

1422 STONEHOLLOW DR. #A

KINGWOOD, TX 77339



FOR SALE | **MEDICAL/PROFESSIONAL**



PROPERTY HIGHLIGHTS

Primary Use: Medical/Professional

Area of Town: Northeast - Kingwood

Building Size: 1,596 SF

Lot Size: 6,033 SF

Year Built: 1984

Sale Price: \$250,000

Price/SF: \$156



FOR INFORMATION, CONTACT:

ADAM MCALPINE, CCIM

OFFICE: 281.973.4562

ADAM@MI-CRE.COM

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PROPERTY DESCRIPTION

- One-story office condominium unit located near the front of Kingwood in a ten building office park
- Prime opportunity for an owner/user
- Unit features exterior entry door, kitchen/breakroom, reception area and window offices
- Currently laid out for a single tenant but could be converted to a multi-tenant use



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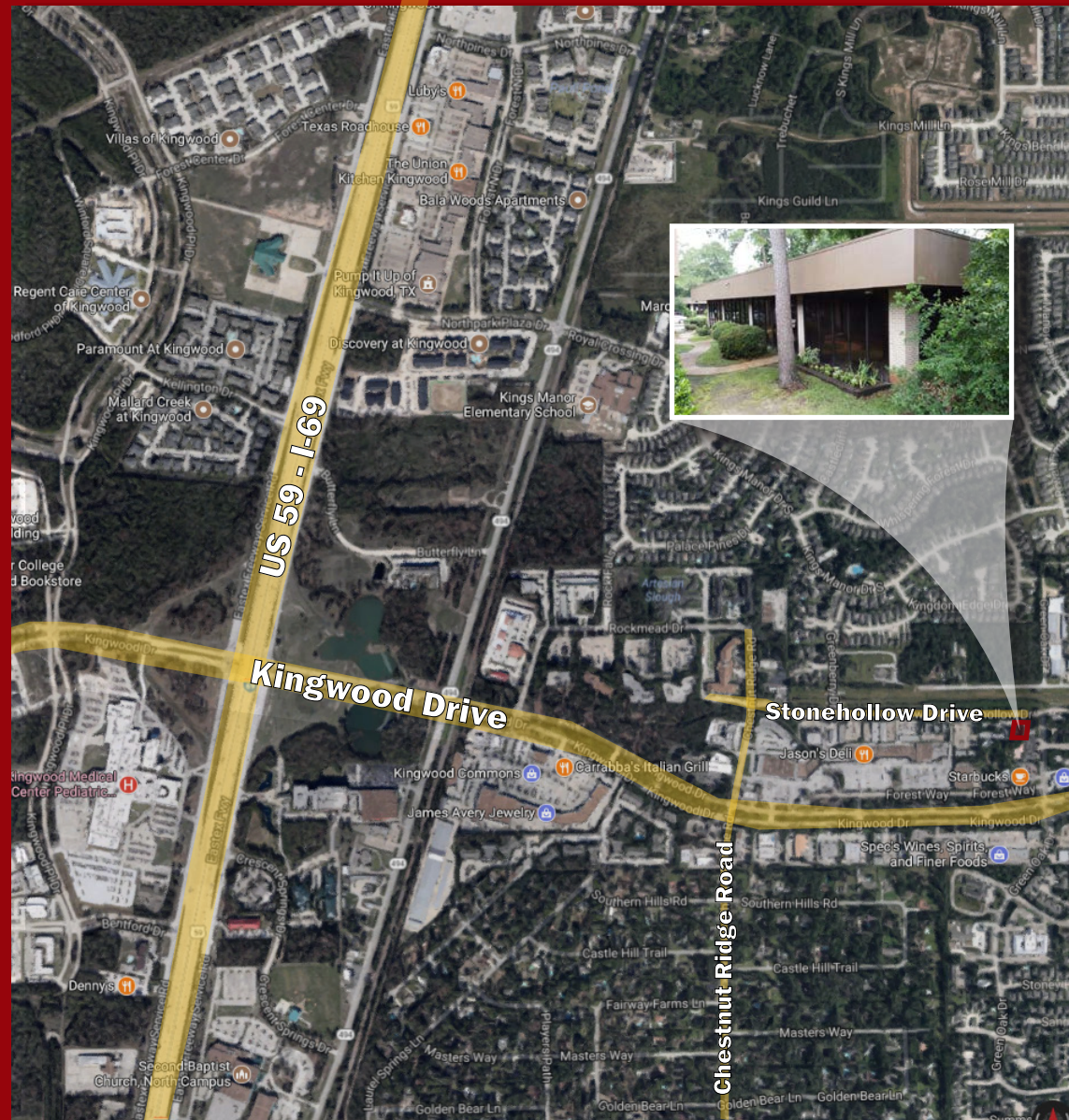
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LOCATION DESCRIPTION:

- Conveniently located in the front of Kingwood, just north of Kingwood Drive, a major east/west traffic artery serving the entire Kingwood community
- Directly adjacent to 40,000 SF shopping center with heavy traffic
- Easy access to US 59, SH-99/Grand Pkwy, Beltway 8, FM 1960, and Intercontinental Airport
- Retail and other commercial businesses are in the immediate area offering great restaurants and shopping



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ELITE TREATS
STATE INSPECTION OF
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ISLAND SALON
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JASON'S DELI
MENCIUS GOURMET
HUNAN
PALAIS ROYALE
CILANTRO'S MEXICAN
SCHOLOTSKY'S
SALLY'S BEAUTY SUPPLY
TGF HAIR SALON
EXCUISTE NAILS
THRIVE NUTRITION

STARBUCKS

CHELSEA DELI
ORIENTAL GARDEN
CHINESE
TULEROSA
SOUTHWESTERN GRILL
RED CURRY THAI & SUSHI
SCHOOL OF ROCK
BIKE WERKS
MASTER TAILOR
TACO BELL
KFC

STEIN MART
THE MINT NATIONAL BANK

ALDI
DOLLAR TREE

CHASE
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NEIGHBOR'S
EMERGENCY CENTER
SMART FINANCIAL
CREDIT UNION

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1422
STONEHOLLOW

SPEC'S
SUBWAY
BASKIN ROBBINS

CVS

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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.

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
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Primary Assumed Business Name

Adam McAlpine 600646 adam@mi-cre.com 281 973 4562
Designated Broker of Firm License No. Email Phone

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

Buyer/Tenant/Seller/Landlord Initials _____ Date _____ IABS
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Regulated by the Texas Real Estate Commission Information available at www.trec.texas.gov

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