

Woodforest Medical Plaza 1 AT FISH CREEK



**PROFESSIONAL MEDICAL
SPACE
AVAILABLE FOR LEASE**



±50,480 SF *Healthcare Development*

**750 FISH CREEK THOROUGHFARE
MONTGOMERY, TEXAS 77316**

**LISA HUGHES
PAMELA SPROUSE
JEFF BEARD, CCIM**

**281.367.2220
JB Beard Company.com**



- ▶ Land Site: 7.8 Acres of healthcare centric development located at the NWC of Central Pine St. and Fish Creek Thoroughfare
- ▶ Estimated Completion: 3Q 2020
- ▶ Available Spaces:
 - Suite 150: 3,696 RSF
 - Suite 170: 3,472 RSF
 - Suite 180: 3,006 RSF
 - Suite 190: 1,610 RSF
 - Suite 200: 2,500 - 24,741 RSF
- ▶ Close proximity to Montgomery, Magnolia, Lake Conroe and The Woodlands.
- ▶ Development is located in the Woodforest Community developed by Johnson Development Company.



POPULATION SUMMARY

	1 MILE	3 MILE	5 MILE
2019 TOTAL POPULATION	3,011	19,928	60,609
2024 TOTAL POPULATION	3,991	25,450	73,242

* Demographic data derived from 2020 STOB

HOUSEHOLD INCOME

	1 MILE	3 MILE	5 MILE
2019 AVG. HOUSEHOLD INCOME	\$154,891	\$142,092	\$141,395
2024 AVG. HOUSEHOLD INCOME	\$163,941	\$154,423	\$153,840

* Demographic data derived from 2019 STOB

This information contained herein has been obtained from reliable sources; however, The J. Beard Company, LLC and The J. Beard Real Estate Company, L.P., makes no guarantees, warranties or representations to the completeness or accuracy of the data. Property submitted is subject to errors, omissions, change of price, prior sale or withdrawal without notice



STEWART ELEMENTARY
MUSTANGS

KIDDIE ACADEMY
EDUCATIONAL CHILD CARE

SITE

Pine Market
40,000 SF Facility
Grocery & Fast-Casual
Restaurant Concept

MONTGOMERY COUNTY FIRE DEPT.
E.S.D. #3

CVS
pharmacy

ORIGINAL CRUST PIZZA
PIZZA & MORE

Phase I
4.06 Acres
50,480 SF
260 Provided
5.15/1000





Woodforest Medical Plaza 1

Contact Information



BROKERS

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WEBSITE

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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.

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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