

23740 WOODFORD PLACE DR.

KINGWOOD, TX 77339



FOR SALE OR LEASE

OFFICE



McALPINE
INTERESTS

PROPERTY HIGHLIGHTS

PRIMARY USE

OFFICE

AREA OF TOWN

NORTHEAST - LAKE HOUSTON AREA

PROPERTY SIZE

7,220 SF

AVAILABLE SPACE

7,220 SF; DIVISIBLE

LEASE RATE

\$20.00/SF/YR + NNNs

DATE AVAILABLE

IMMEDIATE

SALE PRICE

\$2,500,000

*Estimated 2025 NNNs are \$8.87/SF/YR



7,220 SF single-tenant office building situated between Kingwood Drive and Northpark Drive, just west of Hwy 59/I-69 in Kingwood - available for sale or for lease.

FOR INFORMATION, CONTACT:

ADAM MCALPINE, CCIM

OFFICE: 281.973.4562

ADAM@MC-CRE.COM

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PROPERTY OVERVIEW

- 7,220 SF freestanding single-tenant building built in 2017 on two (2) acre lot
- Flexible design suitable for medical, educational, or professional office use
- Ample surface parking with convenient ingress/egress
- Modern construction and efficient floorplan offering adaptability for future needs
- Full building propane generator on property
- Water well on site tied to irrigation
- Tied into Montgomery County storm sewer
- Property did not flood during Hurricane Harvey
- Available for **sale** or **lease**, providing options for both investors and users



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LOCATION HIGHLIGHTS

- Prime Kingwood location in a thriving professional and medical corridor
- Adjacent to Lone Star College - Kingwood (12,000+ students enrolled)
- Minutes from HCA Houston Healthcare Kingwood (457-bed hospital and major area employer)
- Surrounded by established residential neighborhoods with high household incomes and strong demographics
- Convenient access to US-59/I-69, Kingwood Drive, Northpark Drive, Beltway 8, and SH 99/Grand Parkway, serving both local residents and regional commuters
- Close to retail, dining, and service amenities supporting tenants, employees, and visitors



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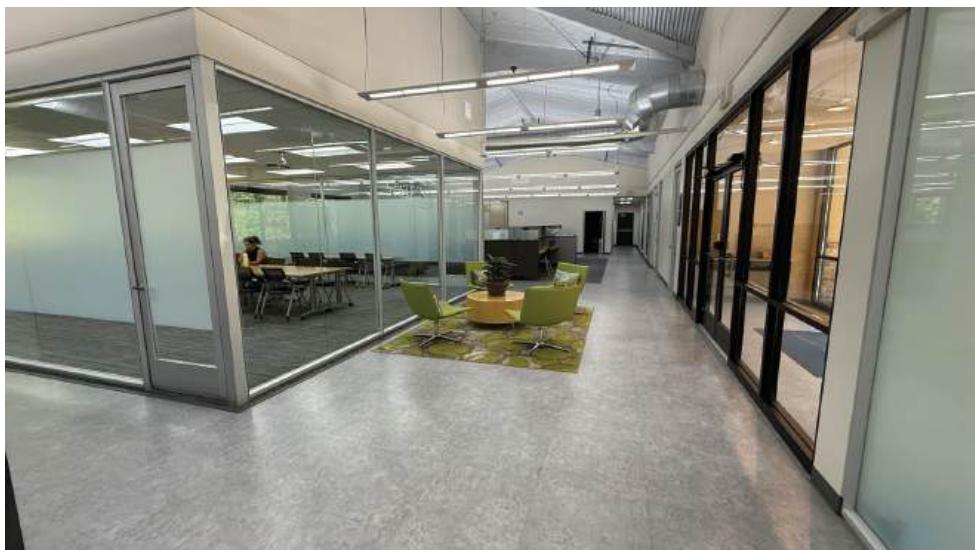
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AVAILABLE SPACE

AVAILABLE SPACE	MINIMUM DIVISIBLE	LEASE RATE	DATE AVAILABLE
7,220 SF	3,610 SF	\$20.00/SF/YR + NNN	IMMEDIATE



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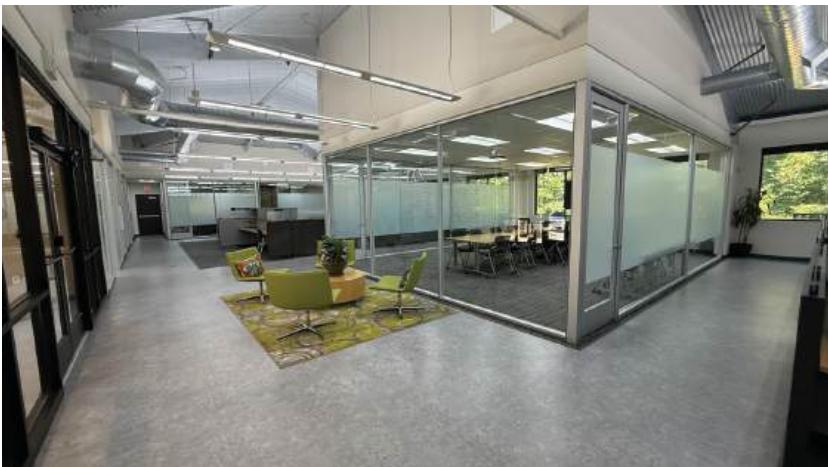
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BUILDING INTERIOR



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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. **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.

Dapar, Inc. dba McAlpine Interests Licensed Broker/Broker Firm Name or Primary Assumed Business Name	313655 License No.	adam@mi-cre.com Email	281 973 4562 Phone
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Adam McAlpine Designated Broker of Firm	600646 License No.	adam@mi-cre.com Email	281 973 4562 Phone
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Licensed Supervisor of Sales Agent	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials	Date
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Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1

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