

# **RUTLEDGE COMMERCIAL REAL ESTATE**

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## **SALES OFFERING – 6,000 SQFT MEDICAL BUILDING**

12234 Shadow Creek Pkwy., Bldg 2

Pearland, TX. 77584

- LOCATION:** In the popular Shadow Creek Area in Pearland, TX.
- SIZE:** 6,000 SQFT Building already build out and operating as Dental office but easy to convert for other medical office use.
- FLOOD PLAIN:** Out of the 100 year flood plain.
- RESTRICTIONS:** No other “use” restrictions that would disallow normal commercial development of a medical building.
- UTILITIES:** All normal City of Pearland utilities services are available nearby.
- COMMENTS:** The building is currently operating as a dental office with 3 ops, 4 chairs in the open bay, 2 small rooms in the front area with more room for expansion.
- TRAFFIC:** Daily TxDOT 2015 traffic counts: 25,254 cars per day on Shadow Creek Pkwy (FM 2234)
- KEY MAP NO.:** 20877517
- PRICE:** \$1,400,000 [\$200/sf], or as negotiated by Seller.
- NEED MORE INFORMATION ...Call Chris Bittinger @ 832.541.5433**

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