

11003 RESOURCE PKWY PROFESSIONAL CENTER

Houston, TX 77336
(Suburban Southeast Houston)

PROFESSIONAL OFFICE FOR LEASE

SUITE 102 – 1,200 SF
\$18.00 /SF BASE RENT
(+\$5.63 /SF NNN)



13,760 SF BUILDING – 1 VACANCY – 1200 SF – 1ST FLOOR



HIGHLIGHTS

- NEAR MEMORIAL HERMANN HOSPITAL S.E.
- NEAR SAN JACINTO COLLEGE SOUTH
- EASY ACCESS TO I-45 S AND BELTWAY 8
- \$2,363 / MO START – (\$1800 RENT + \$563 NNN)
- SUITE 102 – 1,200 +/- SF
 - MEDICAL PROFESSIONAL OFFICE
 - RECEPTION & WAITING AREA
 - 3 OFFICES / EXAM ROOMS + LAB
 - RESTROOM, MECHANICAL/ BREAK ROOM, NURSE STATION
- PROFESSIONAL TENANTS IN CENTER:
 - DENTIST
 - RHEUMATOLOGIST
 - INTERNAL MEDICINE
 - PRIMARY CARE PRACTICE
- BUILT IN 1994
- CONCRETE, WELL-LIT PARKING ~ 69 SPACES

EXCLUSIVELY LISTED BY

Valerie Staples
vsstaples@comcast.net
281-610-7401

McADAMS ASSOCIATES

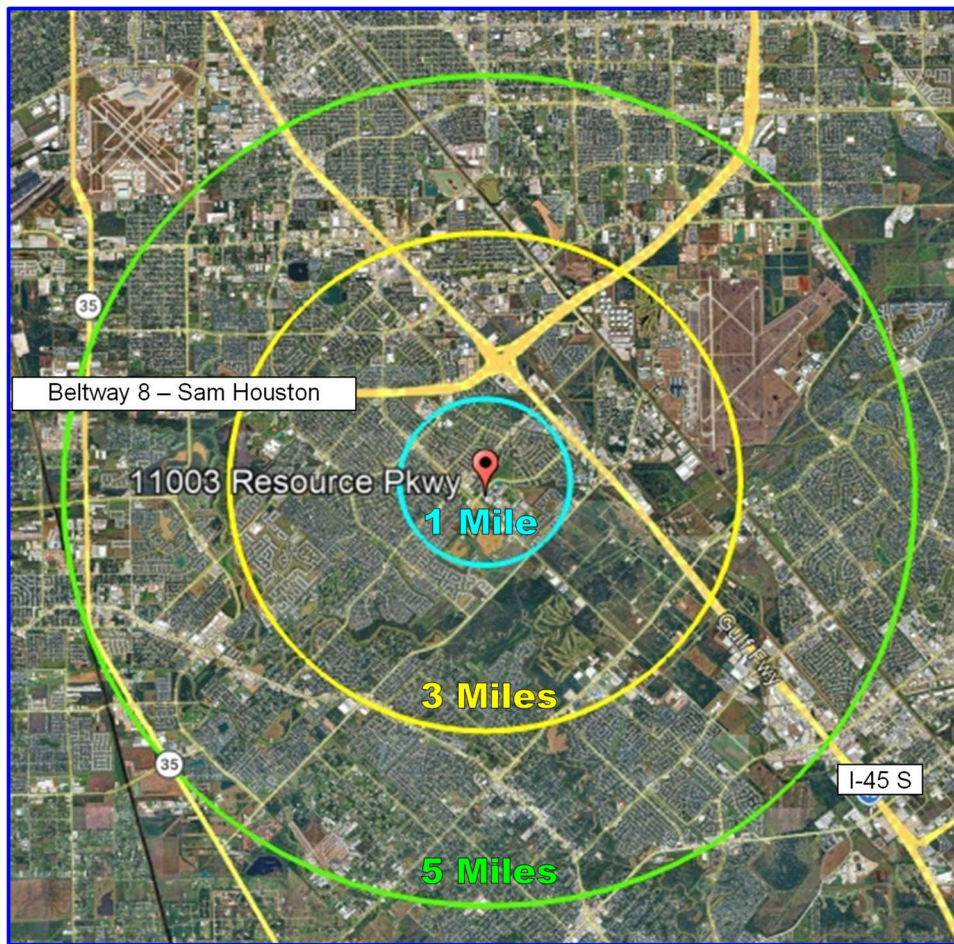
Marty McAdams
martymcadams@aol.com
832-483-7393

June 24, 2026

11003 RESOURCE PKWY PROFESSIONAL CENTER CLOSE TO MEMORIAL HERMANN SE & SAN JACINTO COLLEGE



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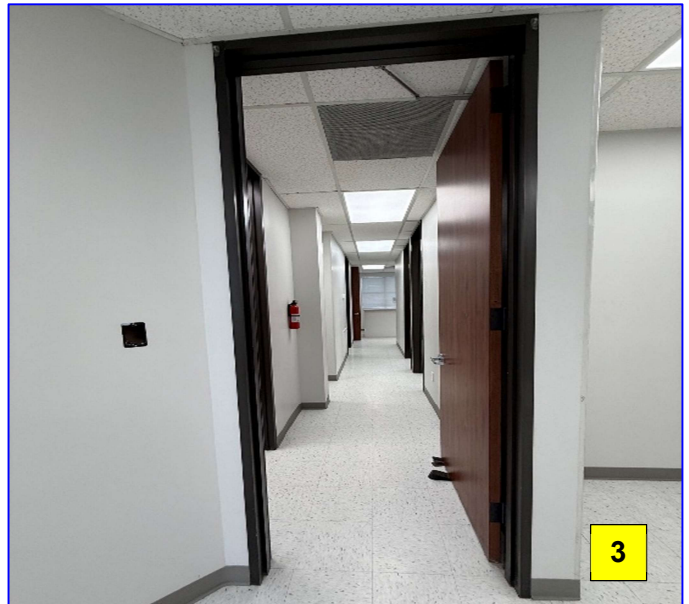
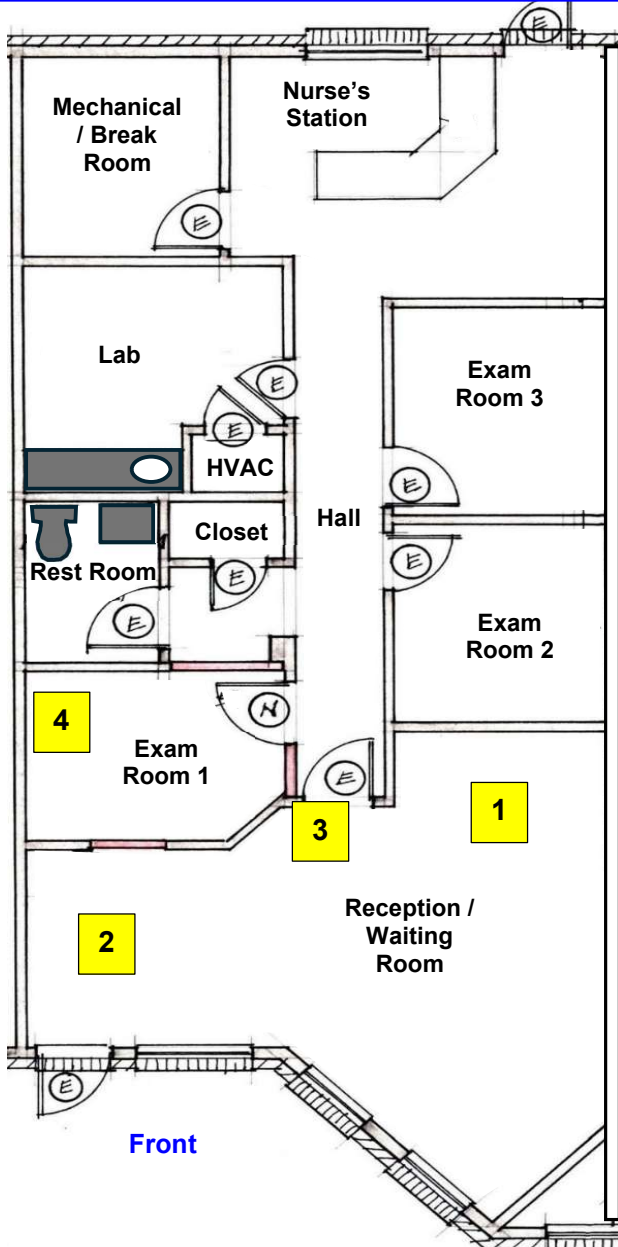


RADIUS FROM: 11003 RESOURCE PARKWAY HOUSTON, TX 77336	1-Mile	3-Mile	5-Mile
2025 Population	18,342	95,085	269,559
2010-2025 Population Growth	7%	25%	17%
2025 Population Density per Sq. Mile	4,672	4,110	3,599
2025 Households	5,696	30,901	92,402
2025 Total Families	4,453	23,444	67,636
2025 Families as % of HH	78%	76%	73%
2025 Median HH Income	\$66,390	\$74,701	\$73,371
2025 Average HH Income	\$93,590	\$101,777	\$102,653
2025 Owner Occupied Homes	3,880	20,554	56,040
2025 Owner Occupied Homes %	68%	67%	61%
2025 Renter Occupied Housing %	32%	33%	39%
2025 Owner Home Value Median	\$199,626	\$229,804	\$241,079
2025 % Homes Built Since 2000	38%	51%	45%
2025 % HH Moved in 2000 or later	93%	94%	94%
2025 Daytime Population	12,288	95,818	249,636
Pop. > 25 Y.O. Bachelor's Degree +	21%	27%	29%
White Collar Jobs %	53%	56%	57%

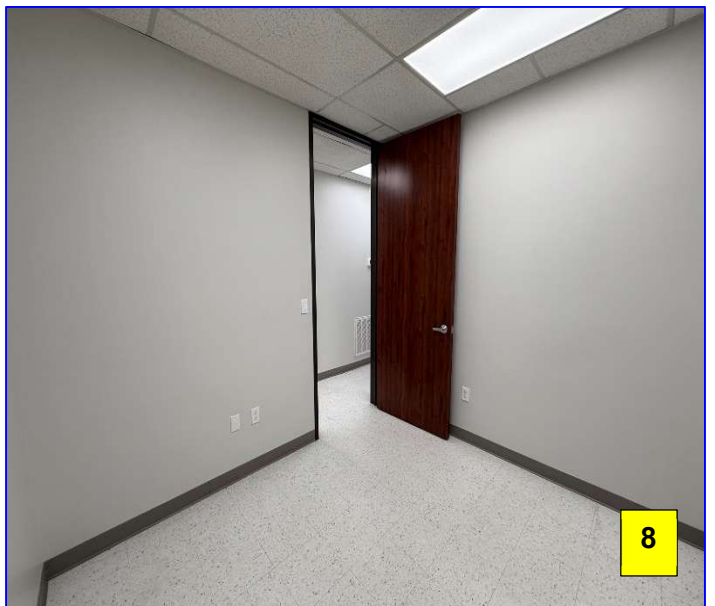
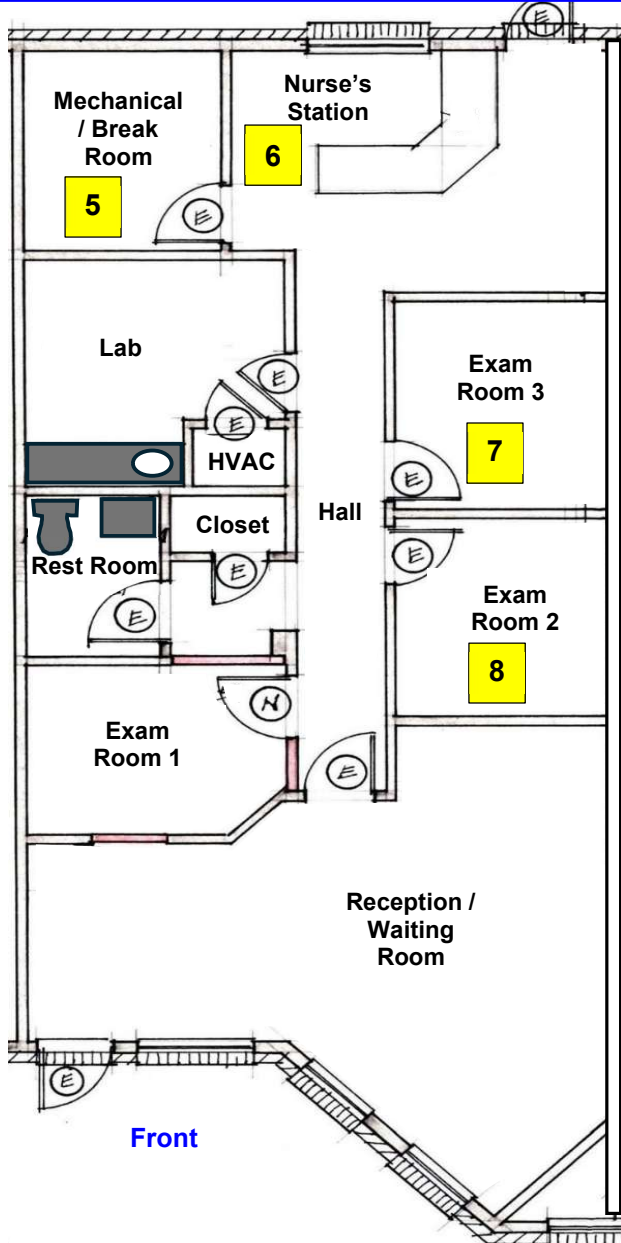
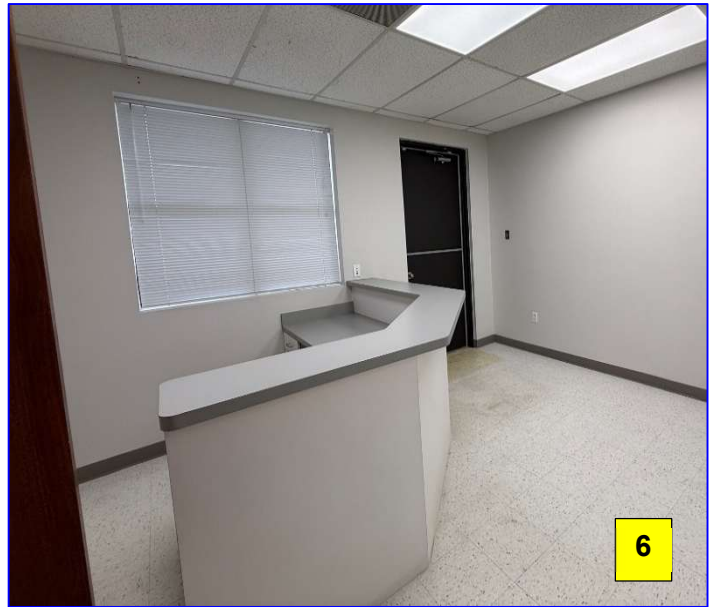
3-MILE HIGHLIGHTS

- In heart of southeast suburban Houston
- Population of 95,000+ in 30,900 Households
 - Over 75% are Families
- 95,000+ Daytime Population
- Memorial Hermann Hospital & San Jacinto College nearby
- Area supports large medical & college workforce base
 - 56% White Collar jobs
- Good household incomes
 - \$74,000+ Median
 - \$101,000+ Average
- 94% of Households moved into area since 2000
- 67% Homes owner-occupied
 - 33% Renter-occupied

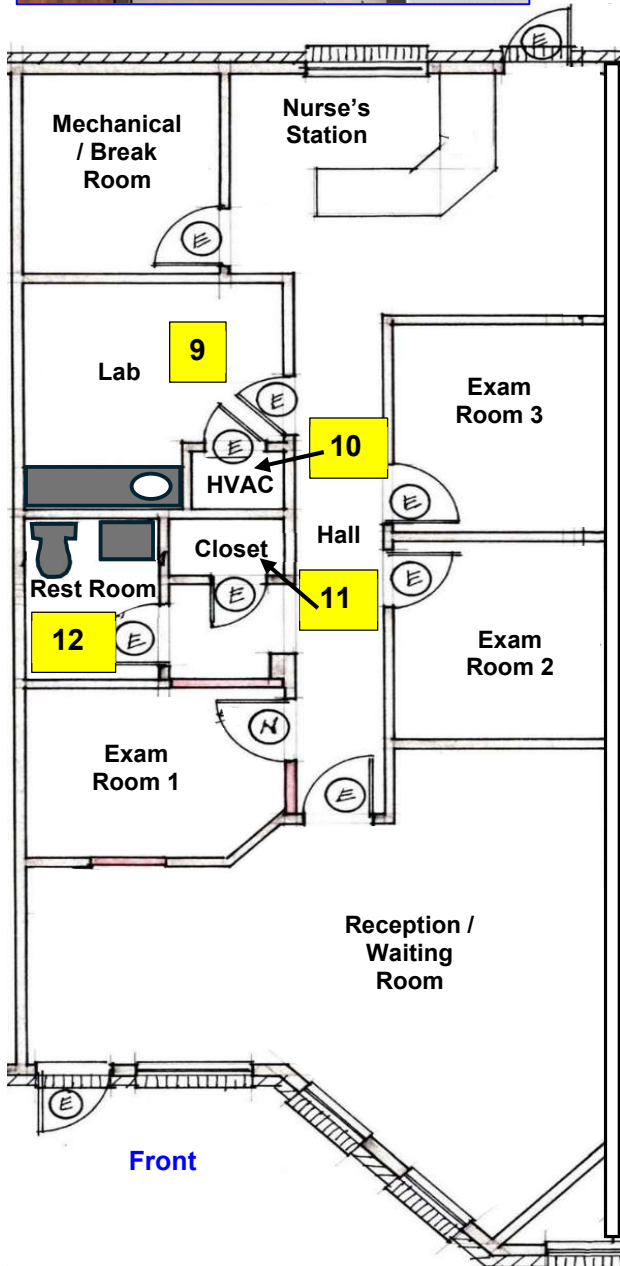
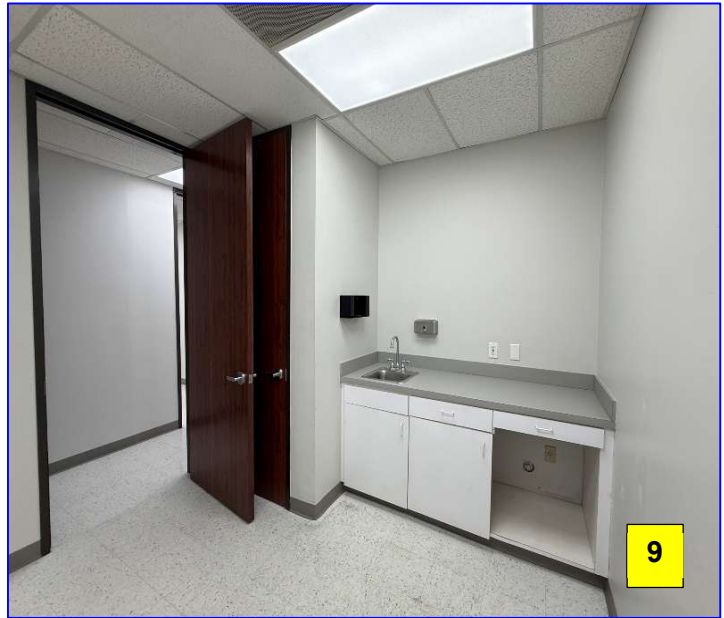
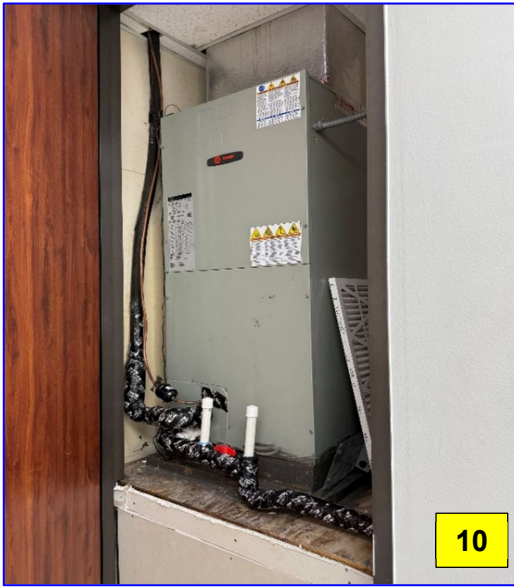
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NOTICE

IMPORTANT NOTICE: The information in this document has been obtained from sources we deem reliable. However, we make no guarantee, warranty, or representation, expressed or implied, as to its accuracy or completeness. References to age, rentable areas, parking and land areas are approximate and for example only. User should investigate to verify the information and bears all risk for any inaccuracies or omissions.

MCADAMS ASSOCIATES 2026

SUITE 102

- 1200 SF, ALL 1ST FLOOR
- 4 OFFICES / EXAM / LAB ROOMS
- LARGE RECEPTION / WAITING AREA
- RESTROOM, MECHANICAL / BREAK ROOM, NURSE STATION
- CLEAN, TASTEFUL INTERIOR



11003 RESOURCE PKWY
PROFESSIONAL CENTER



AREA

- CLOSE TO MEMORIAL HERMANN HOSPITAL & SAN JACINTO COLLEGE
- NUMEROUS AREA MEDICAL OFFICES

PARKING

- LARGE, WELL-LIT PARKING LOT WITH ~69 PARKING SPACES
- DIRECT ENTRY FROM PARKING LOT TO SUITE
- FRONT ROW HANDICAP SPACES
- AMPLE STAFF PARKING



Exclusively Listed by

VALERIE STAPLES

vsstaples@comcast.net
281-610-7401

MARTY McADAMS

martymcadams@aol.com
832-483-7393

McADAMS ASSOCIATES BROKERAGE



Information About Brokerage Services

11-2-2015

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 AND A 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.

<u>McAdams Associates</u>	<u>438677</u>	<u>martymcadams@aol.com</u>	<u>(281) 358-0799</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Marty McAdams</u>	<u>438677</u>	<u>martymcadams@aol.com</u>	<u>(832) 483-7393</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Marty McAdams</u>	<u>438677</u>	<u>martymcadams@aol.com</u>	<u>(832) 483-7393</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Valerie Staples</u>	<u>189667</u>	<u>vsstaples@comcast.net</u>	<u>(281) 610-7401</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

TAR 2501

McAdams Associates, 2206 Parkdale Dr Kingwood, TX 77339
Martin McAdams

Phone: (281) 358-0799

Fax:

IABS 1-0
Info Broker

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