



301 MEDIC LANE – ALVIN, TX

NEC OF MEDIC LANE AND SMITH DRIVE | ALVIN, TEXAS

±6.1748 ACRES WITH 42,675 SF MEDICAL FACILITY FOR SALE

BRAD LYBRAND | 281.477.4300

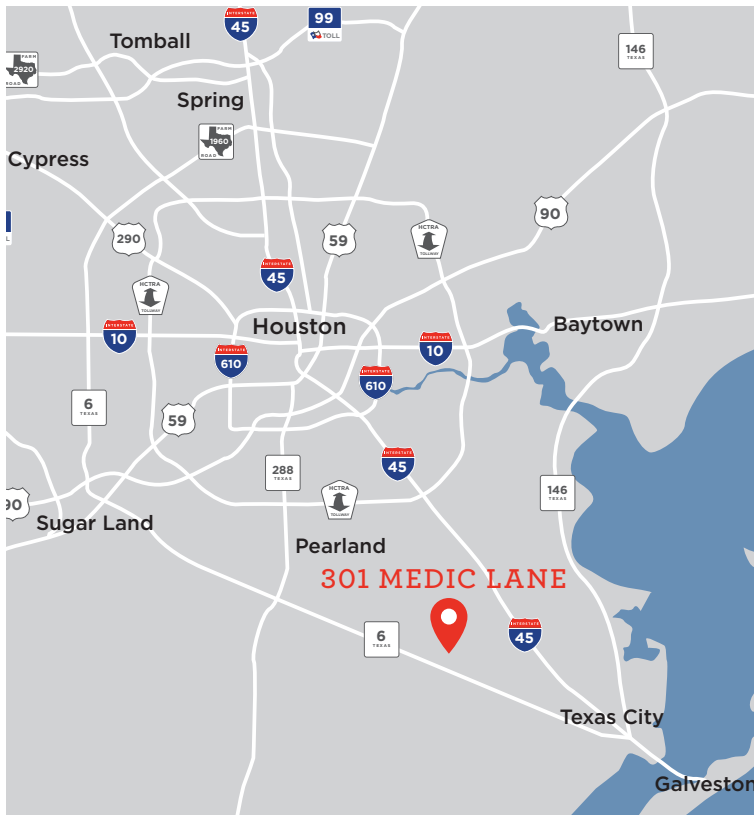
MEDICAL FACILITY AVAILABLE FOR SALE IN ALVIN, TEXAS

▶ **BRAD LYBRAND**
BLYBRAND@NEWQUEST.COM
713.438.9516

- The 42,675 SF facility was originally constructed in 1965 and has had periodic updates throughout the life of the building
- Facility is composed of a steel structure with tilt wall and stucco, central cooling and heating, emergency power & fire protection

Trade Area:

- The 6.1748 acres is located off the NE corner of Business 35 & Highway 6, just 25 miles south of Houston CBD, 12 miles south of Beltway 8, and 10 miles east of SH 288
- The general trade area is mix of residential, commercial and other healthcare providers



PROPERTY HIGHLIGHTS

- ▶ **APPROXIMATE SIZE:**
±6.1748 acres with 42,675 SF medical facility
- ▶ **PRICE:**
Contact broker
- ▶ **SCHOOL DISTRICT:**
Alvin ISD
- ▶ **FRONTAGE:**
Approx. 500' on Medic Lane
Approx. 300' on Smith Drive
- ▶ **UTILITIES:**
Available
- ▶ **RESTRICTIONS:**
Restricted against certain medical uses



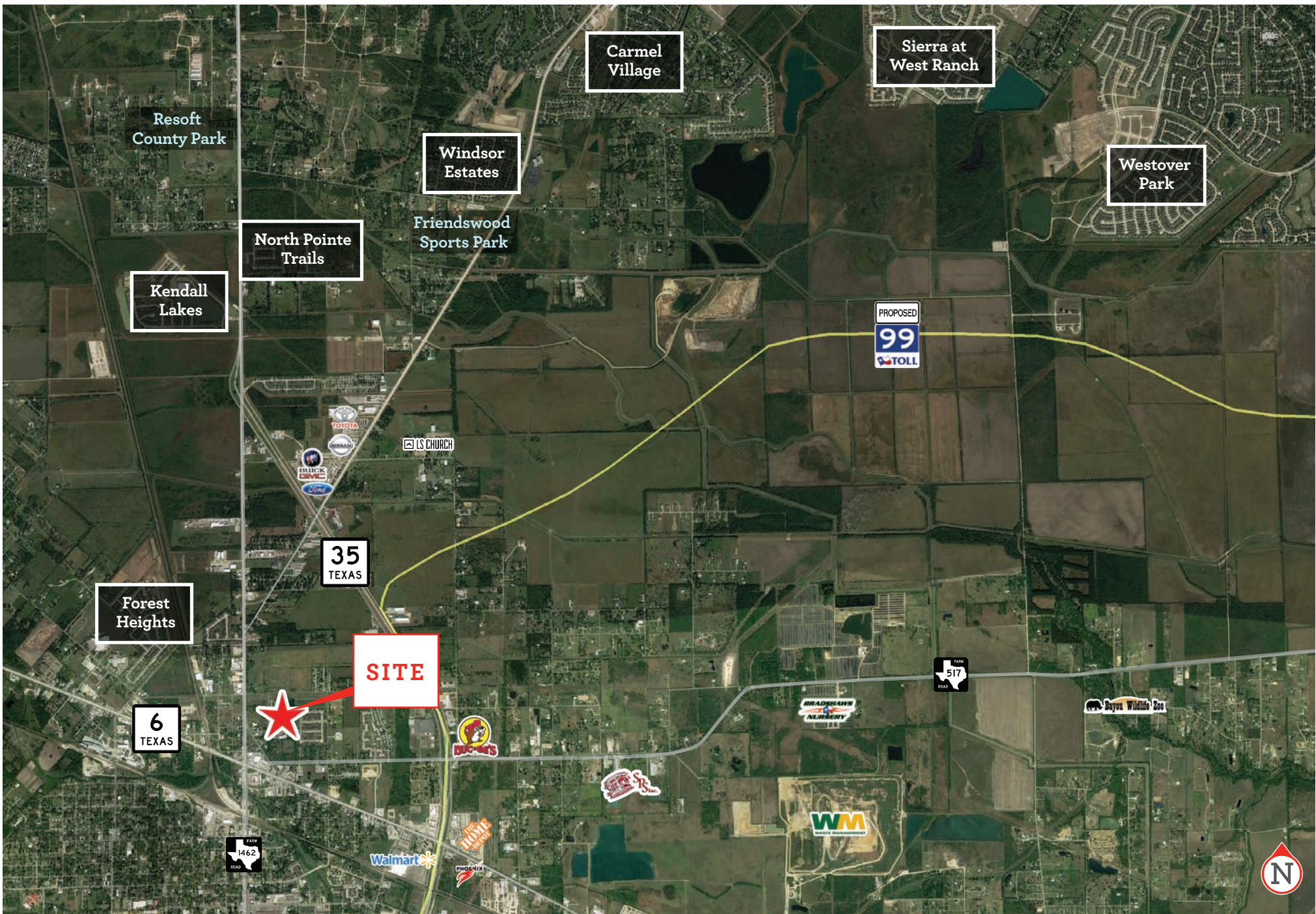
57,999
Current Population
Within 5-Mile Radius



44.31%
Population Growth
Within a 1-mile Radius
from 2010 to 2018



\$81,284
Average HHI Within
5-Mile Radius



AERIALS + ACREAGE



AERIALS + ACREAGE



PHOTOS

DEMOGRAPHICS

2010 Census, 2018 Estimates with Delivery Statistics as of 09/18

POSTAL COUNTS

	1 MILE	3 MILES	5 MILES
Current Households	2,652	12,239	20,059
Current Population	7,454	34,221	57,999
2010 Census Average Persons per Household	2.81	2.80	2.89
2010 Census Population	5,168	26,238	47,551
Population Growth 2010 to 2018	44.31%	30.61%	22.23%

CENSUS HOUSEHOLDS

1 Person Household	23.87%	21.92%	18.85%
2 Person Households	26.98%	30.18%	30.68%
3+ Person Households	49.15%	47.90%	50.47%
Owner-Occupied Housing Units	54.33%	62.57%	71.78%
Renter-Occupied Housing Units	45.67%	37.43%	28.22%

RACE AND ETHNICITY

2018 Estimated White	71.25%	75.00%	75.92%
2018 Estimated Black or African American	5.02%	4.85%	4.44%
2018 Estimated Asian or Pacific Islander	1.61%	1.97%	2.25%
2018 Estimated Other Races	21.44%	17.56%	16.77%
2018 Estimated Hispanic	46.78%	40.41%	37.83%

INCOME

2018 Estimated Average Household Income	\$55,236	\$68,892	\$81,284
2018 Estimated Median Household Income	\$49,265	\$54,801	\$64,488
2018 Estimated Per Capita Income	\$20,507	\$25,424	\$29,163

EDUCATION (AGE 25+)

2018 Estimated High School Graduate	32.76%	32.87%	30.98%
2018 Estimated Bachelors Degree	11.37%	12.04%	12.84%
2018 Estimated Graduate Degree	4.39%	4.99%	6.28%

AGE

2018 Median Age	31.4	33.9	34.7
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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.

Home Asset, Inc., dba NewQuest Properties	420076	-	(281)477-4300
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Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	(281)477-4300
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

Regulated by the Texas Real Estate Commission (TREC) | Information available at <http://www.trec.texas.gov>



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