

BANKRUPTCY SALE

QUALIFYING BIDS DUE: MARCH 17

THREE-STORY MEDICAL OFFICE FACILITY

INCLUDES CLASSROOMS, TRAINING SPACES, OFFICES & AUDITORIUM

14602 PRESIDIO SQUARE BOULEVARD, HOUSTON, TX

Perfect for an Education/Training Facility or Medical Office

Pricing Guidance: \$5,000,000 (Appraised at: \$6,400,000)

ON-SITE INSPECTIONS: FEBRUARY 25 AT 10 A.M. & MARCH 10 AT 10 A.M.



PROPERTY DETAILS

Building: 42,716± SF
Site: 2.5± AC
Parking: 160± Spaces

PROPERTY HIGHLIGHTS

- Formerly an education & training facility for medical professionals
- Property includes 128-person capacity auditorium
- Located along high traffic corridors of TX-6 (48,700+ VPD) & Westpark Tollway (56,800+ VPD)
- Two elevator bays, which makes buildings easily demised for multiple tenants or one large institution with multiple departments

LOCATION DESCRIPTION

The property is located along two high traffic corridors that quickly connect it to the surrounding Houston Metro area. Both highways are strong commercial corridors, which have nearby retailers including Home Depot, Target & Walmart Supercenter, as well as an AT&T's regional training facility next door. The surrounding area is one of the fastest growing portions of Houston, with 33.4% population growth since 2010.

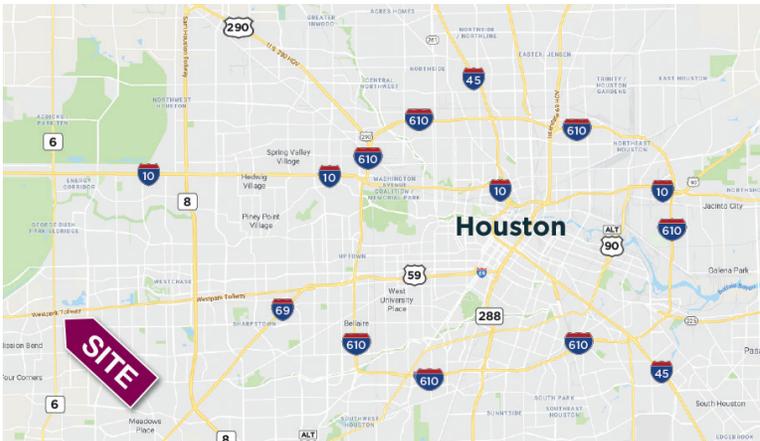


For Additional Information, Please Call or Visit Our Website:

855.755.2300 HilcoRealEstate.com

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CONTACT INFORMATION:

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ON-SITE INSPECTIONS: Tues., Feb. 25 & Mar. 10 at 10 a.m. (CST)

DUE DILIGENCE INFORMATION: A Virtual Data Room has been assembled and contains important due diligence documents on the property, including the draft Purchase and Sale Agreement, Terms of Sale and other applicable information. To gain access to the due diligence documents, buyers will need to register at www.HilcoRealEstate.com. Once registered for an account, buyers will login using the password created to gain access to the "Documents" tab which contains all due diligence information.

BROKER PARTICIPATION INVITED: A cooperating broker fee of two (2%) percent fee will be paid to the REALTOR®/Broker whose registered buyer closes on the property. Please refer to the Buyer/Broker registration requirements in the Terms of Sale, which can be found on Hilco's website.

For additional Terms of Sale, see the Purchase and Sale Agreement.

BUYER'S PREMIUM: An 5% Buyer's Fee will be added to the High Bid Price, per the Bid Procedures, unless otherwise indicated in the published materials.

The information contained herein is subject to inspection and verification by all parties relying on it to formulate a bid. No liability for its inaccuracy, errors, or omissions, are assumed by the Sellers, their representatives or broker. ALL SQUARE FOOTAGE, ACREAGE AND DIMENSIONS IN THIS BROCHURE ARE APPROXIMATE. This offering is subject to prior sale and may be withdrawn, modified or canceled without notice at any time. This is not a solicitation nor offering to residents of any state where this offering may be prohibited. © 2020 Hilco Global, LLC.



For more information, please visit HilcoRealEstate.com or contact:

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