



607

## TIMBERDALE MEDICAL ARTS

North Houston Nephrology &  
Diagnostic Associates, P.A.

Richard J. Foley, M.D.

Gene D. Forrester, M.D.

Helen H. Lee, M.D.

Nizar A. Younas, M.D.

Syed R. Kadri, M.D.

Advayanand G. Shirsalkar, M.D.

N.H.I.D.A.

Luis E. Castillo, M.D.

Ehsan Azadeh, D.D.S., F.I.C.O.I.

Spring Dialysis

Intercede Health

Dr. Azadeh, D.D.S.

Dr. Castillo, M.D.

Dr. Lee, M.D.

Dr. Shirsalkar, M.D.

Dr. Younas, M.D.

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# PROPERTY SUMMARY

Offering Price	\$2,950,000
Property Type	Medical/Professional
Building SF	26,986 SF
Lease Type	Gross Lease
Year Built	1998
Lot Size	63,815 SF
Parcel ID	1082270000005
Zoning Type	Commercial
Submarket	Spring/Cypresswood
County	Harris

# INVESTMENT SUMMARY

McAlpine Interests is pleased to present the opportunity to purchase an exclusive investment opportunity, 607 Timberdale Ln. Improvements consist of a 26,986 Square Foot, Class B, ~90% occupied, multi-tenant medical building located in a rapidly growing MSA of Houston, TX. The diverse mix of medical tenants includes Davita Dialysis, North Houston Nephrology, North Houston Infectious Disease and a dental practice. 607 Timberdale Ln. is ideally located adjacent to HCA Houston Northwest and only minutes from George Bush Intercontinental Airport.

Built in 1998, the Property features masonry construction and 72 parking stalls. The building is currently  $\pm$ 90% occupied by 4 tenants, providing an excellent opportunity to add value through leasing the remaining space. Current annual rents range from approximately \$18-\$21 per SF.

607 Timberdale Ln. also provides a unique opportunity for owner-occupants to absorb some of the vacancies while further enhancing via strategic long term leasing strategies at market rates.



## ADAM MCALPINE, CCIM

President/Broker  
Direct: 281-973-4562  
adam@mi-cre.com

## MCALPINE INTERESTS

2300 Green Oak Drive, Suite 100  
Kingwood, TX 77339  
www.mcalpineinterests.com





# INVESTMENT HIGHLIGHTS

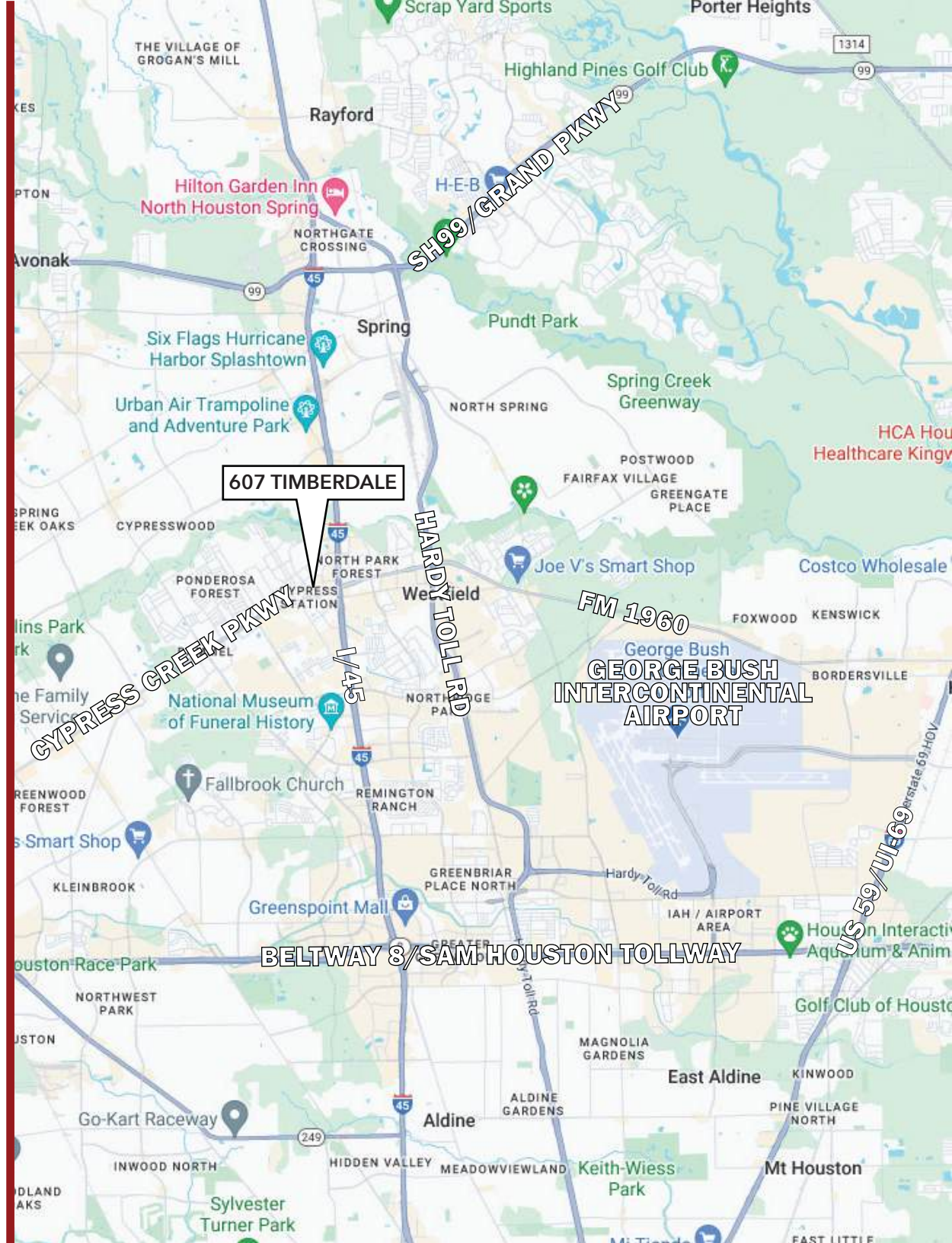
- Presenting an exceptional investment opportunity at 607 Timberdale Ln in Houston, TX, a distinguished medical building featuring a lucrative blend of four established tenants.
- Additional value-add opportunity for leasing 2,582 SF of prime vacancy and converting from gross lease to NNN.
- Strategically located in a bustling area with easy accessibility, this property offers steady income potential and room for growth. Boasting a well-maintained infrastructure tailored to medical needs, including specialized facilities and administrative spaces, 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 just off FM 1960 directly west of I-45 on Timberdale Ln.
- Convenient access to FM 1960, I-45, Hardy Toll Rd, Beltway 8 and SH-99/Grand Pkwy and on-site parking make for an easy commute
- In close proximity to HCA Houston Northwest Hospital and ~11 miles from George Bush Intercontinental Airport
- Various medical, office, retail, and hotels in the immediate vicinity







**THE PROPERTY**



# PROPERTY DETAILS

PROPERTY OVERVIEW	
YEAR BUILT	1998
CONSTRUCTION TYPE	MASONRY
LAND AREA	63,815 SF
GROSS LEASABLE AREA	26,968 SF
PARKING	72 PARKING STALLS
CONSTRUCTION	
FOUNDATION	POURED CONCRETE SLAB
STRUCTURAL FRAME	MASONRY FRAME
EXTERIOR	BRICK/STONE
ROOF/COVER	METAL/PITCHED
FLOOR COVER	CARPET, LINOLEUM, TILE
WALLS	PAINTED DRY WALL
BUILDING SYSTEMS	
HEATING	HOT AIR
COOLING	CENTRAL/FORCED





# OVERVIEW AND EXPENSES

## PRICING SUMMARY

NET EFFECTIVE INCOME	\$486,936
EXPENSES	\$297,565
<b>NOI</b>	<b>\$189,371</b>

## EXPENSE BREAKDOWN

JANITORIAL	\$40,720
TRASH REMOVAL	\$17,443
REPAIRS & MAINTENANCE	\$25,807
LANDSCAPING/PARKING LOT	\$6,231
ELEVATOR	\$3,566
SECURITY	\$17,810
UTILITIES	\$62,121
HVAC	\$6,310
ASSOCIATION DUES	\$554
INSURANCE	\$20,831
REAL ESTATE TAXES	\$73,591
MANAGEMENT FEE	\$24,000
TENANT REIMBURSIBLES	(\$1,419)
<b>TOTAL EXPENSES</b>	<b>\$297,565</b>





# DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	14,170	87,359	243,292
2020 Population	16,448	108,237	295,891
2023 Population	16,428	110,615	307,194
2028 Population	16,410	112,538	315,771
2023-2028 Growth Rate	-0.02%	0.35%	0.55%
2023 Daytime Population	22,103	98,884	265,143

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Total Households	6,102	31,942	83,624
2020 Total Households	6,517	38,632	101,070
2023 Total Households	6,503	39,500	105,360
2028 Total Households	6,524	40,390	109,067
2023 Average Household Size	2.47	2.78	2.91
2023 Owner Occupied Housing	1,235	18,117	57,474
2028 Owner Occupied Housing	1,274	18,971	60,137
2023 Renter Occupied Housing	5,268	21,383	47,996
2028 Renter Occupied Housing	5,250	21,419	49,930
2023 Vacant Housing	1,186	4,631	9,024
2023 Total Housing	7,689	44,131	114,621

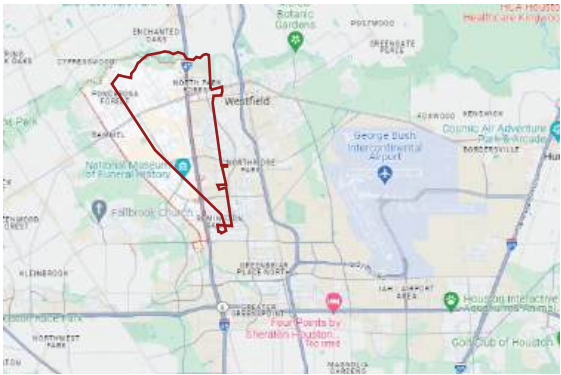
2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
\$0-\$24,999	1,868	7,361	18,018
\$25,000-49,999	2,166	10,570	24,003
\$50,000-99,999	1,801	11,304	32,054
\$100,000-199,999	598	7,747	24,453
\$200,000 or greater	52	2,518	6,830
Median HH Income	\$38,236	\$54,663	\$61,785
Average HH Income	\$51,351	\$84,207	\$89,414





# ABOUT HOUSTON

Houston is the most populous city in the U.S. state of Texas and in the Southern United States. Located in Southeast Texas near Galveston Bay and the Gulf of Mexico, it is the seat and largest city of Harris County; as well as the principal city of the Greater Houston metropolitan area, which is the fifth-most populous metropolitan statistical area in the United States and the second-most populous in Texas after Dallas-Fort Worth. With a population of 2,314,157 in 2023, Houston is the fourth-most populous city in the United States



## HOUSTON FACTS

LAND	640.4 SQ MI
INCORPORATED	1837
POPULATION	2,301,572
DENSITY	3,598.43 PEOPLE/ SQUARE MILE

## 607 TIMBERDALE PROXIMITY

HOUSTON CBD	28 MINUTES
THE WOODLANDS	14 MINUTES
GEORGE BUSH INTERCONTINENTAL AIRPORT	22 MINUTES
BELTWAY 8	10 MINUTES

## 77090 ZIP CODE

POPULATION	32,930
HOUSEHOLDS	16,429



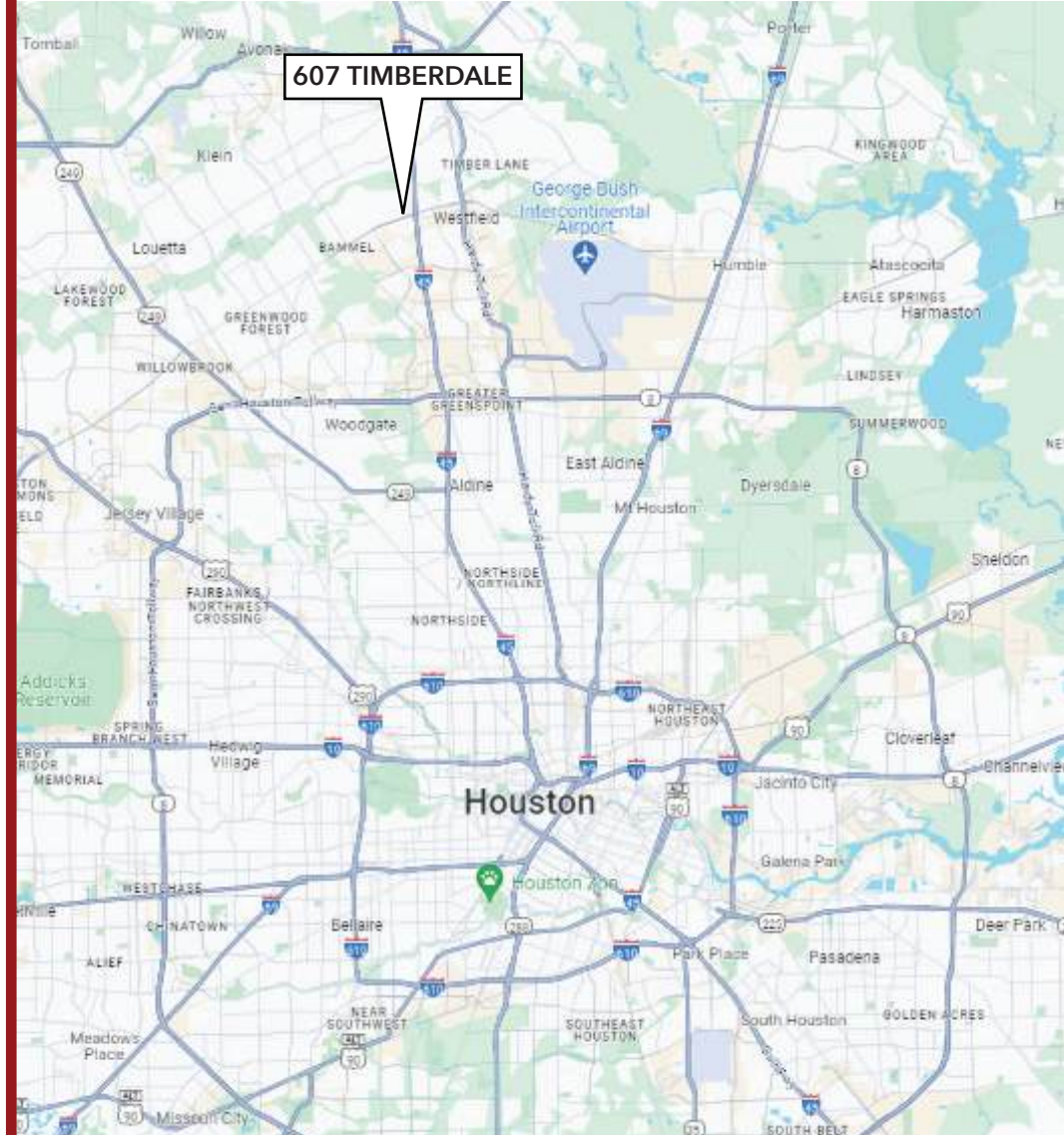


Houston is the most populous city in the state of Texas and the fourth most populous city in the United States. As of the last census in 2020, the population of Houston was approximately 2.3 million people. The Greater Houston area, which includes surrounding suburbs and cities, has a population of over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

The 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.

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.

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



2300 Green Oak Drive, Suite 100  
Kingwood, TX 77339  
[www.mcalpineinterests.com](http://www.mcalpineinterests.com)





# CONFIDENTIALITY AGREEMENT

**PERTAINING TO PROPERTY LOCATED AT:**

**607 Timberdale Ln., Houston, TX 77090 ("Property:")**

1

Re: The purpose of this letter agreement (the "Agreement"), is to set forth the terms and conditions upon which Dapar, Inc. dba McAlpine Interests, ("MI") the listing broker representing GWB TIMBERDALE LLC and its related entities (collectively, "GWBT"), will share certain confidential and proprietary information regarding the above Property with, and its affiliates (collectively, the "Interested Party"), in connection with the discussion, analysis, and evaluation by Interested Party of a possible purchase of the Property (the "Transaction"), although Interested Party has not yet entered into a contract to purchase the Property.

To Whom it may Concern:

We appreciate the opportunity to work with you in connection with that certain property located at 607 Timberdale Ln., Houston, TX 77090 (the "Property"). As you know in the course of our discussion, MI may furnish to the Interested Party certain confidential, non-public, and proprietary information relating to the business operations of GWBT.

The purpose of this letter agreement is to set forth the agreement and understanding of GWBT, MI and the Interested Party with respect to the GWBT Information. Accordingly, each of GWBT, MI, and the Interested Party agrees as follows:

1. GWBT Information. As used herein, the term "GWBT Information" shall include any and all information concerning GWBT and/or the Property (whether prepared by MI, the Interested Party, GWBT, and irrespective of the form of communication), including, without limitation, any and all rent rolls, analyses, forecasts, financial reports, appraisals, compilations, studies, interpretations, derivations, or other documents prepared by GWBT, MI, and/or the Interested Party which contain, reflect or are based upon, in whole or in part, the information furnished to the Interested Party by MI and/or GWBT.

2. Confidentiality and Non-Disclosure. Interested Party agree that the Information disclosed pursuant to this Agreement will be maintained in the strict confidence, will not be used in any way detrimental to MI or GWBT nor for the financial or pecuniary gain of the Interested Party (except in the

Interested Party's efforts to purchase the Property), and will be used solely for the purpose of considering and evaluating the Transaction. As long as the Interested Party requires such parties' adherence to this Agreement by such parties, and assumes responsibility for their actions in violation hereof, the Interested Party may share such Information with bona fide lender prospects, partners and investors interested in providing equity investment or loan funds for the purchase of the Property, and to its attorneys, accountants and other professionals engaged in providing advice to the Interested Party with regard to the Property and the prospective Transaction. The provision of Information does not obligate GWBT in any manner to the Interested Party to enter into a contract to sell the Property, and no agreement between GWBT and Interested Party will exist in the absence of the execution of a binding written agreement of sale. The Interested Party, nor any of their respective officers, directors, agents, employees, consultants or affiliates, shall, either directly or indirectly, use, reproduce, disclose, disseminate or distribute or permit the reproduction, disclosure, dissemination, or distribution of any Information to any other person, firm, corporation, association or entity in any manner contrary to the terms of this Agreement, without the prior written consent from MI.

3. Prior Consent. The Interested Party will not contact any client, lender, tenant, employee or contractor of the Property or GWBT, or any governmental authority with regard to Information relating to the Property, without first obtaining the prior written consent of MI.

4. Representation. The Interested Party represents that you have not contracted with or otherwise engaged any broker, agent or representative in connection with Interested Party's possible acquisition of the Property unless acknowledged to herein below before sending back this Agreement to MI, and Interested Party agree to indemnify, defend and hold GWBT and MI harmless from and against any and all losses, damages, costs and expenses, including reasonable attorneys' fees, arising out of or in connection with any claim or suit asserted or brought by any broker, agent or representative for commissions, fees or other compensation, to the extent such claim or suit is based in whole or in part on dealing with or through the Interested Party, or its directors, officers, employees, partners, agents, representatives or advisors.

5. Signing Authority. Each person signing for the parties to this Agreement warrants that he or she has authority to bind the respective party to the obligations in this Agreement.

6. Warranties. Neither GWBT nor MI nor any of their respective officers, employers, agents or principals has made or will make any representations or warranties, expressed or implied, as to the accuracy or completeness



of the confidential information or any of the contents, and no legal commitment or obligation shall arise by reason of the confidential information or the Contents. Analysis and verification of all the information contained in the confidential information is solely the responsibility of the Interested Party.

7. Applicable Law. This letter agreement shall be governed by and construed and enforceable in accordance with the laws of the State of Texas. The parties hereto expressly agree, confirm, and understand that the Interested Party's right to receive any GWBT information hereunder is not assignable by the Interested Party in any respects.

8. Amendments. This letter agreement may be waived, amended, or modified only by an instrument in writing signed by the party against which such waiver, amendment, or modification is sought to be enforced.

Please evidence and confirm the Interested Party's agreement with the foregoing by executing this letter agreement at the space indicated below and returning one copy of the same to MI, via email. The Interested Party and their representatives confirm the understanding that any agreements between the Interested Party and GWBT concerning the acquisition will exist only when such agreement is in writing and duly executed by the parties thereto.

AGREED TO AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025:

BUYER PROSPECT

BUYER BROKER (If Applicable)

Company: \_\_\_\_\_ Company: \_\_\_\_\_

Signature: \_\_\_\_\_ Signature: \_\_\_\_\_

Name: \_\_\_\_\_ Name: \_\_\_\_\_

Title: \_\_\_\_\_ Title: \_\_\_\_\_

Address: \_\_\_\_\_ Address: \_\_\_\_\_

City, St, Zip: \_\_\_\_\_ City, St, Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Phone: \_\_\_\_\_

Fax: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_ Email: \_\_\_\_\_

Date: \_\_\_\_\_ Date: \_\_\_\_\_

**EXCLUSIVELY  
PRESENTED BY:**

**ADAM MCALPINE, CCIM**

President/Broker

Direct: 281-973-4562

adam@mi-cre.com

**MCALPINE INTERESTS**

2300 Green Oak Drive, Suite 100

Kingwood, TX 77339

www.mcalpineinterests.com





# 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. **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.

<u>Dapar, Inc. dba McAlpine Interests</u>	<u>313655</u>	<u>adam@mi-cre.com</u>	<u>281 973 4562</u>
Licensed Broker/Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			

<u>Adam McAlpine</u>	<u>600646</u>	<u>adam@mi-cre.com</u>	<u>281 973 4562</u>
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

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

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
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