2: 576 sq. ft
TOTAL: 6934 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



TRADE AREA





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.

Jolink Wallace Interests, LLC	9004428	bwallace@Jolinkwallace.com	713-878-3400
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Bruce Wallace	534608	bwallace@Jolinkwallace.com	713-878-3400
Designated Broker of Firm	License No.	Email	Phone
Radkey Jolink	653873	rjolink@Jolinkwallace.com	713-878-3400
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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1

BRUCE WALLACE

713 304 0751

bwallace@jolinkwallace.com

GREG LEE

281 299 5764

glee@jolinkwallace.com



JOLINK WALLACE