
# 18700 W. LAKE HOUSTON PKWY.

ATASCOCITA, TX 77346

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# EXCLUSIVELY PRESENTED BY:


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McALPINE INTERESTS

# PROPERTY SUMMARY

| | |
|---|---|
| Offering Price | $5,195,000 |
| Cap Rate | 7.28% |
| Total Building SF | 21,273 SF |
| Building A | 12,094 SF |
| Building B | 9,179 SF |
| Year Built | 2002 |
| Lot Size | ~3.6 AC |
| Future Development | ~1.3 AC |
| Zoning Type | Commercial |
| County | Harris |
| Parking Ratio | 5.5/1,000 |

# INVESTMENT SUMMARY

18700 W Lake Houston Parkway offers a rare opportunity to acquire a strategically located medical/professional investment in the heart of the rapidly growing Lake Houston market. The offering includes two medical/ professional buildings totaling 21,273 square feet situated along a highly visible commercial corridor with excellent access, strong demographics, and continued area growth.

Complementing the existing improvements is approximately 1.3 acres of excess land, providing investors with a unique opportunity to create additional value through future development or expansion. Whether utilized for additional office, medical, retail, or other commercial uses (subject to applicable approvals), the excess land offers flexibility and long-term upside rarely available with stabilized office assets.

Combining immediate income potential with future development opportunities, 18700 W Lake Houston Parkway presents a compelling investment in one of Northeast Houston's most established and expanding commercial corridors.

# INVESTMENT HIGHLIGHTS

- 100% leased medical/professional investment providing immediate, stable cash flow
- Two medical/professional buildings totaling 21,273 SF
- Situated on approximately 3.6 acres, including ±1.3 acres of excess land for future development or expansion
- Below market average rent ($17.77/SF/YR). Excellent opportunity to combine current income with long-term value appreciation
- Flexible multi-tenant medical/professional property with a diverse tenant mix
- Prominent frontage and excellent visibility along W Lake Houston Parkway
- Ample on-site parking with convenient drive-up suite access
- Well-maintained property in an established commercial corridor
- Not located in a flood plain

# LOCATION HIGHLIGHTS

- Located in the heart of the Lake Houston/ Atascocita trade area, one of Northeast Houston's fastest-growing communities
- Frontage on W Lake Houston Parkway, a major north-south commercial corridor serving the Lake Houston market
- Minutes from FM 1960, West Lake Houston Parkway, and Beltway 8, providing convenient regional access
- Surrounded by affluent master-planned communities including Kingwood, Atascocita, and Summerwood
- Close proximity to major retail, restaurants, banking, healthcare, and everyday conveniences
- Strong daytime population supported by nearby businesses, medical offices, and schools
- Continued residential and commercial growth driving long-term demand for office space
- Approximately 20 minutes from George Bush Intercontinental Airport (IAH)

# THE PROPERTY

# PROPERTY DETAILS

| PROPERTY OVERVIEW | |
|---|---|
| YEAR BUILT | 2002 |
| CONSTRUCTION TYPE | STONE AND MASONRY |
| LAND AREA | ~3.6 AC |
| GROSS LEASABLE AREA | 21,273 SF |
| **CONSTRUCTION** | |
| FOUNDATION | POURED CONCRETE SLAB |
| STRUCTURAL FRAME | MASONRY FRAME |
| EXTERIOR | BRICK, STONE, STUCCO |
| WINDOWS | TINTED GLASS; ALUMINUM FRAMES |
| ROOF/COVER | PITCHED |
| **BUILDING SYSTEMS** | |
| HEATING | INDIVIDUAL ELECTRICAL HVAC UNITS |
| COOLING | INDIVIDUAL ELECTRICAL HVAC UNITS |
| SECURITY | KEY ACCESS |

# SITE PLAN


Future Phase 3
±1.3 AC Additional Land
Development Opportunity
Building A
Building B
WEST LAKE HOUSTON PARKWAY
N
0
25
50
100
Feet

# INCOME AND EXPENSES

| INCOME | |
|---|---|
| ANNUAL RENT | $377,964 |
| EXPENSE REIMBURSEMENTS | $199,672 |
| **TOTAL INCOME** | **$577,636** |

| EXPENSES | |
|---|---|
| CAM | $48,293 |
| MANAGEMENT FEE | $21,577 |
| TAXES | $102,669 |
| INSURANCE | $27,133 |
| **TOTAL EXPENSES** | **$199,672** |

| | |
|---|---|
| **NET OPERATING INCOME** | **$377,964** |

# TENANT MIX

Future Phase 3
±1.3 AC Additional Land
Development Opportunity
FITZGERALD FAMILY DENTAL
JRA FOOT & ANKLE CENTER
ALLSTATE
ATASOCITA COUNSELING ASSOCIATES
G&G NAILS SPA
LAKE HOUSTON ORTHODONTICS
Building A
Building B
CHIROPRACTIC WELLNESS CENTER
JLA REALTY
FAMILY VISION CENTER
WEST LAKE HOUSTON PARKWAY
N
0
25
50
100
Feet

# DEMOGRAPHICS

| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|---|---|---|---|
| 2010 Population | 12,301 | 54,947 | 101,877 |
| 2020 Population | 13,116 | 72,631 | 137,061 |
| 2026 Population | 13,154 | 75,422 | 156,427 |
| 2031 Population | 13,145 | 77,881 | 164,654 |
| 2026-2031 Growth Rate | -.01% | 0.64% | 1.03% |

| 2026 HOUSEHOLD INCOME | 1 MILE | 3 MILE | 5 MILE |
|---|---|---|---|
| $0-$24,999 | 4.9% | 6% | 6.2% |
| $25,000-49,999 | 6% | 6.1% | 8% |
| $50,000-99,999 | 24.1% | 24% | 24.8% |
| $100,000-199,999 | 44% | 39.5% | 37% |
| $200,000 or greater | 21.3% | 24.5% | 23.9% |
| Median HH Income | $125,649 | $132,916 | $127,938 |
| Average HH Income | $149,333 | $160,207 | $158,808 |

| HOUSEHOLDS | 1 MILE | 3 MILE | 5 MILE |
|---|---|---|---|
| 2010 Total Households | 3,951 | 18,276 | 34,292 |
| 2020 Total Households | 4,268 | 23,838 | 45,420 |
| 2026 Total Households | 4,433 | 25,638 | 53,796 |
| 2031 Total Households | 4,525 | 26,998 | 57,915 |
| 2026 Average Household Size | 2.97 | 2.94 | 2.86 |
| 2026 Owner Occupied Housing | 3,684 | 20,166 | 41,198 |
| 2031 Owner Occupied Housing | 3,777 | 21,207 | 44,349 |
| 2026 Renter Occupied Housing | 749 | 5,462 | 12,598 |
| 2031 Renter Occupied Housing | 748 | 5,791 | 13,566 |
| 2025 Vacant Housing | 129 | 1,328 | 3,403 |
| 2025 Total Housing | 4,562 | 26,596 | 57,199 |

# ABOUT ATASCOCITA

Atascocita, TX is a thriving master-planned community located approximately 20 miles northeast of Downtown Houston in Harris County along the shores of Lake Houston. Originally developed in the 1970s, Atascocita has evolved into one of the fastest-growing and most desirable suburban communities in the Houston metropolitan area, offering an exceptional quality of life, highly rated schools, and a diverse mix of residential, retail, medical, and commercial development. The community is anchored by Lake Houston, Atascocita Golf Club, and numerous parks, trails, and recreational amenities, making it a premier destination for both residents and businesses. Conveniently located along West Lake Houston Parkway and FM 1960, Atascocita provides excellent access to Beltway 8, I-69/US 59, and George Bush Intercontinental Airport, located just 15 minutes away. As part of the greater Lake Houston Area, Atascocita benefits from strong population growth, affluent demographics, and access to a well-educated workforce from neighboring communities including Kingwood,


## ATASCOCITA FACTS

| | |
|---|---|
| LAND | 23.88 SQ MILES |
| ESTABLISHED | EARLY 1970s |
| POPULATION | 99,354 |
| DENSITY | 4,300W PEOPLE/ SQUARE MILE |

## PROXIMITY

| | |
|---|---|
| HOUSTON CBD | 25 MINUTES |
| THE WOODLANDS | 30 MINUTES |
| GEORGE BUSH INTERCONTINENTAL AIRPORT | 15 MINUTES |
| BELTWAY 8 | 10 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.

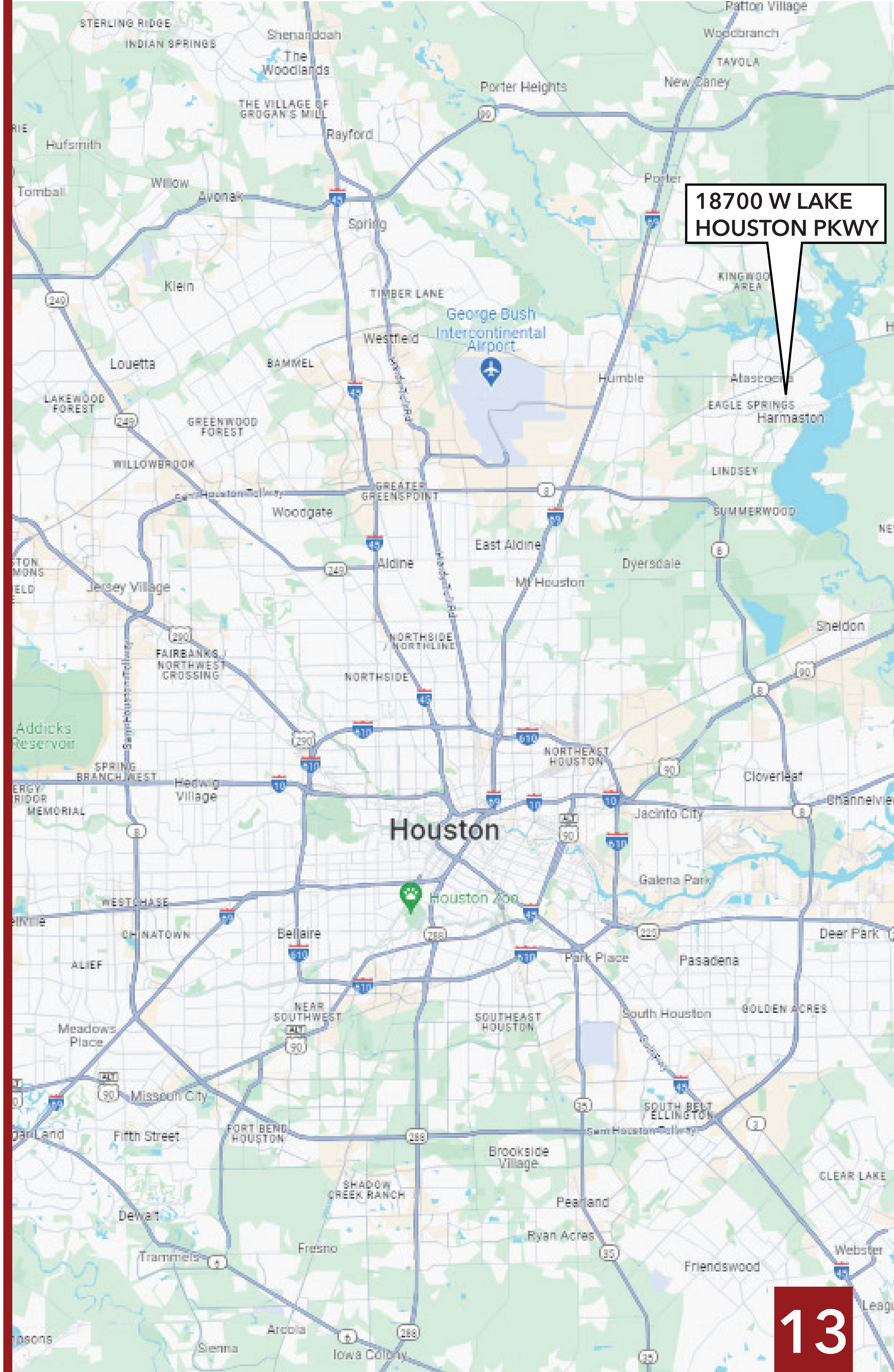
The city's population growth has been significant over the years, driven by both domestic migration and international immigration. Houston is known for its affordability compared to other major metropolitan areas in the U.S., which has attracted individuals and families seeking lower living costs and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



# CONFIDENTIALITY AGREEMENT



**PERTAINING TO PROPERTY LOCATED AT:**
**18700 W. Lake Houston Pkwy, Atascocita, TX 77346 (“Property:)**

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 18700 WHLP, LP and its related entities (collectively, “18700”), 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 18700 W. Lake Houston Pkwy, Atascocita, TX 77346 (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 18700.

The purpose of this letter agreement is to set forth the agreement and understanding of 18700, MI and the Interested Party with respect to the 18700 Information. Accordingly, each of 18700, MI, and the Interested Party agrees as follows:

1. 18700 Information. As used herein, the term “18700 Information” shall include any and all information concerning 18700 and/or the Property (whether prepared by MI, the Interested Party, 18700, 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 18700, 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 18700.

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 18700 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 18700 in any manner to the Interested Party to enter into a contract to sell the Property, and no agreement between 18700 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 18700, 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 18700 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 18700 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 18700 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 18700 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 _____________, 2026:

| 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

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McALPINE INTERESTS

# 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 & 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.

| | | | |
|---|---|---|---|
| Dapar, Inc. dba McAlpine Interests | 313655 | adam@mi-cre.com | 281 973 4562 |
| Licensed Broker/Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Adam McAlpine | 600646 | adam@mi-cre.com | 281 973 4562 |
| Designated Broker of Firm | License No. | Email | Phone |
| | | | |
| Licensed Supervisor of Sales Agent | License No. | Email | Phone |
| | | | |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials ______________________ Date______________________ IABS 1-0

Regulated by the Texas Real Estate Commission Information available at www.trec.texas.gov



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