

MEDICAL OFFICE FOR SALE

THE PRESERVE OFFICE PARK - SUITE D1000
25420 KUYKENDAHL RD
TOMBALL, TX 77375 | (THE WOODLANDS SUBMARKET)



DEMOGRAPHICS 2017

	1 MILE	3 MILE	5 MILE
POPULATION	6,126	41,274	133,041
AVERAGE HH INCOME	\$135,344	\$137,983	\$132,113

SOURCE: SITE TO DO BUSINESS

THE WOODLANDS SUBMARKET

PROPERTY OVERVIEW

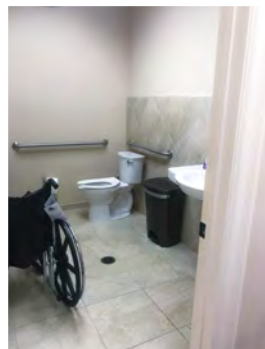
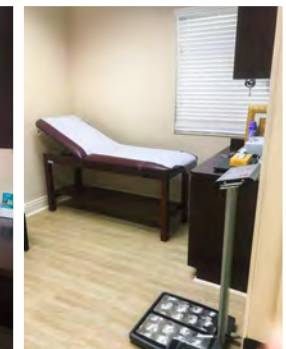
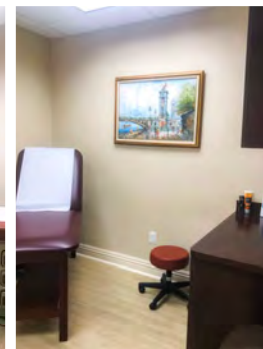
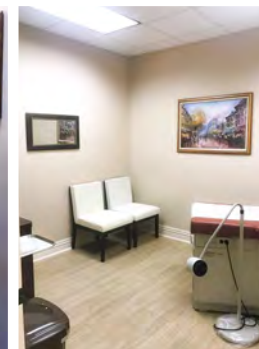
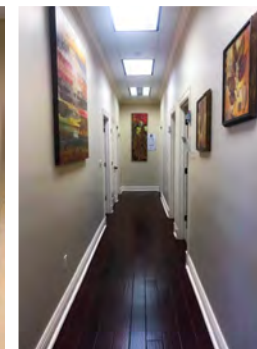
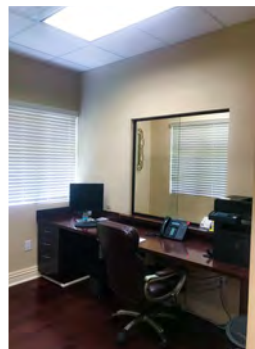
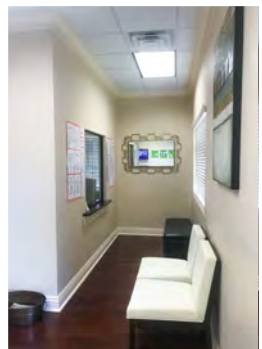
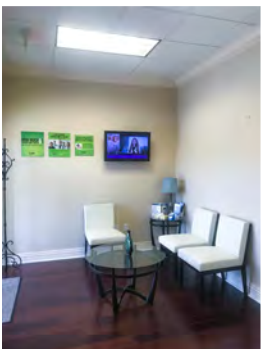
- 1,250 SF Medical Suite located between Grand Parkway & Woodlands Parkway on Kuykendahl Road, the north/south corridor in and out of The Woodlands. Near Creekside Village.
- Construction: Wood framed building with stone and stucco exterior
- Medical finishes:
 - Welcome reception/check in area administrative office
 - Lab area & three exam rooms
 - Doctor's office with a private restroom and private exit.
 - Furnishings and equipment option to be sold separately.
- High end finishes:
 - Crown moulding
 - Entry wood floors
 - Private entry and restroom
 - Kitchen area/breakroom
- Area Education: five elementary schools, (three Tomball and two Klein), two junior high schools (one Tomball & one Klein), with close proximity to Klein Oak High School, and proposed future Tomball High School, with Lone Star Campus in the immediate area.

FOR INFORMATION CONTACT:
Linda Crumley | Jeff Beard, CCIM

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The Woodlands, TX 77380
281-367-2220 | www.jbeardcompany.com

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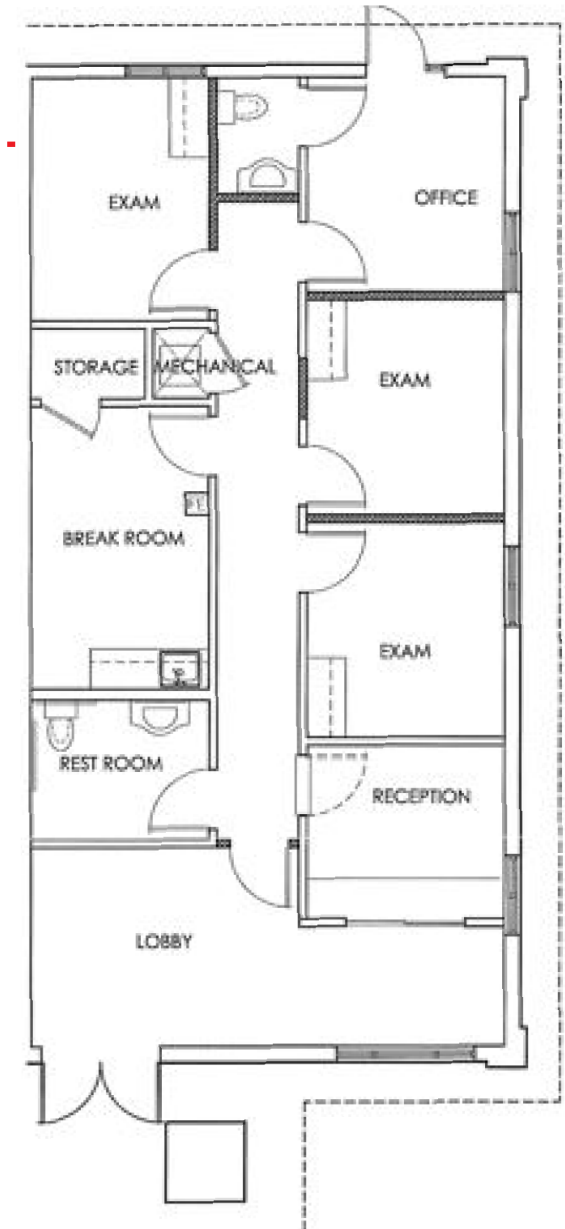
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KUYKENDAHL RD



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THE
J. BEARD
REAL ESTATE COMPANY



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THE WOODLANDS AREA MAJOR EMPLOYERS

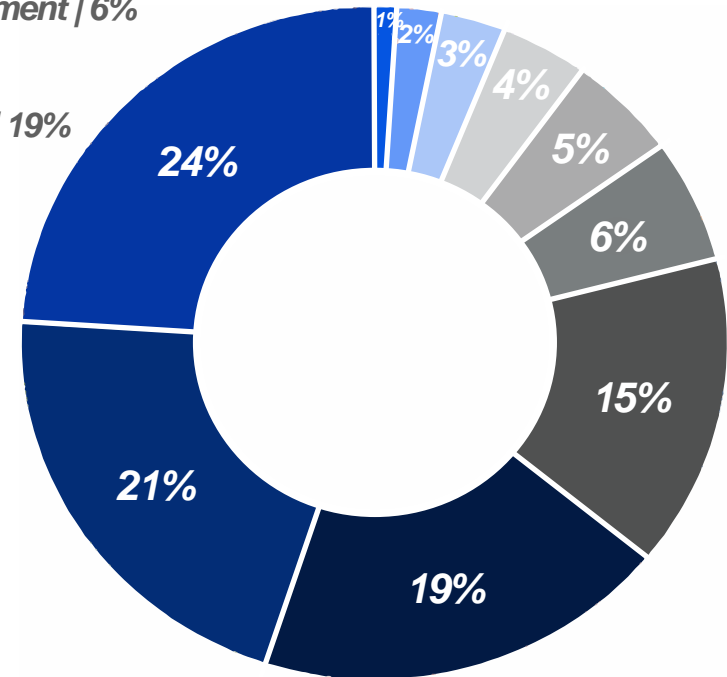
COMPANY	EMPLOYEE COUNT	INDUSTRY
1 Cenroe Independent School District	3684	Education
2 Anadarko Petroleum Corporation **	3173	Energy
3 Memorial Hermann The Woodlands Hospital	2404	Healthcare
4 Aon	1800	Professional Services
5 ExxonMobil	1700	Energy
6 CHI St. Luke's Health - The Woodlands Hospital	1600	Healthcare
7 Lone Star College	1029	Education
8 CB&I **	971	Professional Services
9 Huntsman Corporation **	917	Chemical
10 Woodforest National Bank	897	Banking
11 Chevron Phillips Chemical Company	728	Chemical
12 McKesson Specialty Health	674	Healthcare
13 Cynthia Woods Mitchell Pavilion	622	Hospitality & Entertainment
14 Newfield Exploration	568	Energy
15 Repsol USA	550	Energy
16 Entergy Texas	532	Energy
17 Howard Hughes Hospitality	520	Hospitality & Entertainment
18 Baker Hughes	480	Energy
19 ClubCorp	461	Hospitality & Entertainment
20 Texas Children's Hospital The Woodlands	451	Healthcare
21 CVS Corporation	450	Distribution & Transportation
22 The Woodlands Township	446	Public Agencies
23 Fox Network Center - Woodlands	400	Professional Services
24 Montgomery County (South County)	372	Public Agencies
25 Health South Rehabilitation of The Woodlands and Shenandoah	360	Healthcare
26 Tetra Technologies	357	Energy
27 Wells Fargo & Co.	283	Banking
28 Nexus Specialty Hospital	280	Healthcare
29 Kiewit	265	Professional Services
30 The John Cooper School	264	Education
31 Strike, LLC	259	Energy
32 Nexeo Solutions	250	Professional Services
33 Praxair, Inc. Divisional Office	250	Professional Services
34 Woodlands Waterway Marriott Hotel & Convention Center	246	Hospitality & Entertainment
35 Martin-Brower	234	Distribution & Transportation
36 Emerus	231	Healthcare
37 Global Shop Solutions	229	Professional Services
38 Maersk Line	225	Professional Services
39 American Financial & Automotive Services	222	Professional Services
40 Carlton Woods Country Club	212	Hospitality & Entertainment
41 Amegy Bank of Texas/Amegy Mortgage	201	Banking
42 Brightview	200	Professional Services
43 The Broadmoor at Creekside Park	200	Healthcare
44 Waste Connections, Inc.	182	Professional Services
45 The Forum at The Woodlands	175	Healthcare
46 Blue Line Rental	163	Professional Services
47 Kelsey-Seybold Clinic	158	Healthcare
48 Interfaith of The Woodlands	154	Professional Services
49 The Woodlands Healthcare Center	150	Healthcare
50 Kroger Food Stores- Southwest Division Office	141	Professional Services
51 RPC Inc. & Subsidiaries	137	Energy
52 Park Manor of The Woodlands	135	Healthcare
53 Cardon Outreach	130	Professional Services
54 Jones and Carter, Inc.	128	Professional Services
55 Regent Care Center of The Woodlands	120	Healthcare
56 Merchants Choice Payment Solution	115	Professional Services
57 The Woodlands Christian Academy	114	Education
58 Alegis Revenue Group	110	Professional Services
59 Clariant	110	Energy
60 Detcon	105	Professional Services
61 The Woodlands Development Company / Howard Hughes Corporation	103	Professional Services
62 Sigma-Aldrich	101	Life Science
63 Newpark Resources	100	Energy
64 Petroleum Wholesale	100	Energy
65 Rigaku Americas	100	Life Science
66 The Woodlands Financial Group	100	Professional Services

**Indicates Fortune 500 Headquarters *This number does not reflect retail locations

THE WOODLANDS AREA MAJOR EMPLOYERS BY SECTOR

66 Companies | 33,128 Employees

- Life Science | 1%
- Distribution & Transportation | 2%
- Public Agencies | 3%
- Banking | 4%
- Chemical | 5%
- Hospitality & Entertainment | 6%
- Education | 15%
- Professional Services | 19%
- Healthcare | 21%
- Energy | 24%



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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.

_____ 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