

FOR SALE | PRICE IMPROVED

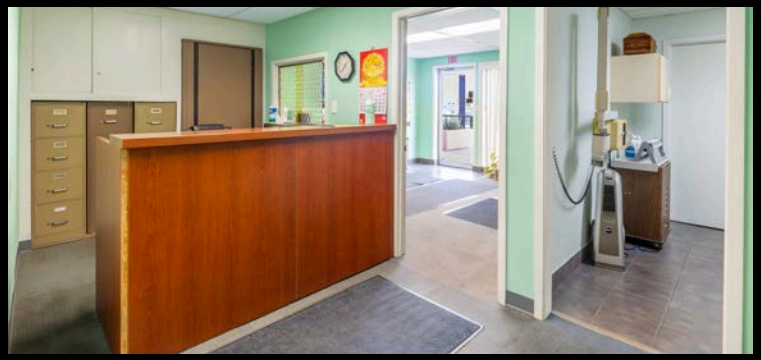
Medical Office Opportunity | Owner-User and/or Investment | 2205 Clinton Dr Galena Park, TX

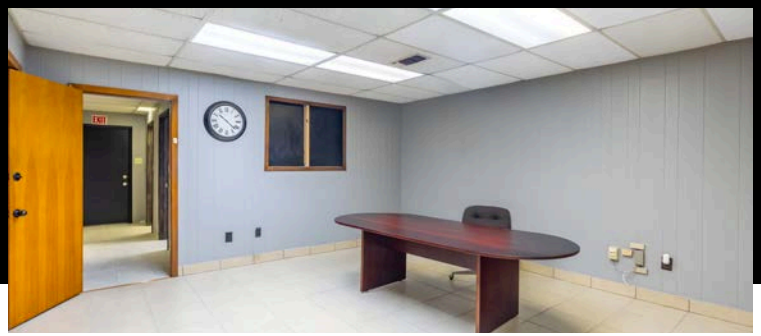
Each Office is Independently Owned and Operated

EXECUTIVE SUMMARY

2205 Clinton Drive presents a flexible office/medical opportunity in Galena Park, now offered at a newly improved price of $589,000. The property includes a 3,170 SF freestanding building configured as two 1,585 SF suites, with one occupied dental suite and one vacant suite ready for owner-user occupancy or future leasing. Positioned on a high-traffic stretch of Clinton Drive, the building offers 51 feet of frontage, central HVAC, surface parking, and strong access to I-10, 610, and the broader East Houston corridor. The combination of existing tenancy, vacant-user flexibility, and improved pricing creates a compelling opportunity for medical users, professional owner-users, or investors seeking a smaller-basis asset with upside.







Investment Highlights:

- **Offering Price:** $589,000
- **Building Size:** 3,170 SF
- **Two 1,585 SF Suites:** one occupied dental suite; one vacant suite
- **Owner-User Flexibility:** ideal for medical, dental, or office users seeking immediate occupancy
- **Vacant at Sale:** The property can be delivered fully vacant, offering immediate flexibility for occupancy or lease-up.
- **Clinton Drive Frontage:** 51 feet of visibility on a high-traffic corridor
- **Central HVAC & Surface Parking:** functional, client-friendly improvements
- **Strategic Location:** convenient access to I-10, 610, Beltway 8, and Downtown Houston

Melanne Carpenter
Managing Director
KW Commercial Texas
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KW COMMERCIAL

PRICE IMPROVED | FLEXIBLE OFFICE/MEDICAL OPPORTUNITY



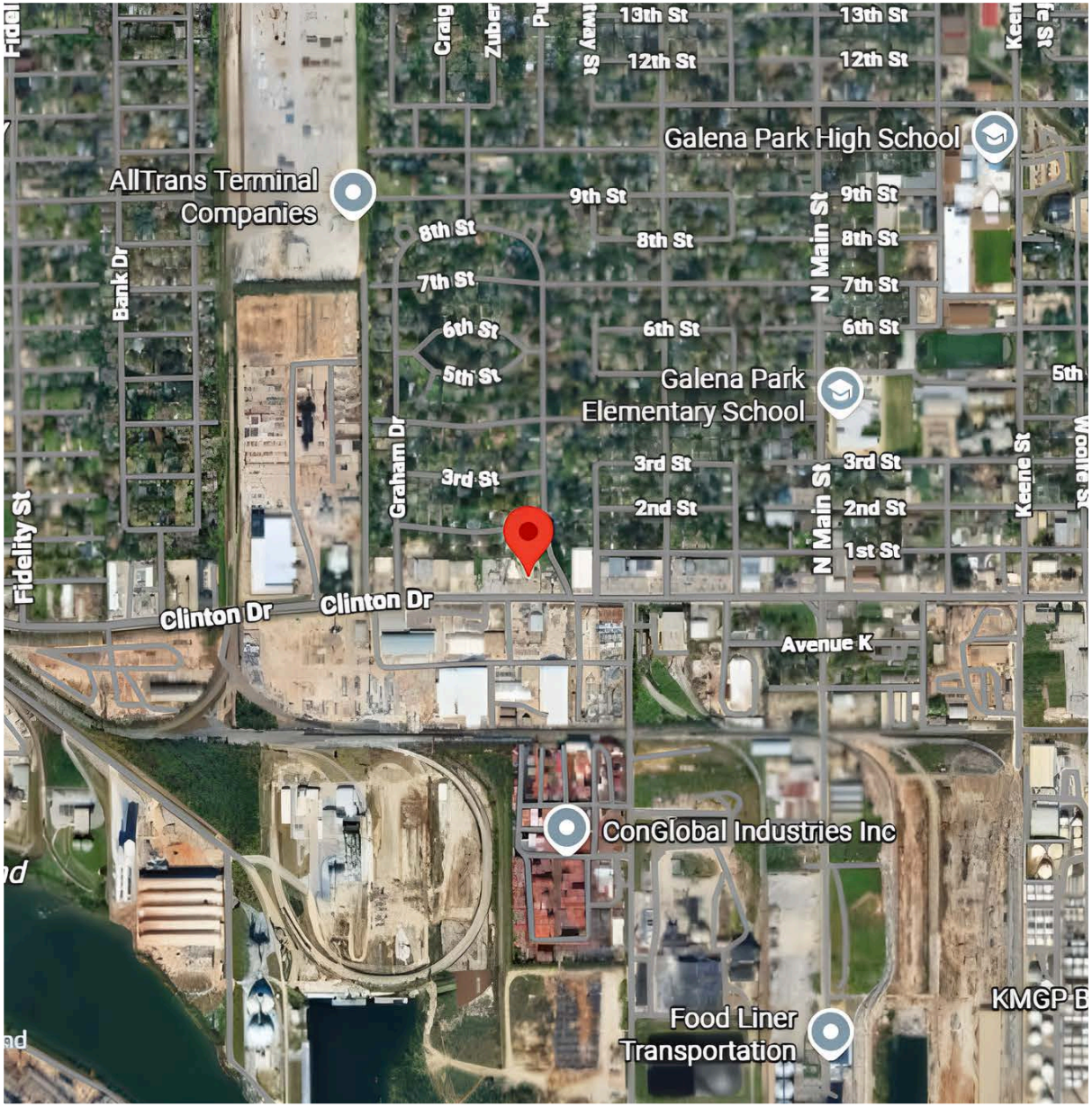
Whether you're an investor seeking income potential or a medical professional ready to walk into a fully equipped practice — 2205 Clinton Drive delivers. Prime visibility, strategic location, and built-in opportunity all in one. Act now — properties like this don't stay on the market long.

Call (713) 489-9819 • melanne@kwcommercial.com • Medical Office Galena Park

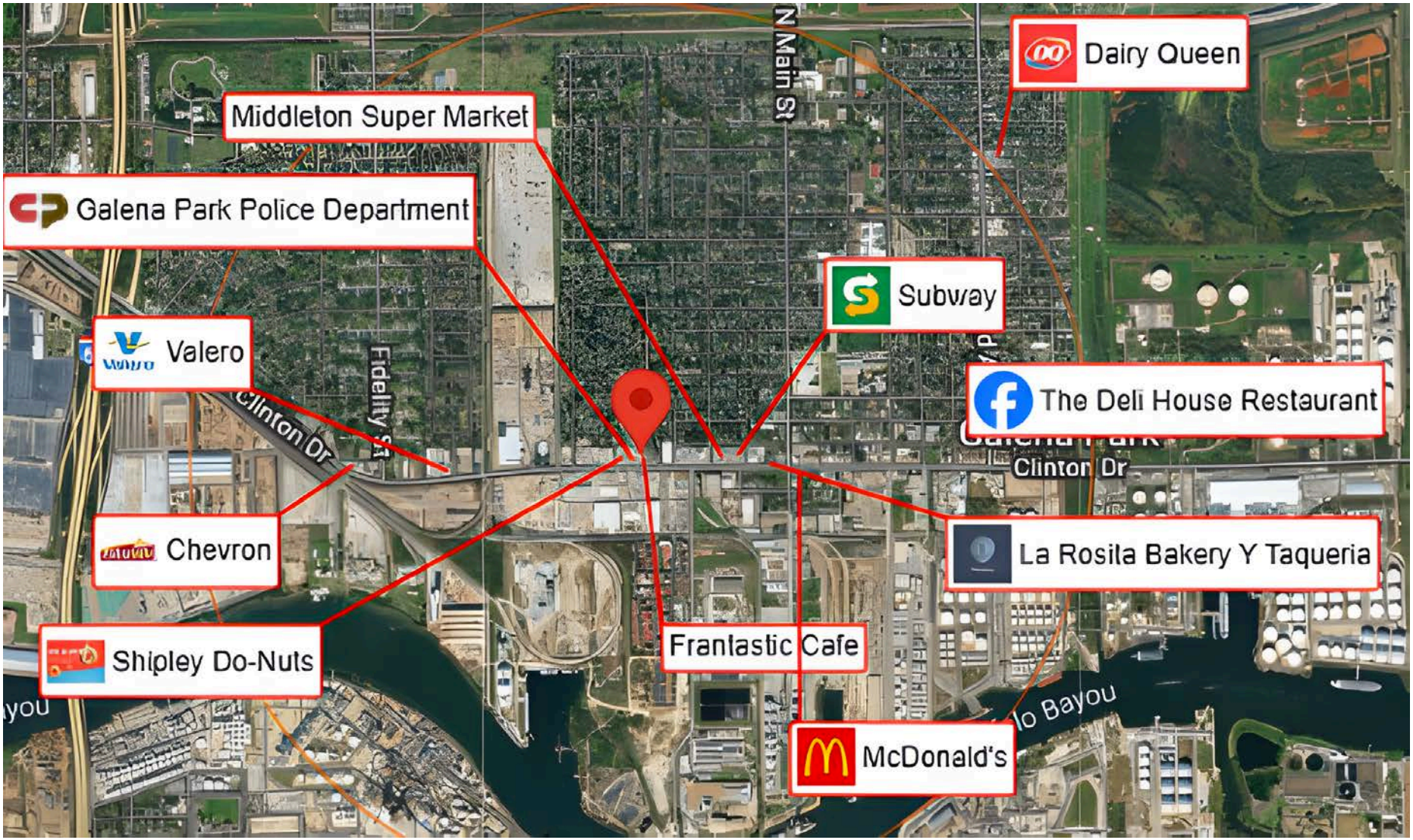
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LOCATION MAP

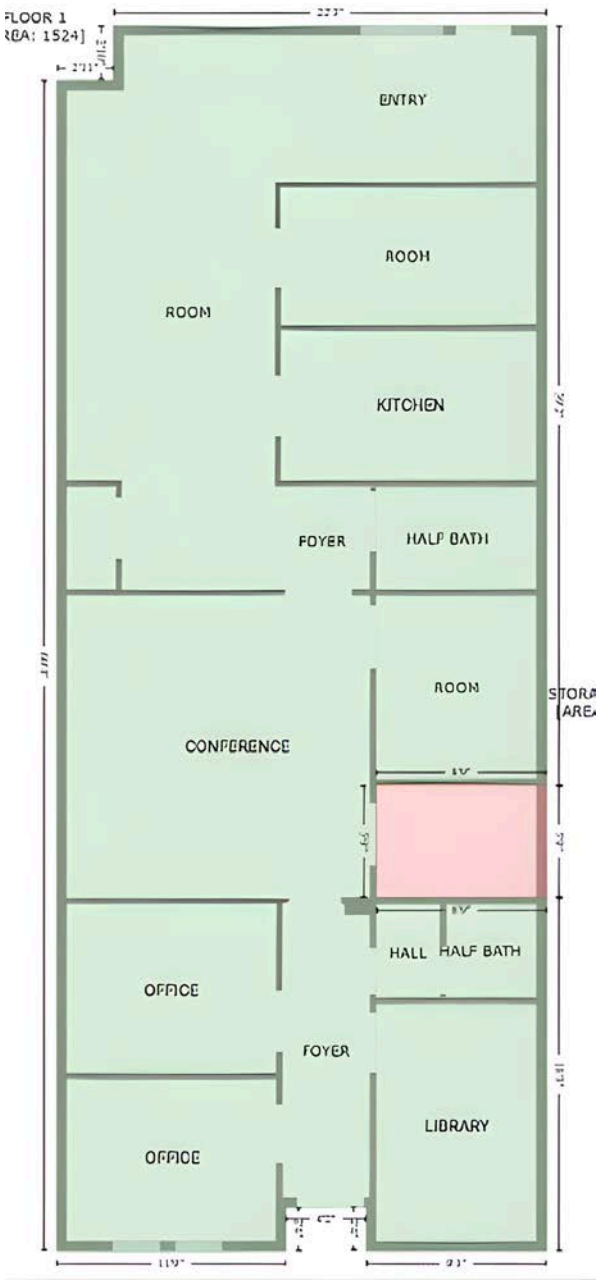
- **Strategic Galena Park Location:** Positioned in a business-friendly community within the Houston metro, known for its strong industrial base and proximity to the Port of Houston
- **Clinton Drive Frontage:** High-traffic east-west corridor offering excellent visibility and steady daily exposure
- **Ideal for Mixed Clientele:** Serves both residential neighborhoods and industrial businesses in the area
- **Exceptional Connectivity:** Minutes from the 610 Loop, with quick access to I-10, Beltway 8, and downtown Houston

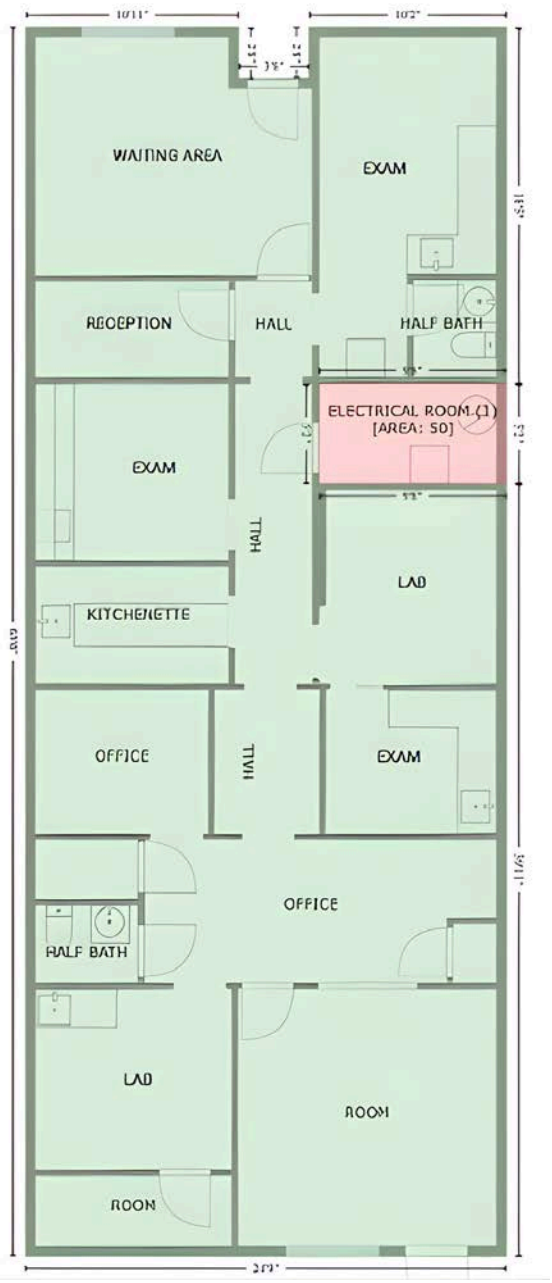


BUSINESS MAP



FLOOR PLAN


ENTRY
ROOM
ROOM
KITCHEN
FOYER
HALF BATH
ROOM
CONFERENCE
HALL
HALF BATH
OFFICE
FOYER
OFFICE
LIBRARY


WAITING AREA
EXAM
RECEPTION
HALL
HALF BATH
ELECTRICAL ROOM (1)
[AREA: 50]
EXAM
HALL
LAB
KITCHENETTE
OFFICE
HALL
EXAM
OFFICE
HALF BATH
LAB
ROOM
ROOM



DEMOGRAPHICS

2205 CLINTON DRIVE, GALENA PARK, TX 77547

TRAFFIC COUNT (VPD)

Clinton Dr	Fidelity St. W	S Main St. E
16,840 (VPD)	16,857 (VPD)	15,938 (VPD)

AVERAGE MEDIAN HOME VALUE

1 mile	3 miles	5 miles
$185,000	$165,000	$197,000

POPULATION GROWTH (5 YR FORECAST)

1 mile	3 miles	5 miles
10,029	67,256	265,446

AVERAGE HOUSEHOLD INCOME 2025

1 mile	3 miles	5 miles
$ 53,507	$54,599	$58,016

Call (713) 489-9819 • melanne@kwcommercial.com • Bayou Village School

ABOUT THE CMA TEAM

KW COMMERCIAL



Melanne Carpenter is a seasoned commercial real estate specialist with a sharp focus on the retail sector. With over 30 years of experience in corporate retail, she has established herself as a recognized expert in retail-driven property solutions. Her deep industry knowledge, paired with extensive commercial real estate expertise, makes her an invaluable resource for clients seeking tailored retail strategies. As the owner of a successful retail business herself, Melanne brings firsthand insight into the challenges and opportunities of the market. Her passion for retail, combined with strategic real estate acumen, ensures clients receive comprehensive support—whether buying, selling, or leasing retail properties.

Melanne Carpenter | KW Commercial Managing Director

Steve Blair is a commercial real estate broker with more than 20 years of investment experience specializing in multifamily and medical properties. Throughout his career, Steve has worked with investors, property owners, and healthcare professionals to identify opportunities that align with their financial and operational goals. Before entering commercial real estate, Steve built a strong foundation as a CPA, developing deep expertise in financial analysis, tax considerations, and investment performance. This background allows him to guide clients through complex transactions with a focus on maximizing long-term value. Steve combines market knowledge, analytical insight, and practical experience to help clients make confident real estate decisions.



Steve Blair | Commercial Real Estate Specialist



AJ Jandali is a commercial real estate expert specializing in industrial and commercial assets. With over 20 years of global experience in supply chain leadership across the Oil & Gas, Energy, and Construction industries, AJ brings strategic insight to complex real estate deals. His operational background and MBA from Penn State equip him to guide corporate tenants, investors, and developers through transactions that prioritize risk mitigation, value creation, and long-term growth. Known for his sharp business sense and collaborative approach, AJ delivers solutions that align real estate with business strategy.

AJ Jandali | Commercial Real Estate Specialist

DISCLAIMER

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

Exclusively Listed by

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741309, Texas

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

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.

2-10-2025

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.

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 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.

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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Bossart	588215	michaelb@kw.com	(713) 461-9393
Designated Broker of Firm	License No.	Email	Phone
Roger Aad	692211	Rogeraad@kw.com	713-461-9393
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Melanne Carpenter	0741309	melanne@kwcommercial.com	(832) 720-5626
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**

IABS 1-1



Explore the Owner-User and Income Potential at 2205 Clinton Drive

2205 CLINTON DRIVE, GALENA PARK, TX 77547

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