

8380 Fairbanks N Houston Rd

BUILDING & DENTAL PRACTICE FOR SALE



8380 FAIRBANKS
N HOUSTON RD

BELTWAY 8
~ 3 Mi

HIGHWAY 249
~ 3 Mi

JERSEY
VILLAGE ~ 3 Mi

HIGHWAY 290
~ 3 Mi

FOR SALE

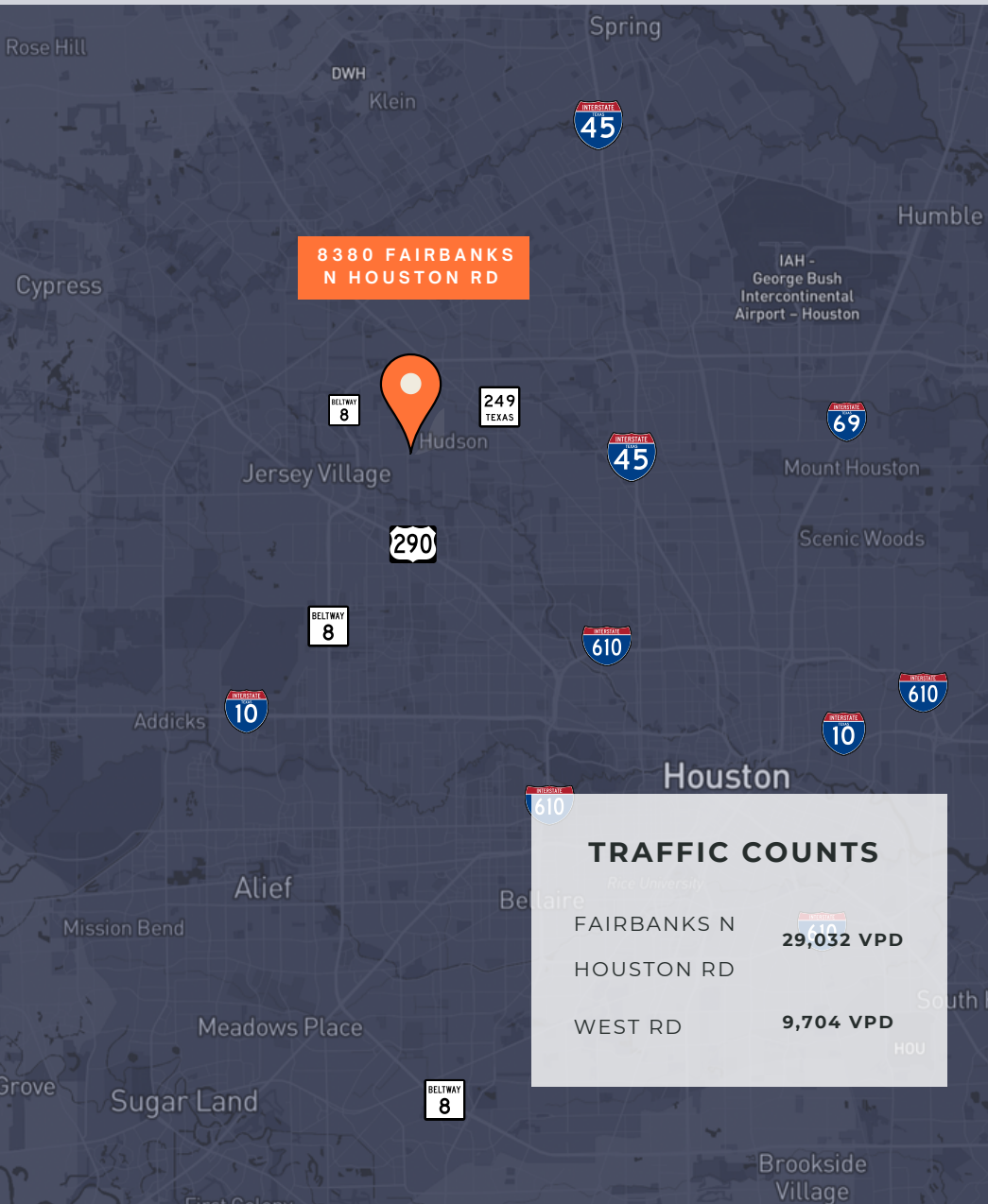
8380 FAIRBANKS N HOUSTON RD // HOUSTON, TX // 77064

BUILDING &
DENTAL PRACTICE
FOR SALE

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4,400 SF | RETAIL | \$1,250,000 (\$20/SF)

EXECUTIVE SUMMARY

- Building sits on corner fronting Fairbanks North Houston and West Road, in front of a 44,300 SF Shopping Center
- Immediate access to Hwy 290, Hwy 249, Beltway 8, and Jersey Village
- Located within the dynamic Northwest submarket in one of Houston's most densely populated residential areas
- No other retail buildings for lease on Fairbanks North Houston From Fallbrook Drive to Highway 290
- High growth with two extensive industrial developments underway, both over 100,000 SF
- 2,400 SF Operational Dental Practice Space Available
- Rare opportunity, ideal for a general dentist interested in owning his/her own property

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TENANT LEASE & RENT



TENANT	LEASE TERM	SPACE	RENT 2021
DENTAL	YEAR TO YEAR	2,400 SF	\$3400/MONTH
HAIR	06/01/2018- 05/31/2023	800 SF	JANUARY-MAY: \$1050/MONTH JUNE-DECEMBER: \$1100/MONTH
FLOWER SHOP	09/01/2020- 01/31/2023	600	\$950/MONTH
FLOWER SHOP EXPANSION INTO ADJACENT SPACE	11/15/2021- 01/31/2023	600	\$1025/MONTH
TOTAL	-	4,400 SF	-
TOTAL PER YEAR	-	-	\$66,050

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SPACE AVAILABILITY

SPACE	SIZE	CONDITION	AVAILABLE
OPERATING DENTAL PRACTICE	2,400 SF	FULL BUILD-OUT	NOW

Fully built-out dental practice, approximately 2,400 SF. Practice is currently operational, all equipment and patients are included with purchase of building. Separate agreement will be required to transfer assets. Rare opportunity for a dentist to walk into a fully built-out, operating, and underutilized dental practice as the owner of the entire property. Space layout on following page.

SPACE HIGHLIGHTS

- Price: \$250,000
- No competition within a one mile radius
- 113,414 daytime employees within three mile radius, with plenty of insurance based reimbursement from area employers
- 1: 9,817 General Dentist to Population Ratio within one mile radius

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DEMOGRAPHICS AND COMPETITION DATA

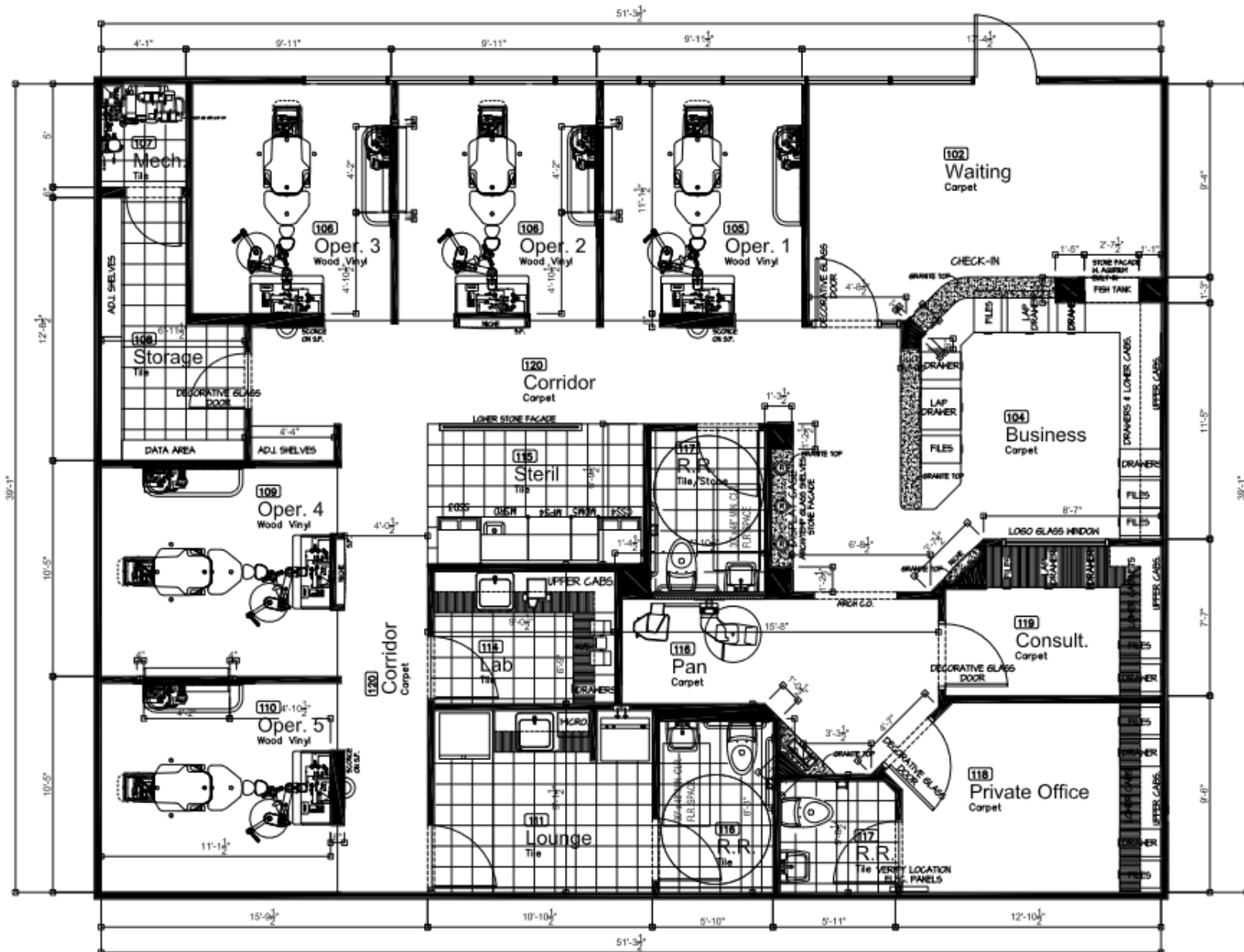


DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
COMPETITION ANALYSIS			
GENERAL DENTIST PRACTICE COUNT	1	5	14
GENERAL DENTIST COMPETITION RATIO	9,817	8,522	7,035
KEY DEMOGRAPHIC METRICS			
TOTAL POPULATION 2023	9,817	42,608	98,490
TOTAL DAYTIME POPULATION 2023	7,765	44,098	113,414
MEDIAN HH INCOME 2023	\$75,852	\$72,568	\$68,804
SUPPLEMENTAL DEMOGRAPHIC METRICS			
TOTAL HH 2023	3,103	13,301	32,289
AVERAGE HH SIZE	3.16	3.19	3.04
KEY INSURANCE INDICATORS			
HAVE MEDICAID INSURANCE ESTIMATE 2023	443	2,257	5,336
CONSUMER SPENDING			
CONSUMER SPENDING: DENTAL SERVICES	\$1,419,719	\$5,865,242	\$13,060,409

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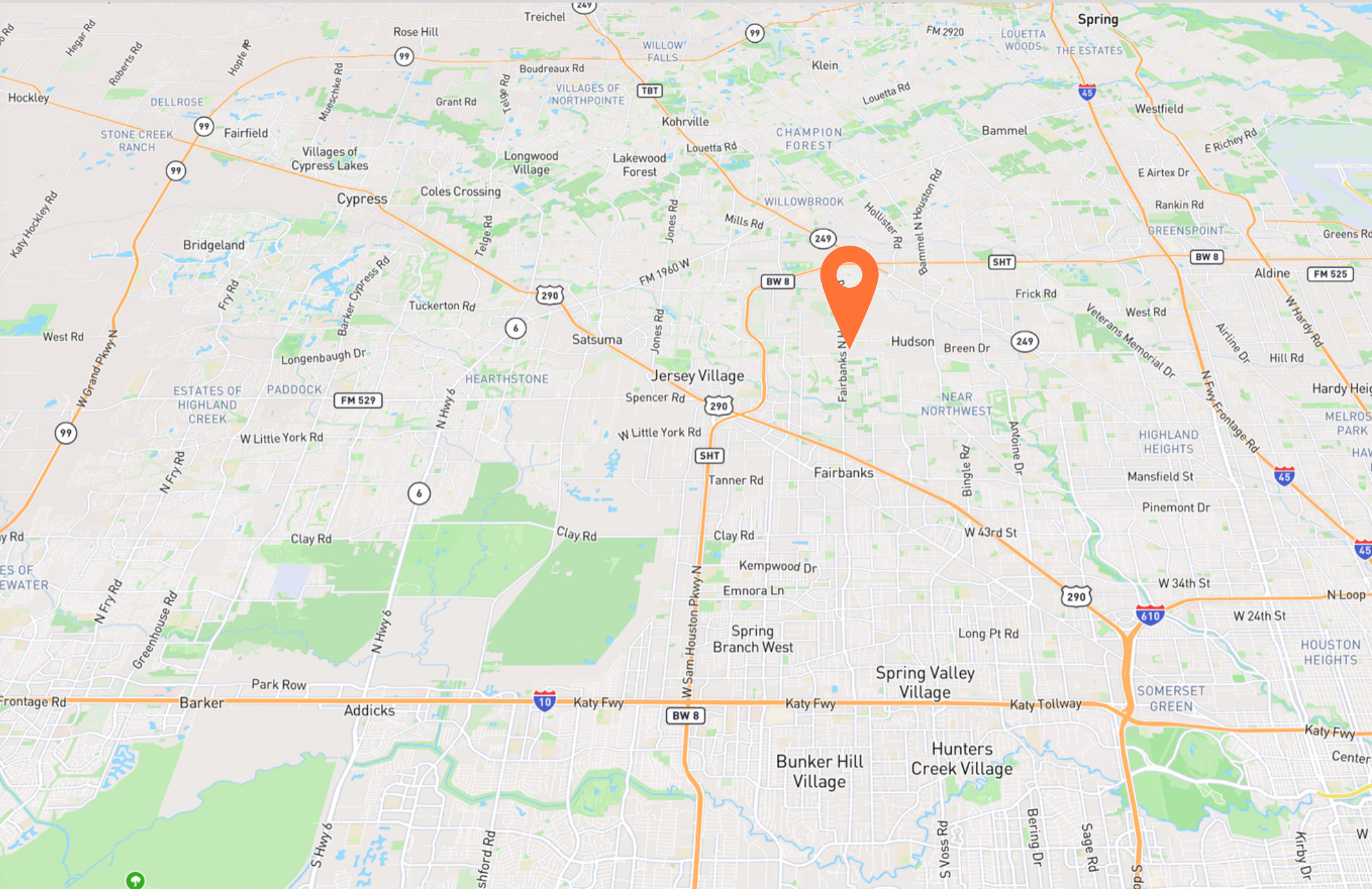
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DENTAL PRACTICE LAYOUT



8380 Fairbanks N Houston Rd

BUILDING & DENTAL PRACTICE FOR SALE



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BUILDING & DENTAL PRACTICE FOR SALE



— PRACTICE —
REAL ESTATE



FAIRBANKS NORTH HOUSTON ROAD

8380 Fairbanks N Houston Rd

PROPERTY IMAGES



— PRACTICE —
REAL ESTATE



8380 Fairbanks N Houston Rd

PROPERTY IMAGES



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PROPERTY IMAGES



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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 interest 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 say 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 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 interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND 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.

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Sales Agent/Associate's Name	License No.	Email	Phone
	Buyer/Tenant/Seller/Landlord Initials		Date