

FOR SALE

Dental/Medical Office Building

LOCATION: 12234 Shadow Creek Pkwy., Bldg. 2

Pearland, Texas 77584

PROPERTY INFORMATION:

Property Size: 6,000 SQFT Building

Sales Price: \$1,400,000

\$233.00 SQ. FT.

- Near the Shadow Creek Parkway frontage road.
- Already built out as a Dental Office and would be perfect for a Medical Office Building (MOB), as well.
- Near the Shadow Creek Parkway frontage road.
- Located near a very busy, signaled Intersection.
- Close proximity to Memorial Herman and Kelsey-Seybold.
- Easy access to the Southwest 288 Freeway.

Traffic Counts:

CPD AVG – 33,953



FOR MORE INFORMATION:

Chris Bittinger

chris@rutledgecommercial.com

832.541.5433

Demographics:	1M	3M	5M
Population	8,532	60,063	174,474
Avg. Age	37.6	37.2	37.5
Avg. Income	124,297	105,715	83,724

FOR MORE INFORMATION CONTACT:

Wayne Rutledge

Wayne@RutledgeCommercial.com

832.875.2980



www.RutledgeCommercial.com

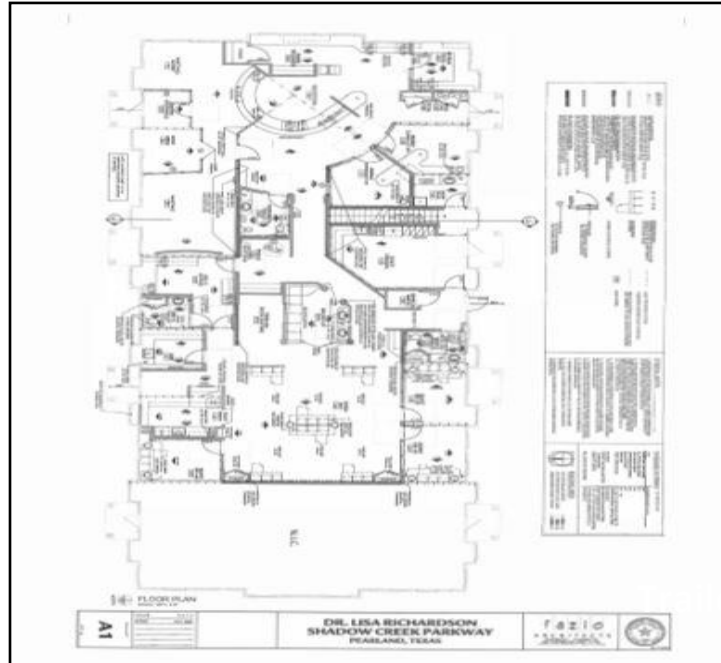
P.O. Box 580332

Houston, Texas 77258-0332

This information contained herein was obtained from sources believed reliable; however, Rutledge Commercial makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.

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Information About Brokerage Services

11/2/2015

Texas law requires all real estate licensees 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 IMPOSED 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:
 - a. that the owner will accept a price less than the written asking price;
 - b. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - c. 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 acting as 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>Rutledge Real Estate LLC</u>	<u>9022880</u>	<u>www.rutledgecommercial.com</u>	<u>1281287-2980</u>
Licensed Broker (Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<u>Wayne Rutledge</u>	<u>374362</u>	<u>wayne@rutledgecommercial.com</u>	<u>18321673-2980</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Wayne Rutledge</u>	<u>374362</u>	<u>wayne@rutledgecommercial.com</u>	<u>18321673-2980</u>
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
<u>Cheryl Robinson</u>	<u>940497</u>	<u>cheryl@rutledgecommercial.com</u>	<u>18321673-2923</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

TAB-2501

Sanity Commercial Real Estate, 1600 Upper Bay Street, Suite 1100

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Information available at www.trec.texas.gov

Phone: (817) 491-0000

URS 1-0 Date

Revised 1

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