

FOR SALE

INCOME PRODUCING INVESTMENT OPPORTUNITY

1323 S. 27th Street Nederland, TX 77627
Multi-Tenant Office Building including unimproved and cleared 1.607 rear acres



- Opportunity for new ownership to step in and maximize this well- maintained office building
- Local ownership relocating and diversifying investment portfolio
- (3) Current long-term tenants with other suites ready to be marketed and leased
- Income proforma and current income/ expense summary will be provided to serious prospective buyers
- Suites can be reconfigured in size to respond to market demand
- Timer controlled front door entrance start and end of business day
- Camera monitoring system on site
- Current owner available to bid property management and janitorial services for new owner
- CBCAAA can be retained by new owner for suite leasing
- Rear parcel (1.607 ac) available for additional parking and access, expansion or continued green buffer
- Excellent access to the heart of Nederland's and surrounding community's medical & commercial corridor

Deb Cowart M: 409-651-3559 | debcowart123@gmail.com | **Tisha Self-Stone** M: 409-658-0330 | tishacre123@gmail.com
Coldwell Banker Commercial Arnold and Associates

EXTERIOR & SITE PHOTOS

1323 S. 27th Street | Nederland, TX 77627



OFFICE BLDG SF

18,578 SF

TOTAL ACRES

Improved: 1.647 acres
Rear: 1.607 acres
±3.25 AC

LISTING PRICE

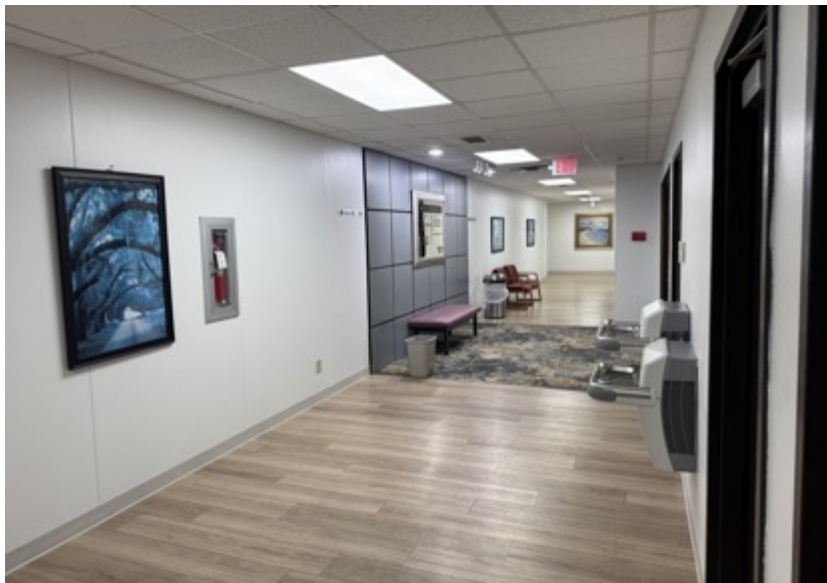
\$1,700,000
\$91.50 psf *

**bricks/ mortar square footage
price only – before any
consideration to income
potential and the value of
the additional 1.647 acres
in rear*

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INTERIOR PHOTOS

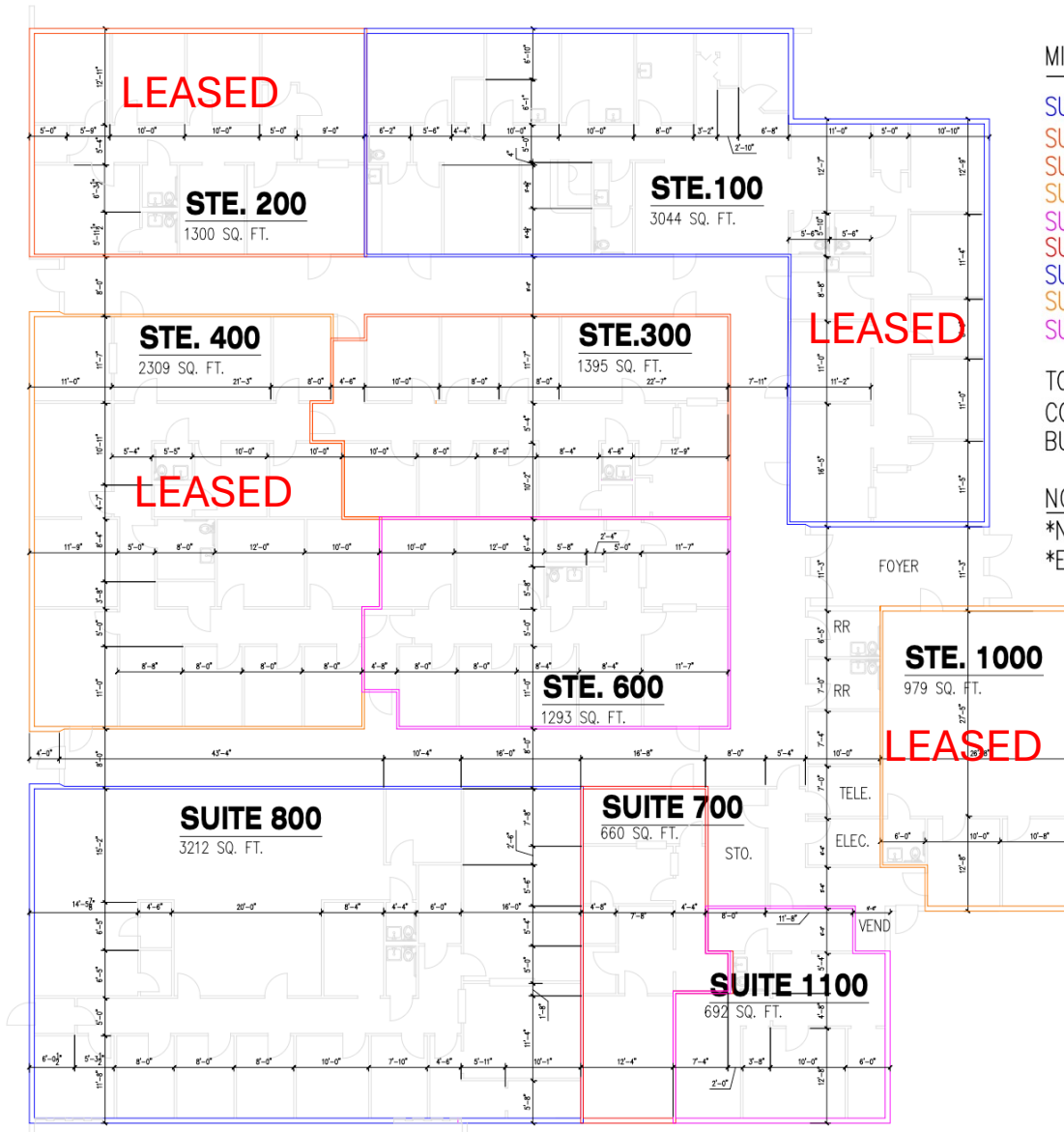
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FLOOR PLAN

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MID COUNTY MEDICAL BUILDING

SUITE 100	3,044 SF NUA	LEASED
SUITE 200	1,300 SF NUA	LEASED
SUITE 300	1,395 SF NUA	
SUITE 400	2,309 SF NUA	LEASED
SUITE 600	1,293 SF NUA	
SUITE 700	660 SF NUA	
SUITE 800	3,212 SF NUA	
SUITE 1000	979 SF NUA	LEASED
SUITE 1100	692 SF NUA	

TOTAL SUITES	14,884 SF NUA
COMMON AREAS	2,940 SF NUA
BUILDING TOTAL	18,501 SF NUA

NOTES:

*NUA= NET USEABLE AREA

*EXISTING BUILDING- FIELD VERIFY ALL MEASUREMENTS

Tenancy:
 Ste 100 & 1000:
 Occupational
 medicine
 Ste 200:
 Dr. Quirante
 (Podiatry)
 Ste 400:
 Dr. Eezzuduemhoi
 (Ophthalmology)

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LOCATION & AREA MAP

1323 S. 27th Street • Nederland, TX



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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.



11-03-2025

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-2



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