

VACANT SECOND GENERATION DIALYSIS/HEALTHCARE

10655 Eastex Freeway & 0 Stafford Dr./10735 Eastex Freeway, Houston, Texas 77093



FOR SALE & FOR LEASE
6,621 SF VACANT HEALTHCARE/OFFICE/RETAIL

OLDHAMGOODWIN.COM | 281.256.2300



TABLE OF CONTENTS

- 03 Investment Overview
- 04 Highlights
- 09 Texas Overview
- 12 Contact



INVESTMENT OVERVIEW

Oldham Goodwin Group is pleased to present this second-generation dialysis/healthcare property located along Eastex Freeway (US-59/I-69) in Houston, Texas for consideration. Built in 2005, the 6,621 SF medical office building sits on 0.59 acres along with an additional 1.10 acres of vacant land (excluded to residential use) in the Northeast Houston submarket. Its location directly on US-59/I-69 provides visibility to the building and the included billboard to nearly 225,000 vehicles per day and the three points of ingress/egress creates ease of access for staff and patients or customers. Formerly operated as DaVita Dialysis, the property is well suited for healthcare use or retail repositioning. This offering presents a compelling opportunity for an owner-user, healthcare provider, investor, or developer seeking a highly visible and accessible location along one of Houston's major transportation corridors.

SALES PRICE



\$2,300,000

LEASE RATE



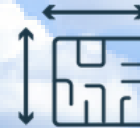
CALL BROKER

PRICE/SF



\$347.38

BUILDING SIZE



6,621 SF

LAND SIZE



**0.59 Acres +1.10
Acre Adjacent
Parcel**



INVESTMENT HIGHLIGHTS

OWNER/USER HEALTHCARE BUILDING

- Former dialysis facility with existing medical build out may reduce time and cost of occupier improvements with continued healthcare use
- Pylon signage with excellent visibility

MAJOR FREEWAY EXPOSURE

- ~312' of Eastex Freeway frontage (US-59/I-69), with traffic counts of 224,750 VPD (CoStar, 2026)
- One point of access on Rothermel Rd. and two on the Eastex Freeway Feeder
- Strong visibility along Northeast Houston's primary freeway corridor

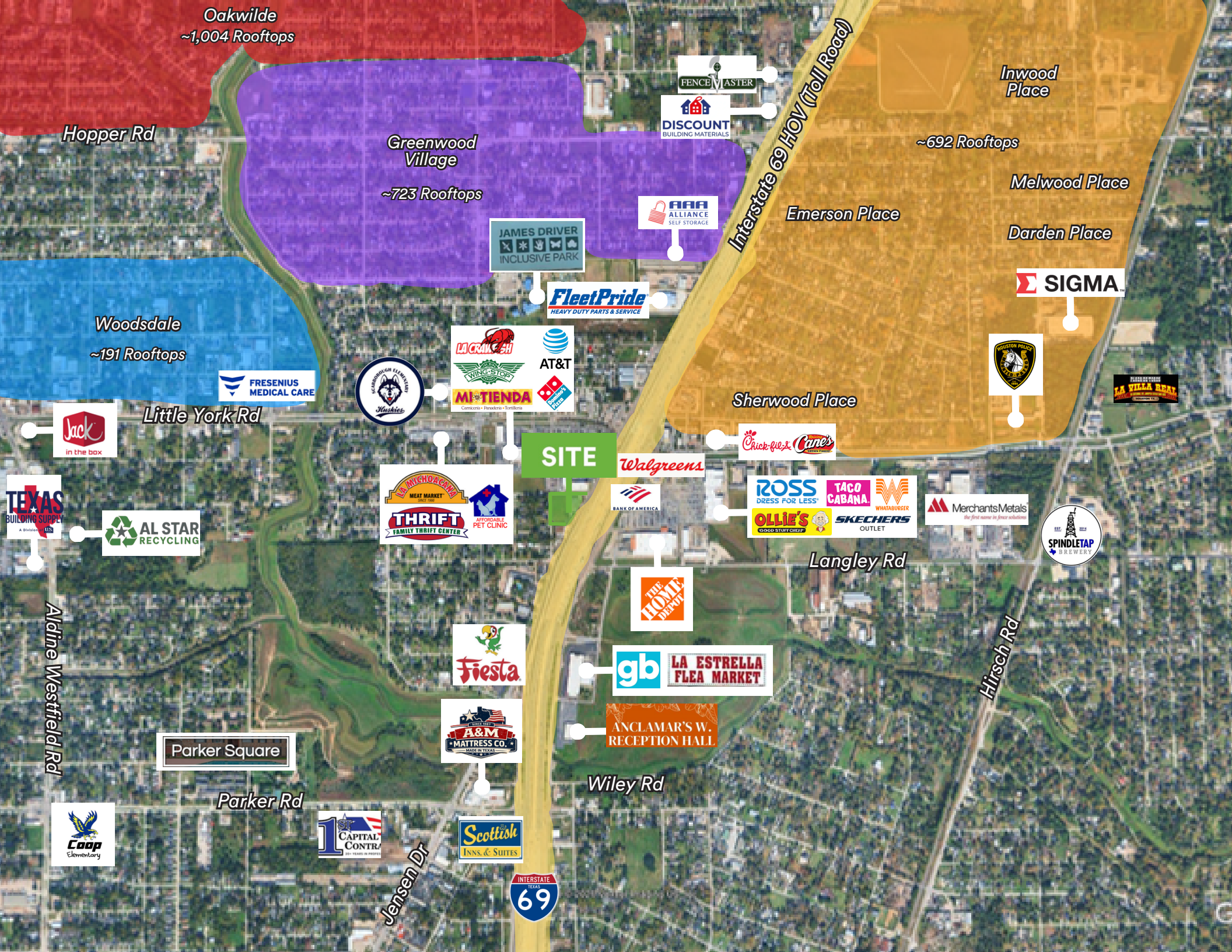
EXPANSION & REDEVELOPMENT OPTIONALITY

- Included adjacent 1.10-acre parcel provides value add opportunity with residential development (contract Broker for additional information)
- Multiple strategies for an owner/user, investor, or future redevelopment









Oakwilde
~1,004 Rooftops

Hopper Rd

Greenwood Village
~723 Rooftops

Inwood Place
~692 Rooftops

Woodsdale
~191 Rooftops

FRESENIUS
MEDICAL CARE

Little York Rd

SITE

Sherwood Place

Inwood Place

Melwood Place

Darden Place

SIGMA

Emerson Place

Sherwood Place

Langley Rd

Hirsch Rd

Jensen Dr

INTERSTATE
69

Parker Rd

Wiley Rd

Parker Square

ANCLAMAR'S W.
RECEPTION HALL

gb LA ESTRELLA
FLEA MARKET

Fiesta

A&M
MATTRESS CO.

1st CAPITAL
CONTRACTORS

Scottish
INNS & SUITES

Coop
Elementary

SPINDLETAP
BREWERY

Merchants Metals
the first name in fence solutions

ROSS
DRESS FOR LESS
OLLIE'S
GOOD STUFF CHEAP
TACO CABANA
WHATABURGER
SKECHERS
OUTLET

BANK OF AMERICA

Walgreens

LA ANCHOAS
MEAT MARKET
THRIFT
FAMILY THRIFT CENTER
AFFORDABLE
PET CLINIC

LA CRUISE
WING STOP
MI-TIENDA
Comicos • Pericles • Tortilleria

AT&T
DIRECTV

SEANINGHIGH ELEMENTARY
Huskie

Jack
in the box

TEXAS
BUILDING SUPPLY
A BROTHERS COMPANY

AL STAR
RECYCLING

FENCE MASTER

DISCOUNT
BUILDING MATERIALS

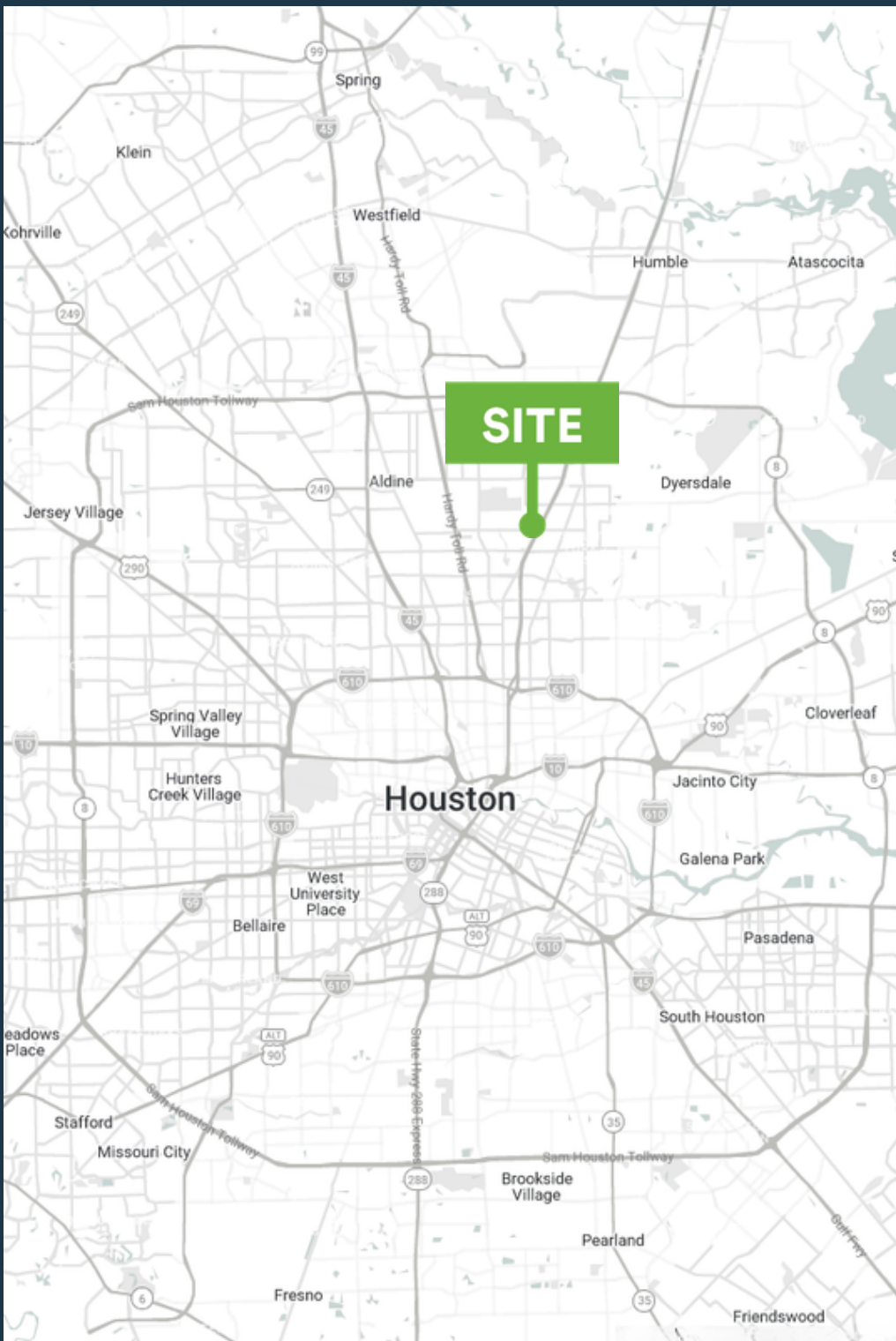
AAA
ALLIANCE
SELF STORAGE

JAMES DRIVER
INCLUSIVE PARK

FleetPride
HEAVY DUTY PARTS & SERVICE

PLAZA DE TOROS
LA VILLA REAL

HOUSTON POLICE



BUILDING SPECIFICATIONS

Building Area:	6,621 SF
Year Built:	2005
Foundation:	Concrete Slab
Exterior Walls:	Stucco
Roof Cover:	TPO
Structure:	Fire Rated Steel
Storefront:	Stucco & Glass
Utilities:	Water, Electric, Gas
Parking:	3.17 / 1,000 SF

SITE SPECIFICATIONS

Size:	0.59 Acres (Adjacent Parcel is 1.1 Acres)
Legal Description:	BUILDING : HCAD Legal Description LT11 & TRS 12B 13B 14B 15B 17B 18B 19B & 20B TRIANGLE BUSINESS PLACE ABST 772 M TERRELL LAND: HCAD Legal Description: LTS 1 THRU 6 BLK 2 LANGLEY ROAD PLACE
Access:	One point of access on Rothermel Rd., Two points on Jensen Dr./Eastex Freeway Feeder
Zoning:	None
Frontage:	312' On Jensen Dr/ Eastex Feeder

TEXAS OVERVIEW

2ND FASTEST GROWING ECONOMY
IN THE UNITED STATES

#1 STATE IN AMERICA
TO START A BUSINESS



LARGEST
MEDICAL CENTER



POPULATION
28,995,881

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE



Fort Worth

TOP CITY FOR SALES
GROWTH IN 2018

Dallas

TOP MSA FOR POPULATION
GROWTH IN 2020

Bryan/College Station

#1 BEST SMALL PLACES FOR
BUSINESSES IN TEXAS

Houston

4TH LARGEST POPULATION IN
THE U.S.

Austin

NAMED BEST CITY TO START A
BUSINESS IN 2020

San Antonio

2ND FASTEST GROWING CITY
IN THE NATION

2ND LARGEST LABOR WORKFORCE:
14+ MILLION WORKERS

57 FORTUNE 500 COMPANIES
CALL TEXAS HOME



BEST STATE
FOR BUSINESS



TOP STATE
FOR JOB GROWTH



NO STATE
INCOME TAX

HOUSTON, TEXAS



POPULATION
7,800,000

24

FORTUNE 500
COMPANIES BASED
IN HOUSTON

1ST

U.S. METRO EXPORTER
GLOBAL LEADER IN
TRADE AND
COMMERCE



ENERGY CAPITAL OF THE WORLD

HOME TO 4,700 ENERGY-RELATED FIRMS

INCLUDING MAJOR PLAYERS LIKE EXXONMOBIL,
CHEVRON, AND SHELL



60+ MILLION AIRLINE PASSENGERS

GEORGE BUSH INTERCONTINENTAL AIRPORT:

OVER 189 DESTINATIONS W/ NONSTOP FLIGHTS

HOBBY AIRPORT: 200+ DOMESTIC DESTINATIONS



PORT OF HOUSTON

LARGEST PORT IN THE U.S.

GENERATES \$439 BILLION IN ANNUAL ECONOMIC
VALUE STATEWIDE & SUPPORTS OVER 3.4 MILLION
JOBS ACROSS TEXAS

4TH

LARGEST CITY
IN THE UNITED STATES



TEXAS MEDICAL CENTER

LARGEST MEDICAL COMPLEX
IN THE WORLD



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Oldham Goodwin Group, LLC

532457

Casey.Oldham@OldhamGoodwin.com

979-268-2000

Name of Sponsoring Broker (Licensed Individual of Business Entity)

Casey M. Oldham

License No.

496524

Email

Casey.Oldham@OldhamGoodwin.com

Phone

979-268-2000

Name of Designated Broker Licensed Individual of Business Entity, if applicable

License No.

Email

Phone

Name of Licensed Supervisor of Sales Agent/Associate, if applicable

Aaron Morris

License No.

642696

Email

Aaron.Morris@OldhamGoodwin.com

Phone

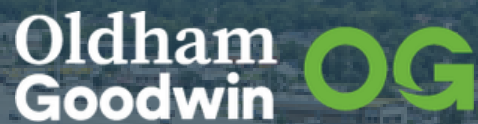
713-585-5715

Name of Sales Agent/Associate

License No.

Email

Phone



FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S
COMMERCIAL REAL ESTATE SERVICES, PLEASE CONTACT:



Aaron Morris

Vice President | Investment Sales

D: 346.226.3515 C: 713.585.5715

Aaron.Morris@OldhamGoodwin.com



Blake Miranda

Associate | Brokerage Services

D: 346.226.3511 C: 832.589.8018

Blake.Miranda@OldhamGoodwin.com

Houston

14811 St. Mary's Lane, Suite 130 | Houston, Texas 77079 | O: 281.256.2300



OLDHAMGOODWIN.COM

This Offering Memorandum was prepared by Oldham Goodwin Group, LLC (Broker). Neither the Broker nor the owner of the property (Owner) makes any representations or warranty, expressed or implied, as to the completeness or the accuracy of the material contained in the Offering Memorandum. The Offering Memorandum is solely a solicitation of interest - not an offer to sell the Property. The Owner and Broker expressly reserve the right to reject any or all expressions of interest or offers to purchase the Property and expressly reserve the right to terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligations to any entity that is reviewing the Offering Memorandum or making an offer to purchase the Property unless and until such an offer for the Property is approved by the Owner and the signature of the Owner is affixed to a Real Estate Purchase Agreement prepared by the Owner.

This Offering Memorandum is confidential. By accepting the Offering Memorandum, you agree that you will hold the Offering Memorandum and its contents in the strictest confidence, that you will not copy or duplicate any part of the Offering Memorandum, that you will not disclose the Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner, and that you will not use the Offering Memorandum in any way detrimental to the Owner or Broker.

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. This investment involves various risks and uncertainties. You should purchase interest only if you can afford a complete loss of your investment you should carefully consider the risk factors involved in this investment. You may not receive any income from this investment nor a complete return of all your investment. Historical or current real estate performance is no guarantee of future real estate investment product results.