



1308 KINGWOOD DRIVE
KINGWOOD, TX 77339



PROPERTY SUMMARY

Offering Price	\$800,000
Property Type	Medical/Professional
Building SF	4,650 SF
Lease Type	Modified Gross
Number of Tenants	1
Year Built	1983
Lot Size	4,761 SF
Parcel ID	1152860000140
Zoning Type	Commercial
Submarket	Lake Houston Area - Kingwood
County	Harris

INVESTMENT SUMMARY

McAlpine Interests is pleased to present an exclusive investment opportunity, 1308 Kingwood Drive. Improvements consist of a 4,650 Square Foot, Class B, 100% occupied, single-tenant medical/professional building located in a high income suburb of Houston, TX. 1308 Kingwood Drive is ideally located on Kingwood Drive, one of 2 primary east-west thoroughfares in Kingwood, only minutes from Hwy 59/I-69.

Built in 1983, the Property is part of a five building business park and features a glass exterior and a ~4.49/1,000 SF parking ratio in a shared business park lot. The building is currently 100% occupied by a psychiatry and counseling firm. Current annual rents are \$20.00/SF/YR with \$0.50 annual increases.



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President/Broker

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MCALPINE INTERESTS

2300 Green Oak Drive, Suite 100

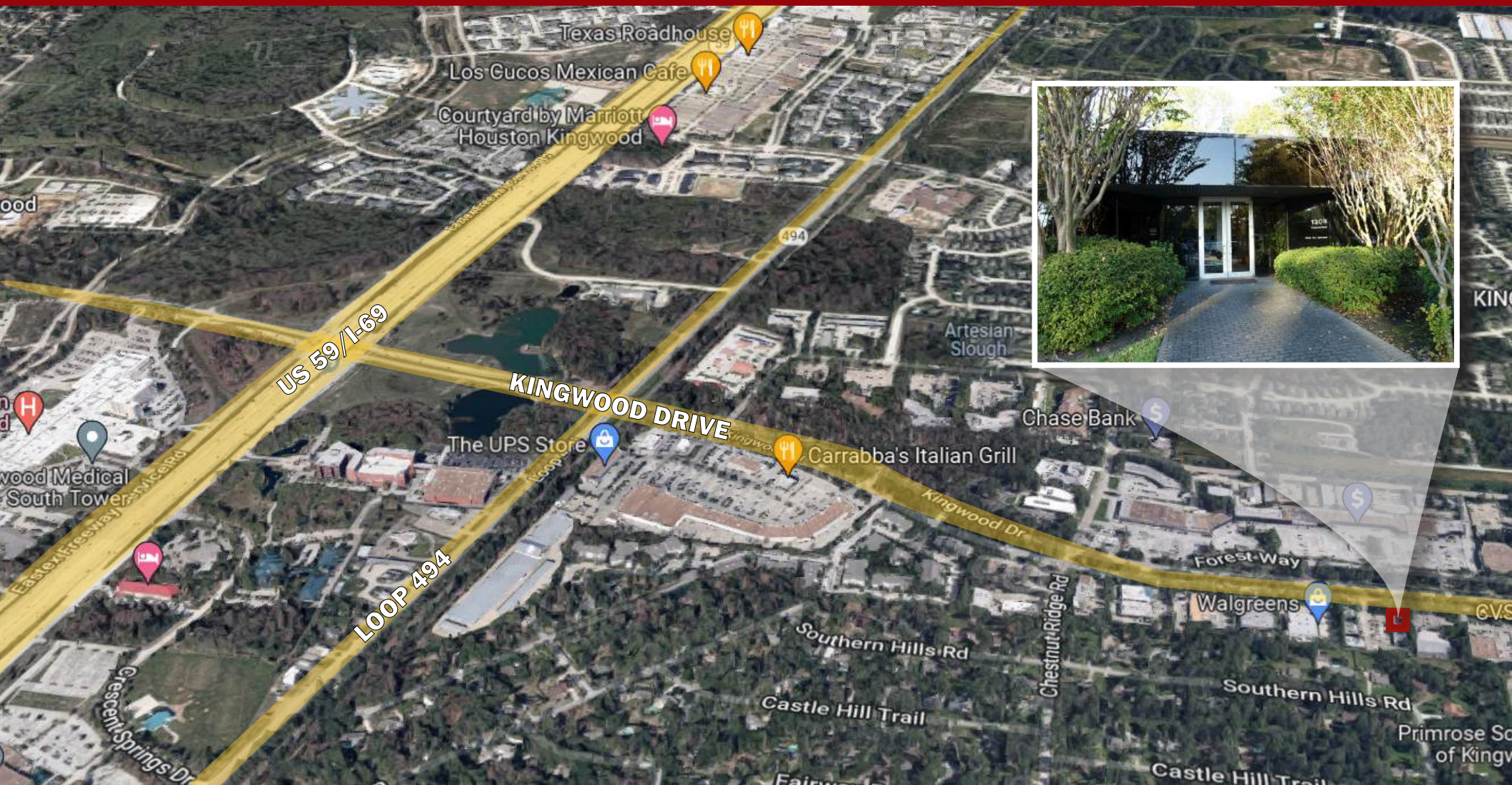
Kingwood, TX 77339

www.mcalpineinterests.com



INVESTMENT HIGHLIGHTS

- Presenting an exceptional investment opportunity at 1308 Kingwood Drive in Kingwood, TX, a distinguished medical/professional building featuring a lucrative long-term tenant.
- Strategically located in a bustling area with easy accessibility, this property offers steady income potential. Boasting a well-maintained infrastructure tailored to medical/professional needs, it offers a solid foundation for sustained returns.
- With a thriving community backdrop and proximity to major thoroughfares, this investment offering promises both stability and opportunity in one of the nation's most robust healthcare markets.



LOCATION HIGHLIGHTS

- Located on Kingwood Drive, one of two primary east-west thoroughfares in Kingwood
- Immediate access to Interstate 69/Highway 59 and on-site parking make for an easy commute
- Minutes from George Bush Intercontinental airport with easy access to Beltway 8, the Grand Parkway/State Highway 99
- One of five buildings in an office park
- Various restaurants, retail and medical in the immediate area





STONEHOLLOW DR

FOREST WAY

KINGWOOD DR

1306

1308

1304

1310

1302

VIEW OF FIVE BUILDING OFFICE PARK



THE PROPERTY

PROPERTY DETAILS

PROPERTY OVERVIEW	
YEAR BUILT	1983
CONSTRUCTION TYPE	GLASS
LAND AREA	4,759 SF
GROSS LEASABLE AREA	4,650 SF
PARKING SPACES	93 SHARED BETWEEN 5 BUILDINGS IN PARK
PARKING RATIO	~4.49/1,000
CONSTRUCTION	
FOUNDATION	POURED CONCRETE SLAB
EXTERIOR	GLASS
ROOF/COVER	REPLACED IN 2024
WALLS	GLASS
BUILDING SYSTEMS	
HEATING	HOT AIR
COOLING	CENTRAL/FORCED
HVAC	4-TON AND 15 TON; BOTH REPLACED IN 2019



OVERVIEW AND EXPENSES

PRICING SUMMARY

NET EFFECTIVE INCOME	\$93,900
EXPENSES	\$32,827
NOI	\$61,073

EXPENSE BREAKDOWN

JANITORIAL	TENANT RESPONSIBILITY
REPAIRS & MAINTENANCE	\$5,484
ELECTRIC	TENANT RESPONSIBILITY
ASSOCIATION DUES	\$12,508
INSURANCE	\$4,600
REAL ESTATE TAXES	\$10,235
TOTAL EXPENSES	\$32,827



RENT ROLL & TENANT PROFILES

RENT ROLL

Unit	Suite 100
Tenant Name	The Wellsource Group Psychiatry & Counseling- Bryan Boyle & Associates, PLLC
Lease Commence	5/5/2017
Lease Expiration	7/31/2029
\$/SF/YR	\$20.00 with \$0.50 annual increases
SF	4,650
ANNUAL RENT	\$93,000
RENT BUMPS	8/1/25 - 7/31/26: \$7,943.75 (\$20.00/SF/YR) 8/1/26 - 7/31/27: \$8,137.50 (\$20.50/SF/YR) 8/1/27 - 7/31/28: \$8,331.25 (\$21.00/SF/YR) 8/1/28 - 7/31/29: \$8,525.00 (\$22.00/SF/YR)



The Wellsource group is a psychiatric and counseling group offering psychiatric nurse practitioners and mental health counselors to work with a wide range of mental health issues. They provide psychotropic medication management, talk therapy, grief counseling, parenting support, couples counseling and more. The practice employs two psychiatric nurse practitioners and 10 mental health counselors. The Wellsource Group is a long term tenant with its tenancy commencing in 2017.

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	9,268	39,163	121,477
2020 Population	11,848	47,680	148,199
2024 Population	12,153	50,863	154,938
2029 Population	12,114	52,766	162,580
2024-2029 Growth Rate	-0.06	0.74%	0.97%

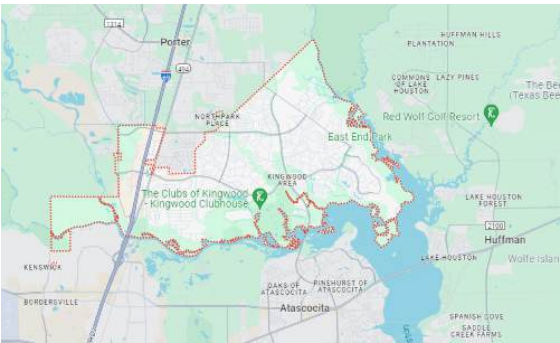
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Total Households	3,795	15,600	44,274
2020 Total Households	4,770	18,496	52,856
2024 Total Households	4,860	19,893	55,719
2029 Total Households	4,897	21,006	59,350
2024 Average Household Size	2.43	2.55	2.77
2024 Owner Occupied Housing	2,914	12,889	37,412
2029 Owner Occupied Housing	3,073	13,736	40,354
2024 Renter Occupied Housing	1,919	7,004	18,307
2029 Renter Occupied Housing	1,824	7,269	18,996
2024 Vacant Housing	446	2,280	4,810
2020 Total Housing	5,221	20,384	60,529

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
\$0-\$24,999	480	1,991	6,125
\$25,000-49,999	595	2,712	7,137
\$50,000-99,999	1,487	6,360	16,885
\$100,000-199,999	1,814	6,113	17,768
\$200,000 or greater	485	2,717	7,803
Median HH Income	\$92,754	\$85,404	\$90,018
Average HH Income	\$115,528	\$119,806	\$121,581



ABOUT KINGWOOD

Kingwood, TX is a master-planned community located 20 miles north of Houston, with the majority of its land located in Harris County and a small portion in Montgomery County. Known as the “Livable Forest,” Kingwood was developed by Friendswood Development Company in 1971 and now is the largest master-planned community in Harris County and second-largest within the 10-county Houston-The Woodlands-Sugar Land metro area. Kingwood is best known as a community that coexists with nature, as its heavily wooded acreage is canopied with tall pines, magnolias, and 20 other varieties of shade trees. Over 75 miles of hike and bike trails known as “greenbelts” run through Kingwood’s beautiful forests, connecting subdivisions. Kingwood is home to five private golf courses, Lake Houston, and a brief 15 minute drive from George Bush Intercontinental Airport. It is a part of the Lake Houston Area with access to dense, well-educated workforces in the neighboring suburbs of Atascocita, Summerwood, Fall Creek, The Woodlands, and New Caney.



KINGWOOD FACTS

LAND	~14,000 AC
INCORPORATED	1969
ANNEXED BY HOUSTON	1996
POPULATION	~70,000
DENSITY	2,000 PEOPLE/ SQUARE MILE

PROXIMITY

HOUSTON CBD	30 - 45 MINUTES
THE WOODLANDS	30 MINUTES
GEORGE BUSH INTERCONTINENTAL AIRPORT	15 MINUTES
BELTWAY 8	15 MINUTES

LAKE HOUSTON AREA

POPULATION	320,230
HOUSEHOLDS	106,630
TOTAL BUSINESSES	8,687
EMPLOYEES	84,650



GREATER HOUSTON AREA

Houston is the most populous city in the state of Texas and the fourth most populous city in the United States. As of the last census in 2020, the population of Houston was approximately 2.3 million people. The Greater Houston area, which includes surrounding suburbs and cities, has a population of over 7 million, making it one of the largest metropolitan areas in the country.

The Houston commercial real estate market has historically been robust, largely due to the city's status as a major economic hub in the United States. Houston's economy is diverse, with key sectors including energy, healthcare, manufacturing, aerospace, and technology. This diversity has contributed to a resilient commercial real estate market, offering a variety of investment opportunities across different sectors.

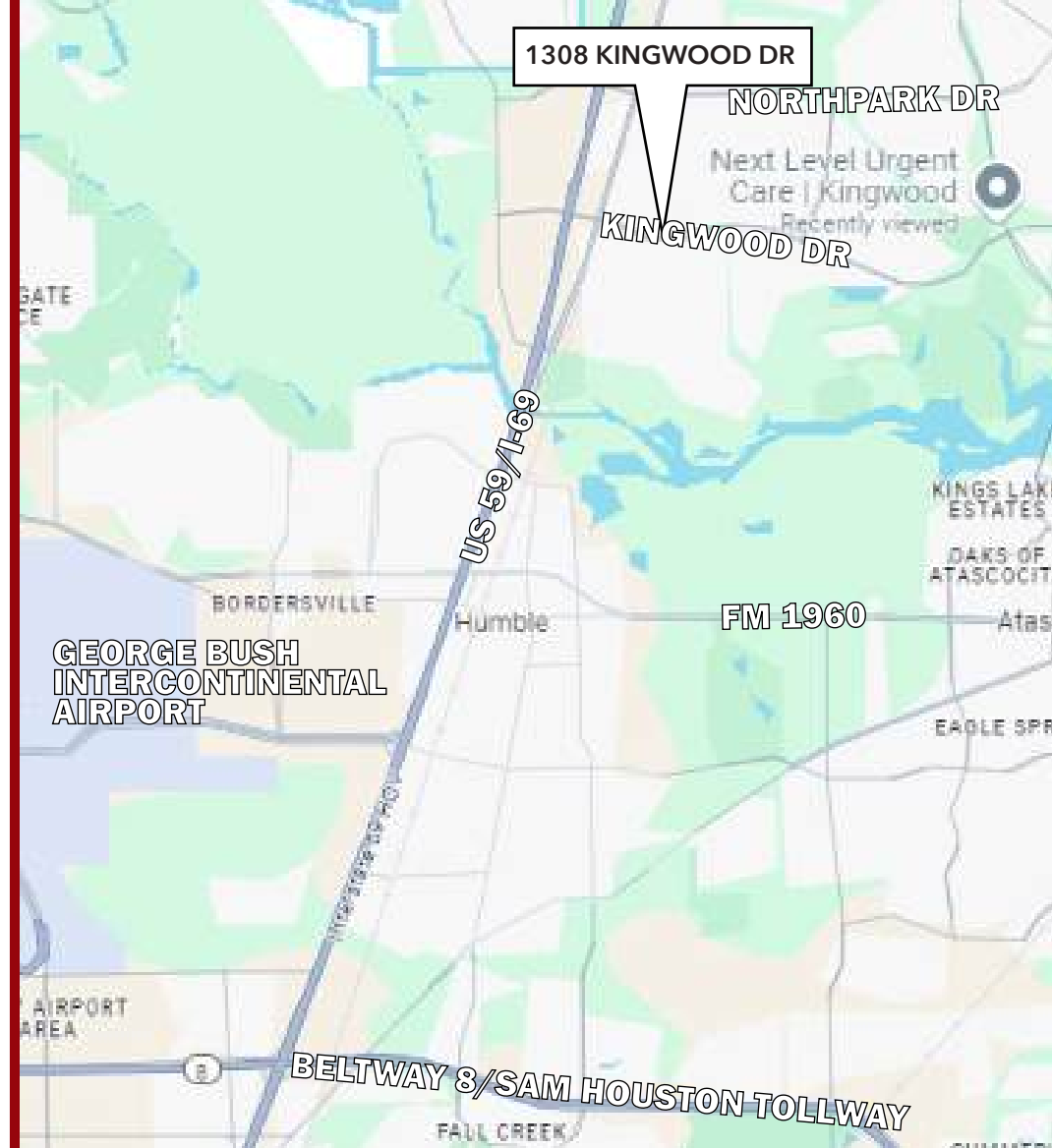
The city's population growth has been significant over the years, driven by both domestic migration and international immigration. Houston is known for its affordability compared to other major metropolitan areas in the U.S., which has attracted individuals and families seeking lower living costs and ample employment opportunities.

In terms of demographics, Houston is one of the most diverse cities in the United States, with a large population of Hispanic, African American, Asian, and White residents. This cultural diversity is reflected in the city's vibrant neighborhoods, culinary scene, and cultural institutions.

Houston's job market is particularly strong in sectors such as energy, healthcare, and technology. The city is home to more than 20 Fortune 500 companies, including energy giants like ExxonMobil and Chevron, as well as major healthcare institutions like the Texas Medical Center, the largest medical complex in the world. The energy industry, particularly oil and gas, has historically been a dominant force in Houston's economy.

In recent years, Houston has seen growth in industries such as healthcare, with the Texas Medical Center driving demand for medical office space and related services. Additionally, the city has been investing in its technology sector, attracting startups and entrepreneurs to areas like the Houston Technology Center and the Innovation District.

Overall, Houston's diverse economy and population provide a solid foundation for continued growth and investment opportunities.



EXCLUSIVELY PRESENTED BY:

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INFORMATION ABOUT BROKERAGE SERVICES

2-10-2025

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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 & A BROKER SHOULD BE IN WRITING & 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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Licensed Broker/Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			

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Designated Broker of Firm	License No.	Email	Phone

<u></u>	<u></u>	<u></u>	<u></u>
Licensed Supervisor of Sales Agent	License No.	Email	Phone

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

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IABS 1-1

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