

# FOR SALE

218 W NASA RD 1, WEBSTER, TEXAS 77598  
MEDICAL / PROFESSIONAL OFFICE



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**DRONE OVERVIEW**



**GOOGLE MAP**

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 **SALE PRICE:**  
**\$3.1M (\$161.61)**  **BUILDING SIZE:**  
**±19,182 SF (GBA)**

**Stories:** 1  
**Year Built:** 1983 (Per HCAD)  
**Construction:** Brick & Frame w/ Stucco  
**Land Area:** ±1.29 Acres (56,126 SF per Survey)  
**Parking:** ±70 Surface Spaces  
**Zoning:** NP – NASA Parkway District (City of Webster)  
**Floodplain:** FEMA Panel 48167C0036G



## SITE IMPROVEMENTS

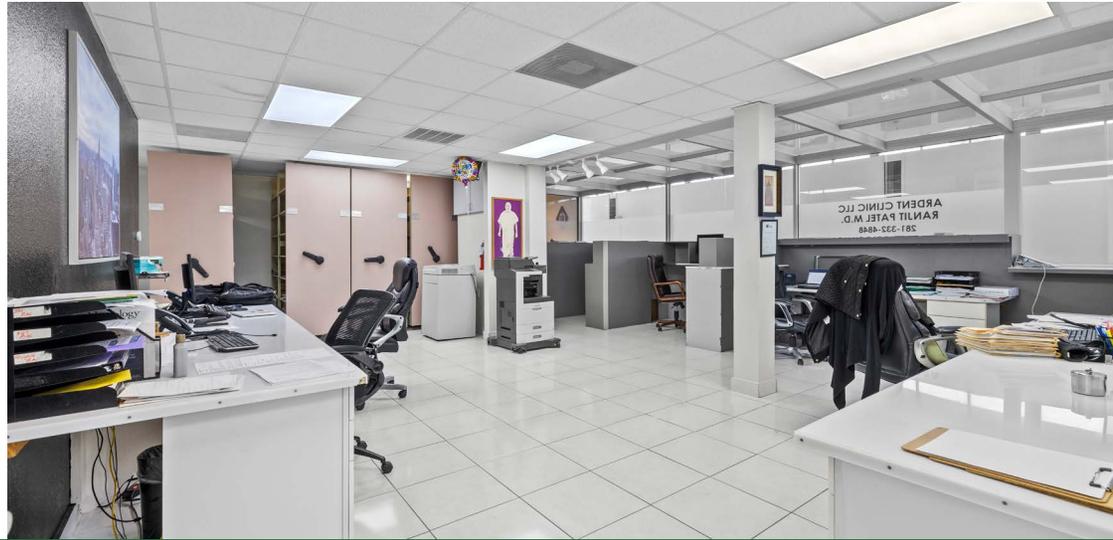
### Land-to-Building Ratio

56,126 SF Land ÷ 19,182 SF Building = 2.93 : 1

- Concrete paved parking
- Two access points (NASA Rd 1 & West Henrietta Ave)
- Corner visibility
- Pole signage
- Utility infrastructure in place

## BUILDING FEATURES

- Medical-grade layout with exam rooms
- 13' wall height
- Masonry exterior façade



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## ECONOMICS

**Gross Asking Rent:** \$2.18/SF  
(NASA/Clear Lake Submarket)

**Current Occupancy:**

- 20% Owner Occupied
- 80% Available

**Suite B:** ±2,100 SF

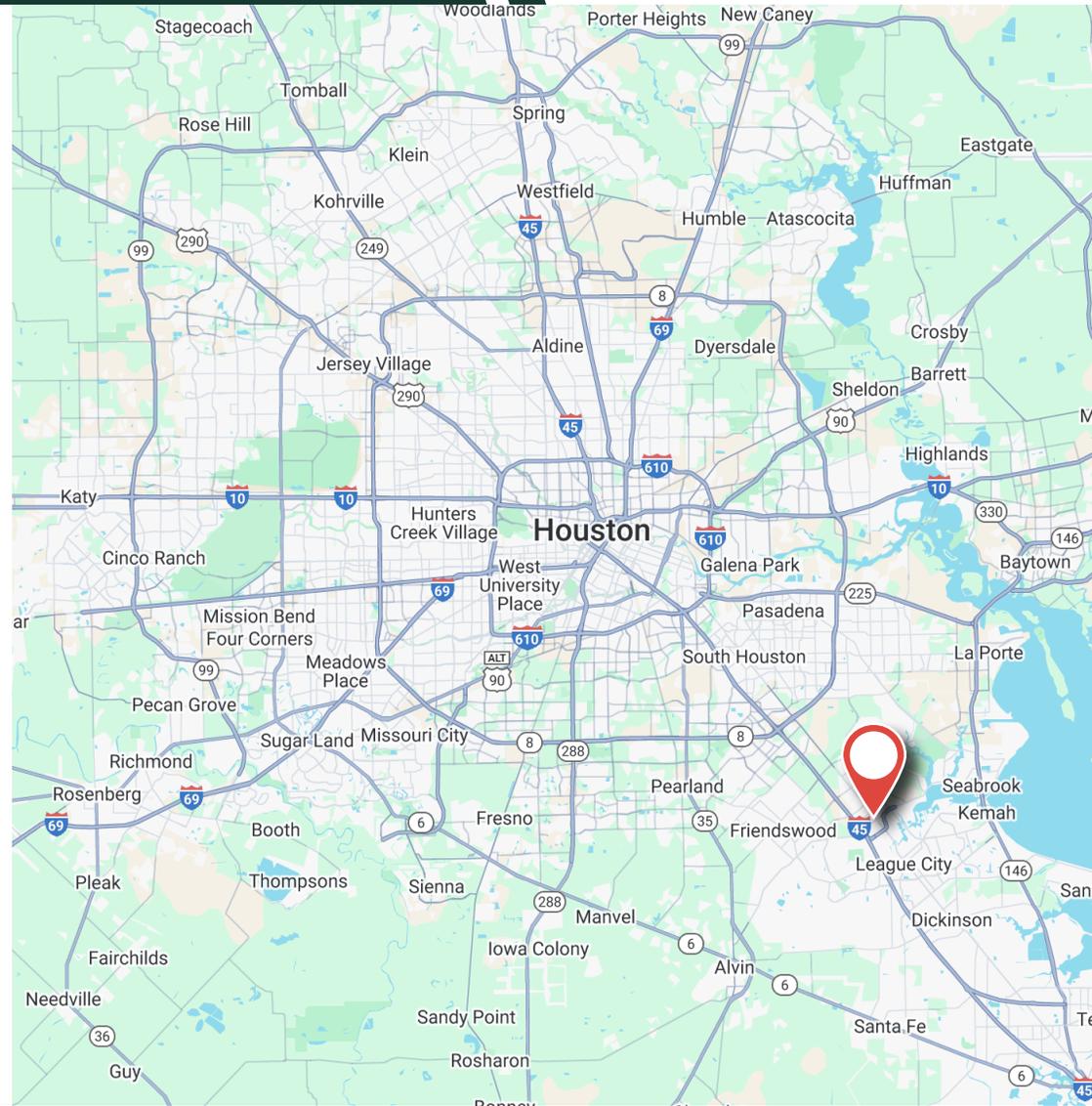
- Currently occupied by accounting firm
- Vacating March 1, 2026
- Ideal for owner-user or value-add repositioning
- Ability to occupy majority of building
- Strong submarket medical demand

## LOCATION HIGHLIGHTS

- Positioned along NASA Rd 1
- Immediate access to NASA Parkway
- Adjacent to Webster Medical Center corridor
- Surrounded by healthcare providers
- Strong daytime population base

## INVESTMENT HIGHLIGHTS

- Medical corridor location
- Owner-user or partial lease-up opportunity
- Below replacement cost basis
- Strong land coverage ratio
- Immediate upside via vacancy lease-up



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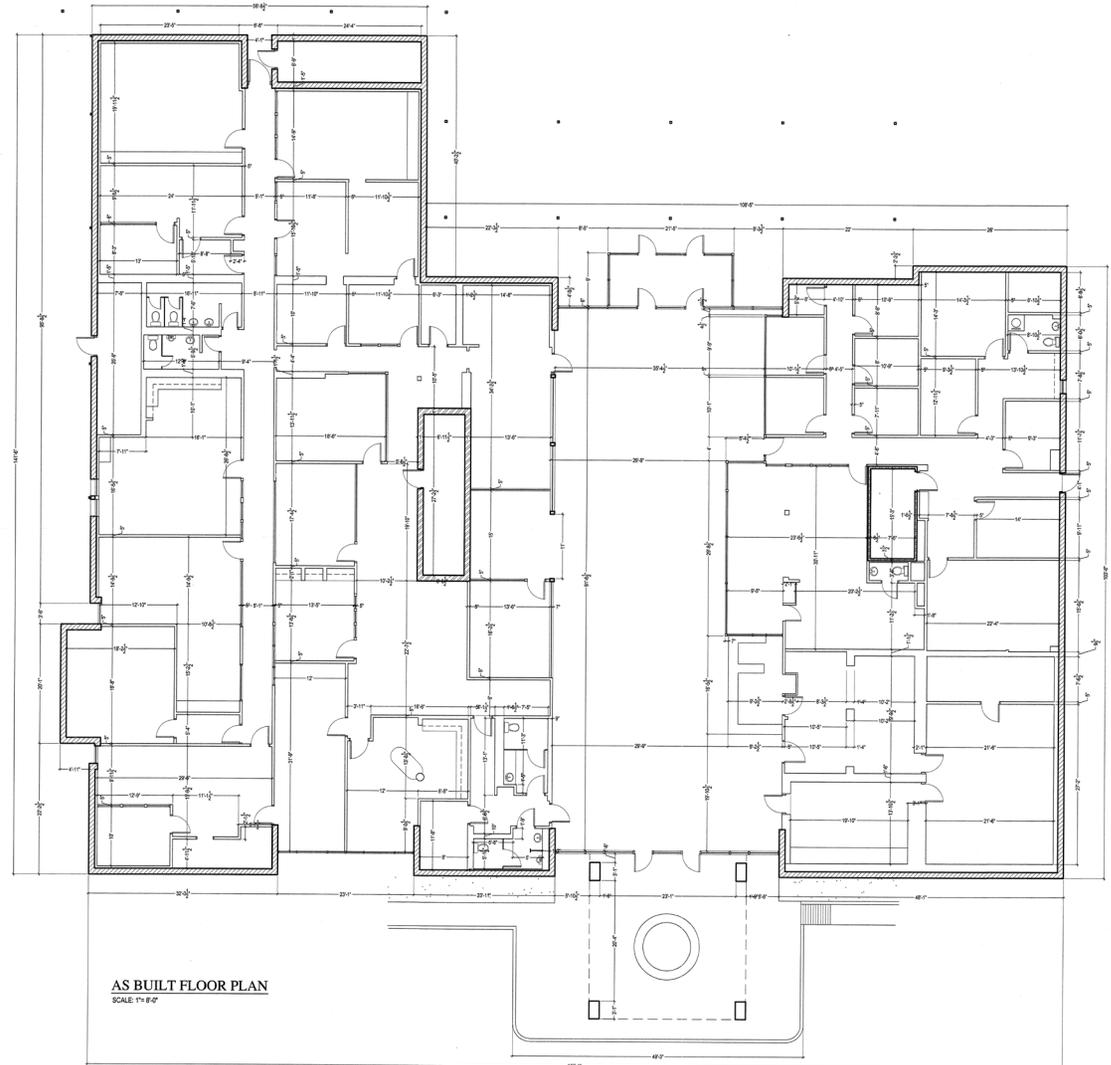
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The building has a mix of finished medical and general office space and +/- 4,812 SF of unfinished space that can be subdivided into two spaces with minimal investment. There is 3,316 SF of owner-occupied medical space and a common area of 3,313 SF that was consistent with the original bank use, but can be repurposed for leasable space. The building can be used for many medical uses, biotech/lab space/general office space and flex users.



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## FLOOR PLAN



**SUITE A**  
3,316 SF



**SUITE B**  
2,067 SF

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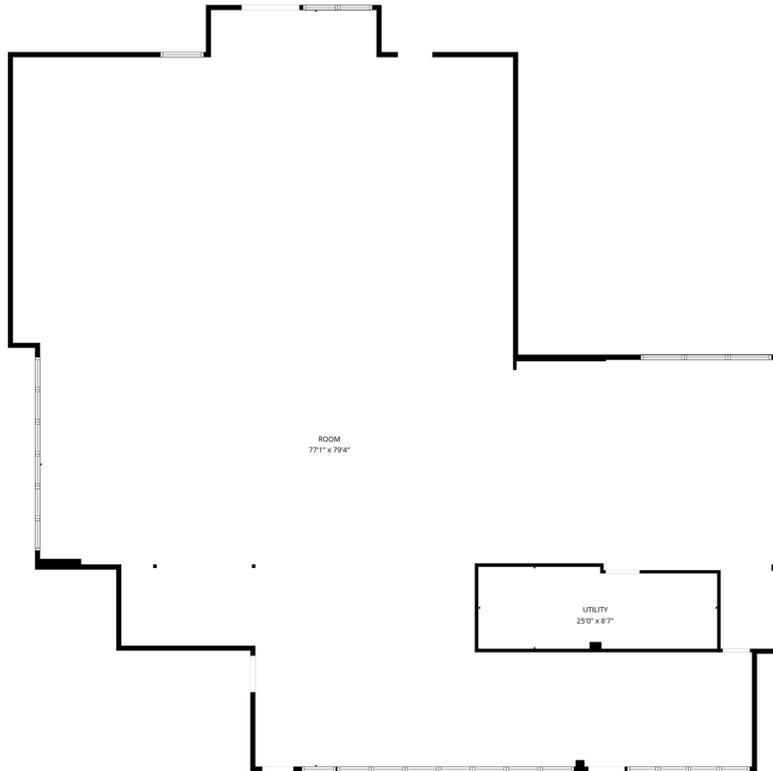
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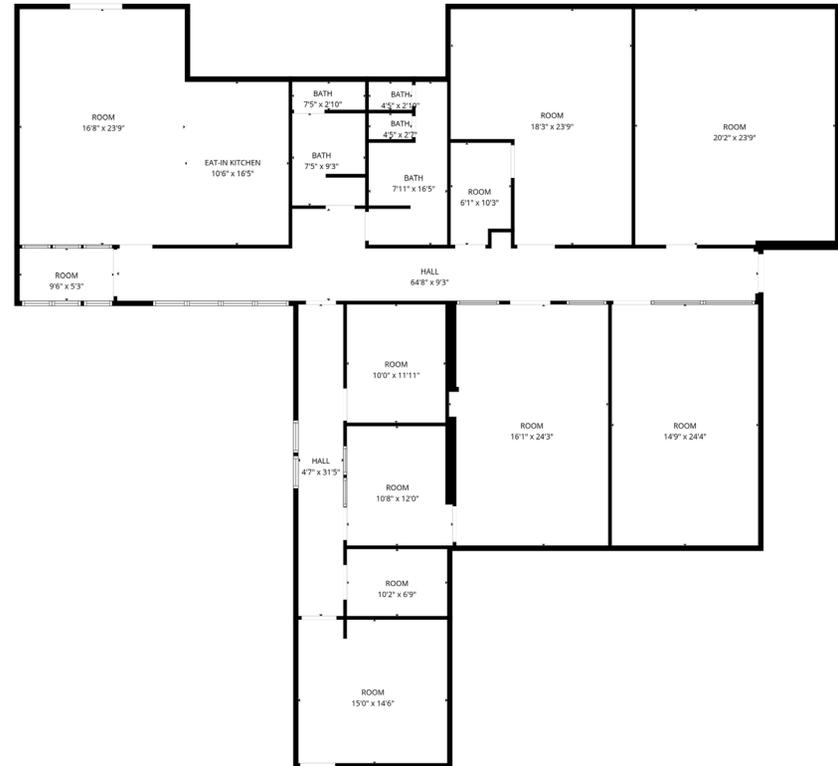
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## FLOOR PLAN



**SUITE C & D**  
4,812 SF



**SUITE E**  
3,822 SF

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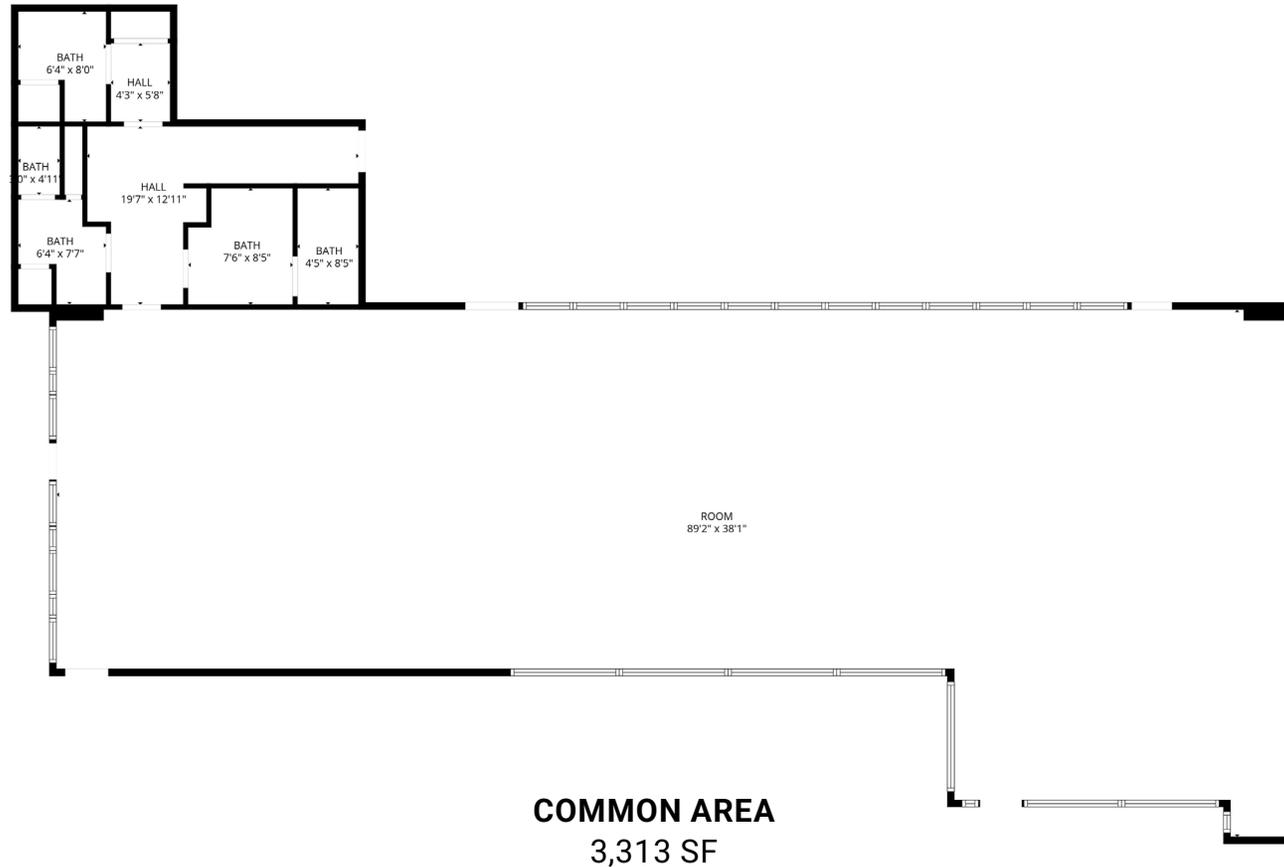
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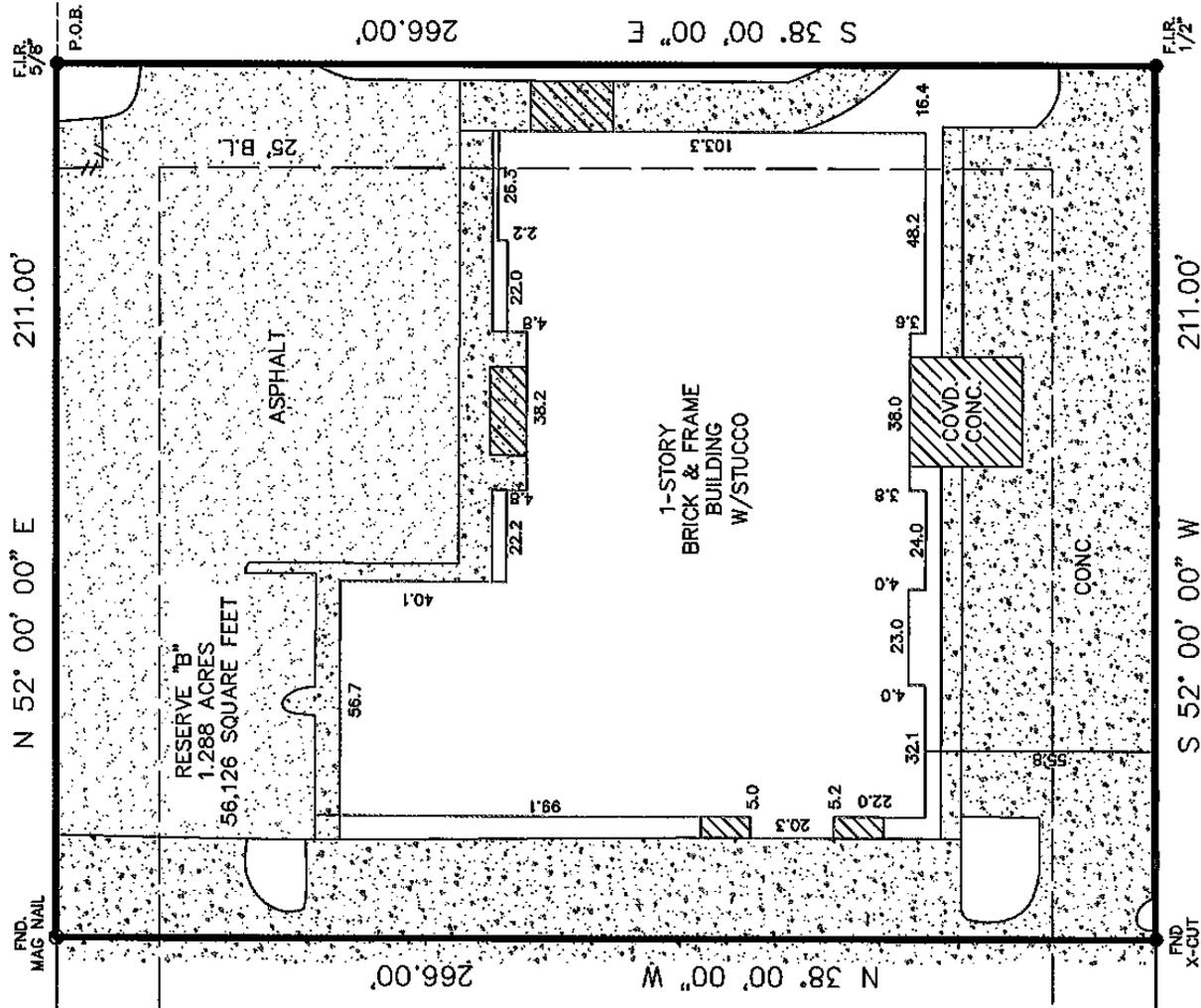
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## SURVEY



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## AERIALS



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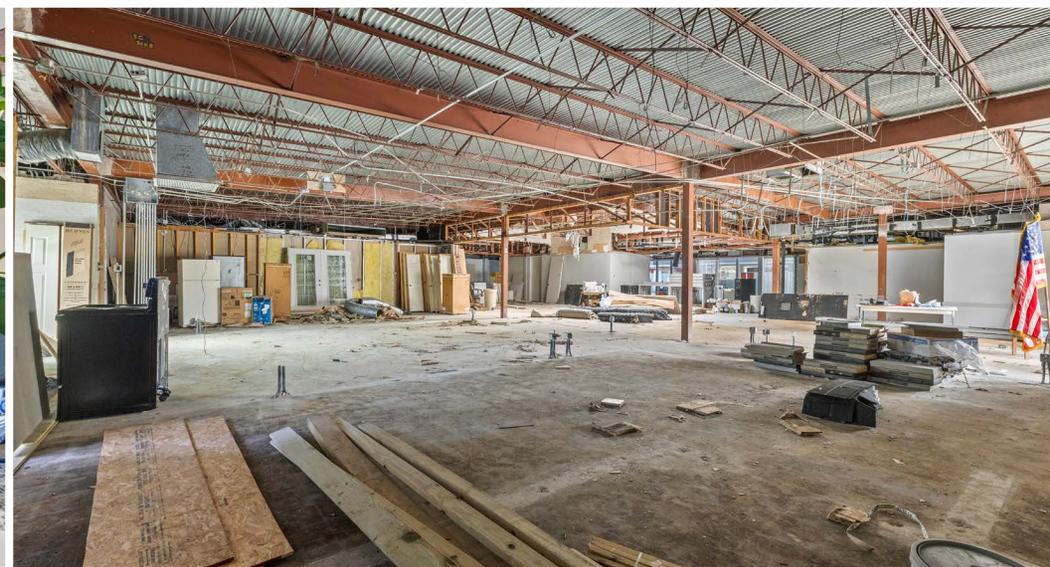
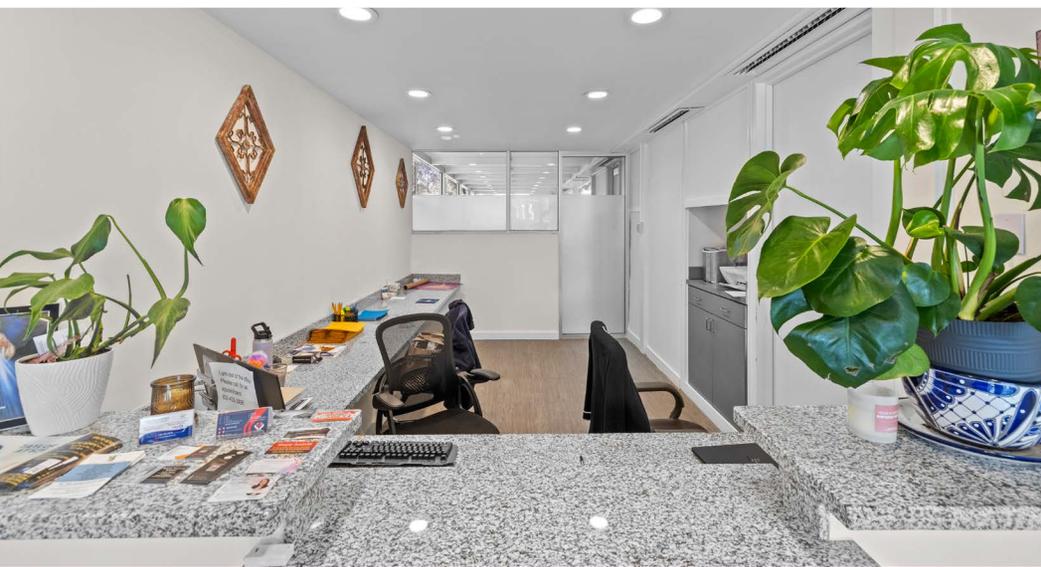
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## PHOTOS



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## DEMOGRAPHICS

2025 SUMMARY	1 MILE	3 MILE	5 MILE
Population	10,295	79,068	212,580
Households	4,460	35,316	86,036
Families	2,247	19,082	55,506
Average Household Size	2.26	2.22	2.46
Owner Occupied Housing Units	1,130	14,669	51,471
Renter Occupied Housing Units	3,330	20,647	34,565
Median Age	32.9	36.9	38.8
Median Household Income	\$67,498	\$72,705	\$100,747
Average Household Income	\$85,291	\$101,504	\$130,715

### BUSINESSES - 5 MILES

**8,688**  
TOTAL  
BUSINESSES

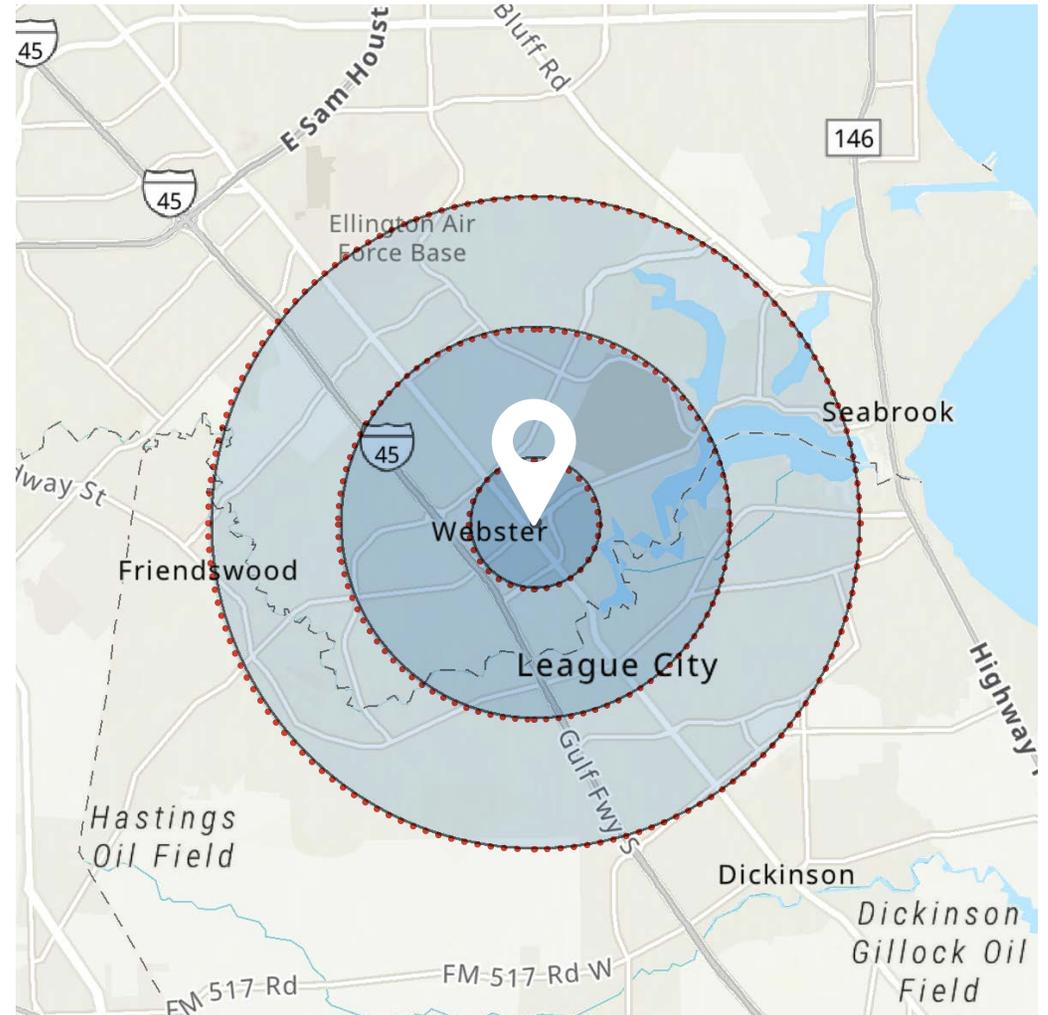
**90,818**  
TOTAL  
EMPLOYEES

### INCOME - 5 MILES

**\$100,747**  
AVERAGE HH  
INCOME

**\$52,910**  
PER CAPITA  
INCOME

**\$291,037**  
MEDIAN  
NET WORTH



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