

FOR SALE OR LEASE

**13414 MEDICAL COMPLEX DR, SUITES 7-13,
TOMBALL, TX 77375**

**900-11,732 SF
MEDICAL CONDO UNITS**

**CALL BROKER
FOR PRICING**



TYLER TORRES

Principal

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RAUL TORRES

Associate

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PROPERTY HIGHLIGHTS



Location

13414 Medical Complex Dr,
Suites 7-13, Tomball, TX
77375



Asking Price

Call Broker For Pricing



Size

900-11,732 SF Medical
Condo Units

Contact Us

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- **Seven suites totaling ±11,732 offered for sale or lease**, with individual suites ranging from ±900 SF to ±2,700 SF
- **Suites 7, 9, 11, 12, and 13 are available for lease**, providing multiple size and configuration options for medical, wellness, or professional office users
- **Suites 7 and 9 are in open-frame condition for customized renovations**, with suites 11, 12, and 13 featuring second-generation medical layouts
- **Suites 8 and 10 are leased and income-producing**, offering immediate in-place revenue for investors or owner-users
- **Each suite includes a public entrance and separate staff/service entrance**, supporting efficient daily operations
- **Suite floor plans** can be provided upon request
- **Positioned within an established medical corridor**, directly adjacent to HCA Houston Healthcare Tomball
- **Convenient access to SH 249, FM 2920, and the Grand Parkway** provides connectivity throughout Tomball and Northwest Houston
- **New roof and ample parking surrounding the building** add long-term value and everyday convenience

PROPERTY PICTURES



PROPERTY PICTURES



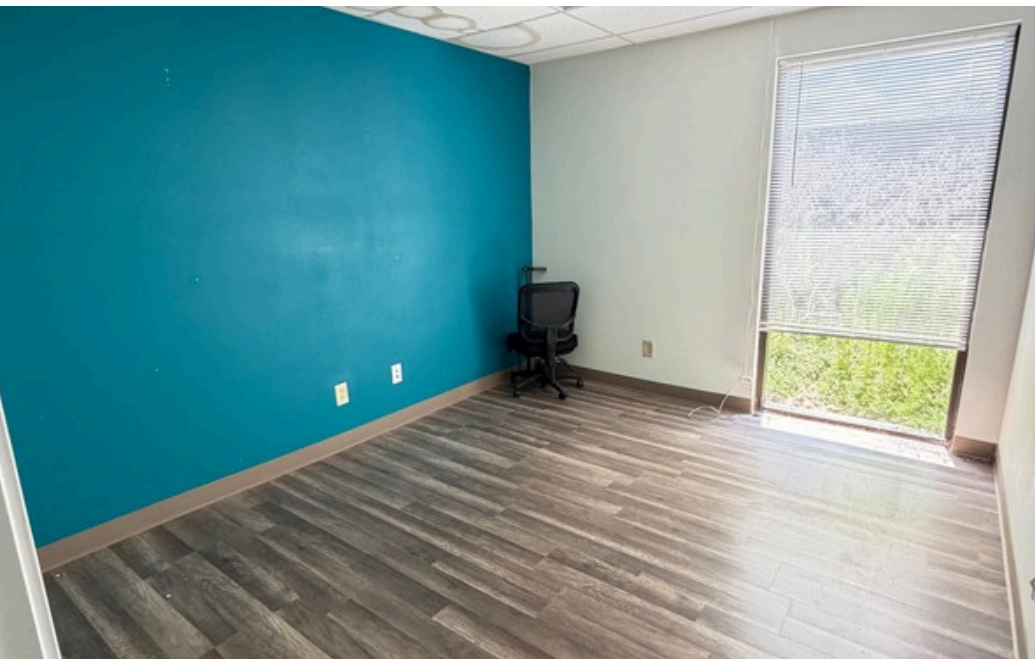
PROPERTY PICTURES



PROPERTY PICTURES



PROPERTY PICTURES



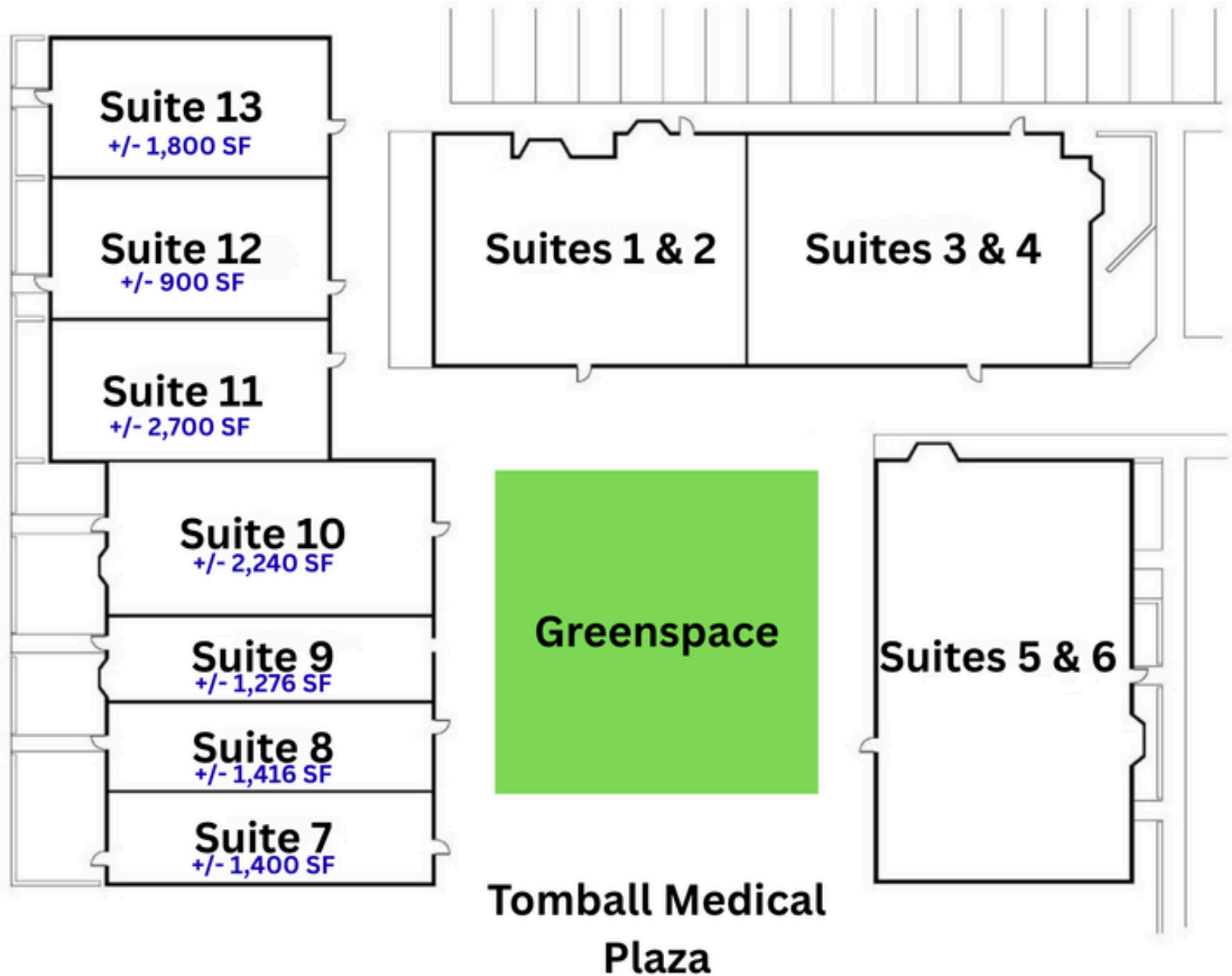
PROPERTY PICTURES



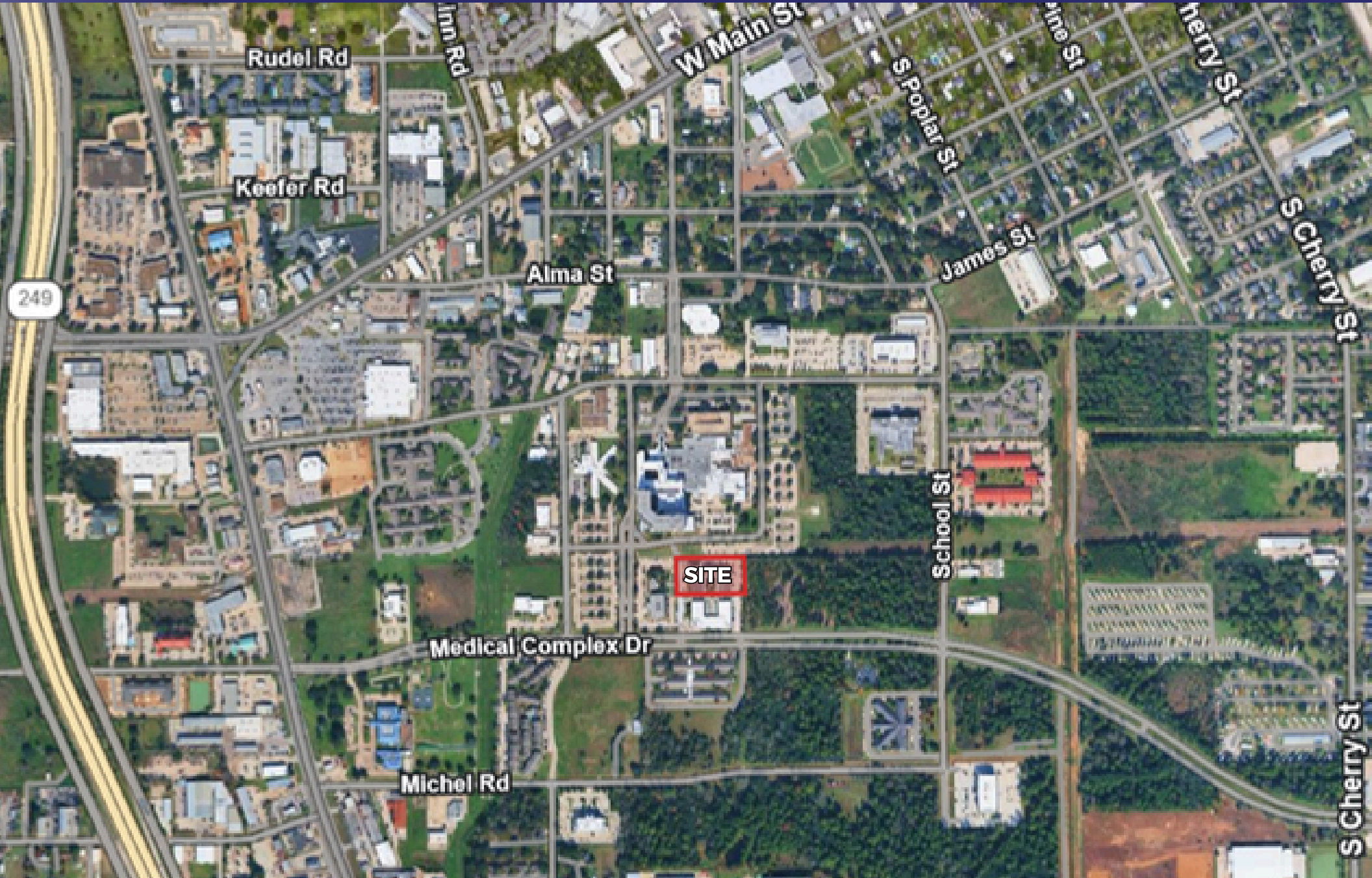
PROPERTY PICTURES



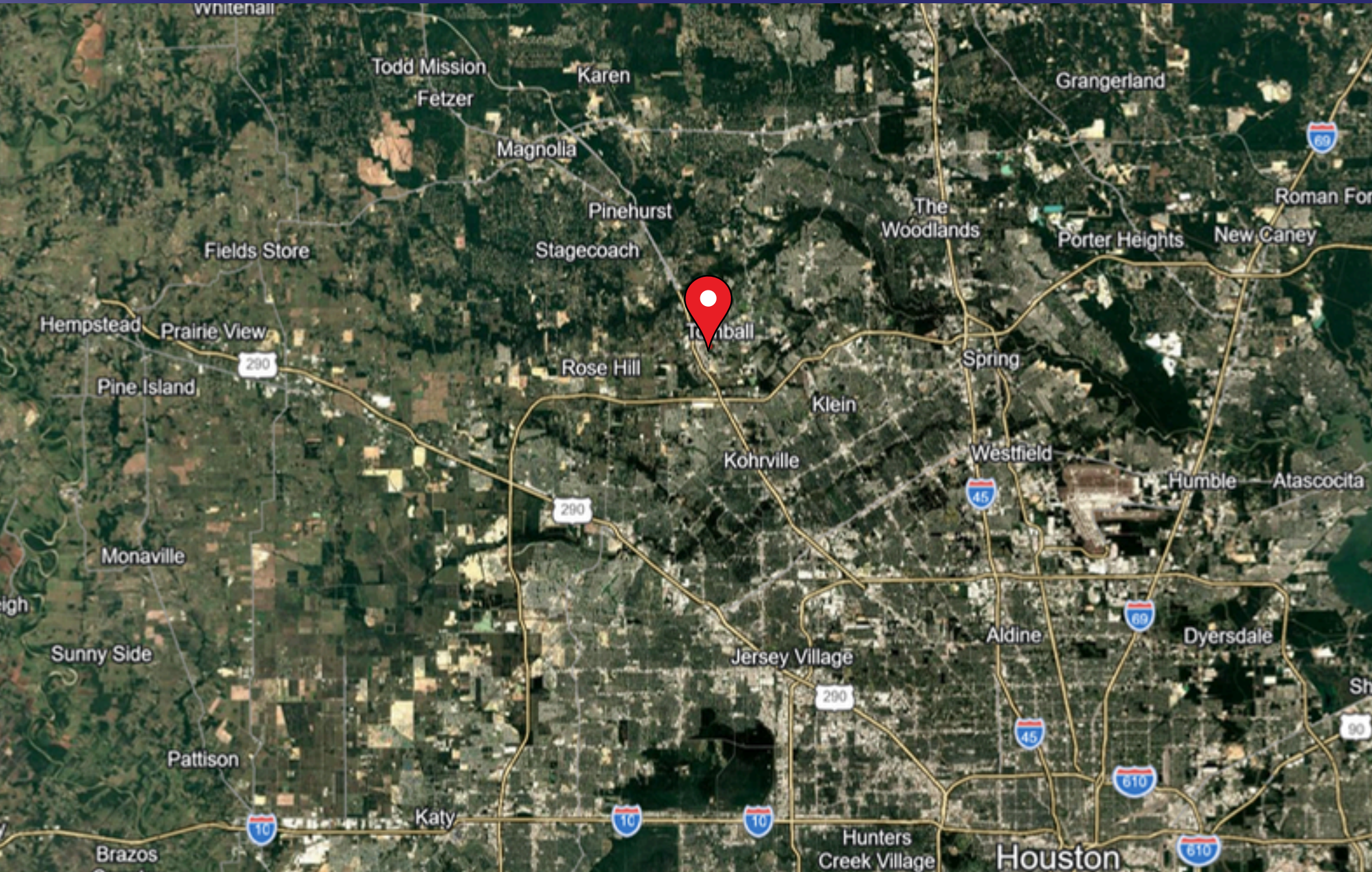
BUILDING LAYOUT



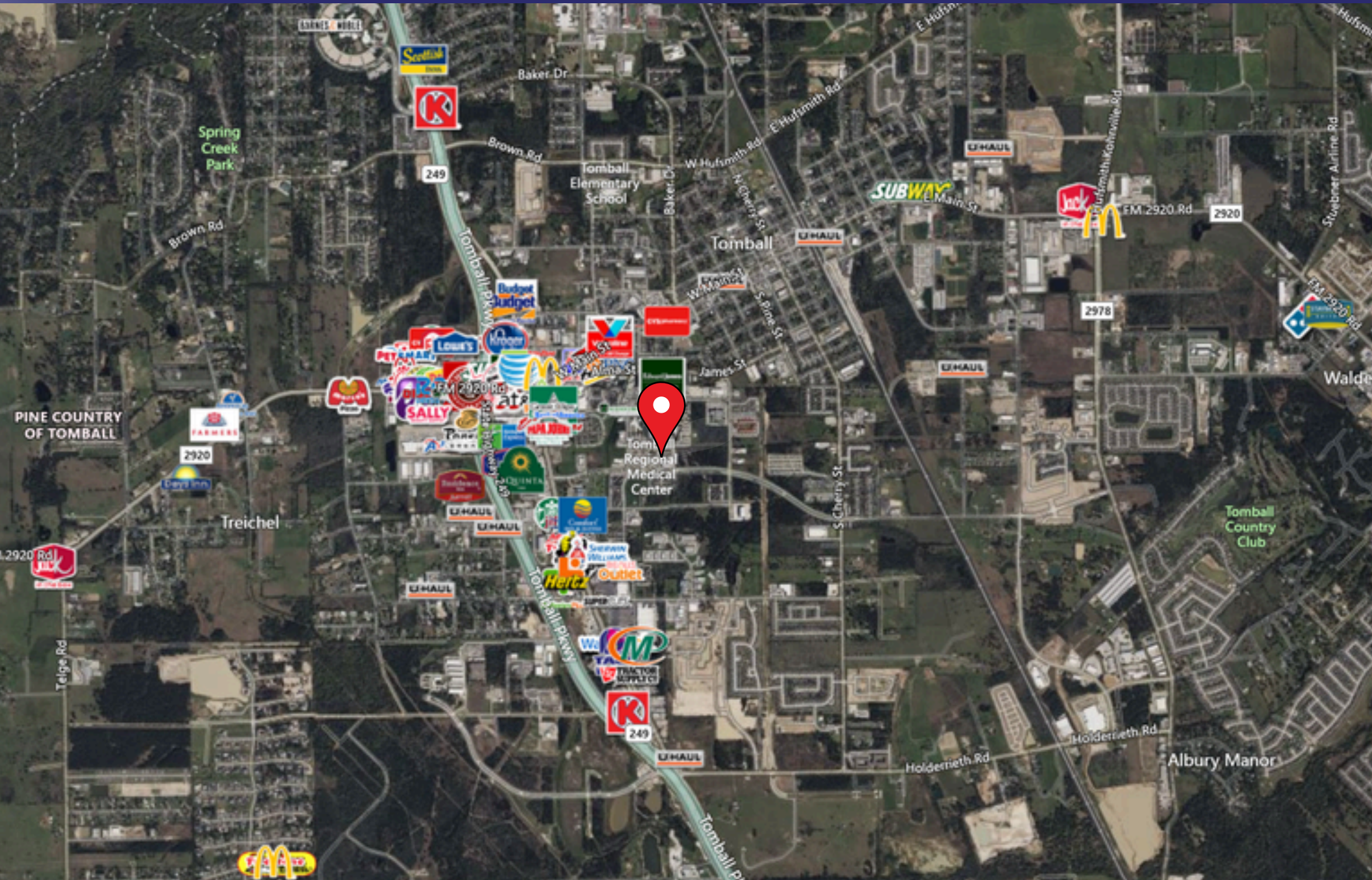
SITE AERIAL



LOCATION MAP



MARKET AERIAL



DEMOGRAPHICS



DEMOGRAPHIC SUMMARY

13414 Medical Complex Dr, Tomball, Texas, 77375

Ring of 3 miles

KEY FACTS

27,344

Population



10,440

Households

38.9

Median Age

\$77,273

Median Disposable Income

EDUCATION

7.3%

No High School Diploma



20.9%

High School Graduate



44.2%

Bachelor's/Grad / Prof Degree



27.6%

Some College/ Associate's Degree

27,344

2023 Total Population (Esri)

INCOME



\$92,119

Median Household Income



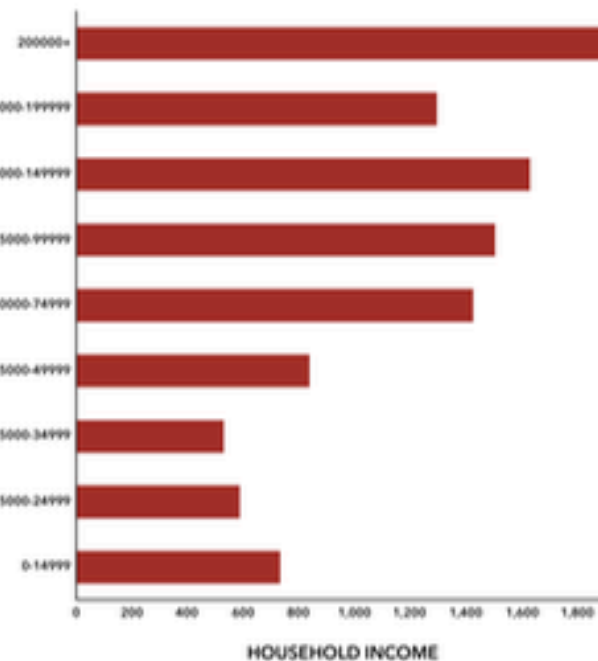
\$49,385

Per Capita Income



\$301,997

Median Net Worth



EMPLOYMENT



White Collar



Blue Collar



Services

67.7%

18.0%

16.0%

3.4%

Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2026 Esri

Full demographic package available upon request.



Information About Brokerage Services

11-2-2015

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.

<u>Texas CRES, LLC</u>	<u>9004590</u>	<u>joel@texasgres.com</u>	<u>(713) 473-7200</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Joel C. English</u>	<u>465800</u>	<u>joel@texasgres.com</u>	<u>(713) 473-7200</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Joel C. English</u>	<u> </u>	<u>joel@texasgres.com</u>	<u>(713) 473-7200</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Tyler Torres</u>	<u>667430</u>	<u>tyler@texasgres.com</u>	<u>(281) 898-0895</u>
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

TAR 2501

IABS 1-0

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New IABS

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