

IN-PATIENT FACILITY FOR SALE OR LEASE

505

GRAHAM DR
TOMBALL, TX



Jones Lang LaSalle Brokerage, Inc.

PROJECT FEATURES

This long-term acute care hospital (LTACH) sits on approximately six (6) acres and can be repositioned for the following healthcare uses including but not limited to:

- Inpatient rehab
- Surgical hospital
- Pediatric hospital
- Skilled nursing
- Assisted living and/or memory care
- Acute psychiatric hospital
- Behavioral health facility
- Medical office

Property Address: 505 Graham Drive
Tomball, TX 77375

Building Size: 77,804 SF

Year Built: 2006

Parking: 274

Stories: Three

Beds: 75

Room Size: 1,037 SF

Land Size: 5.96 Acres



PROPERTY AERIAL



THE HERITAGE TOMBALL
147-bed Senior Housing

TEXAS PROFESSIONAL BLDG
30,000 sq. ft. MOB

HCA Houston Healthcare®
Tomball
350-bed Hospital

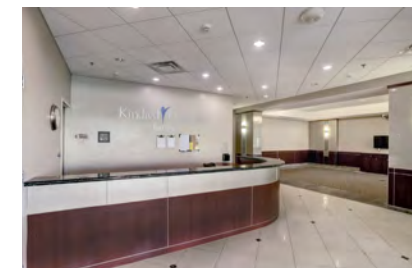
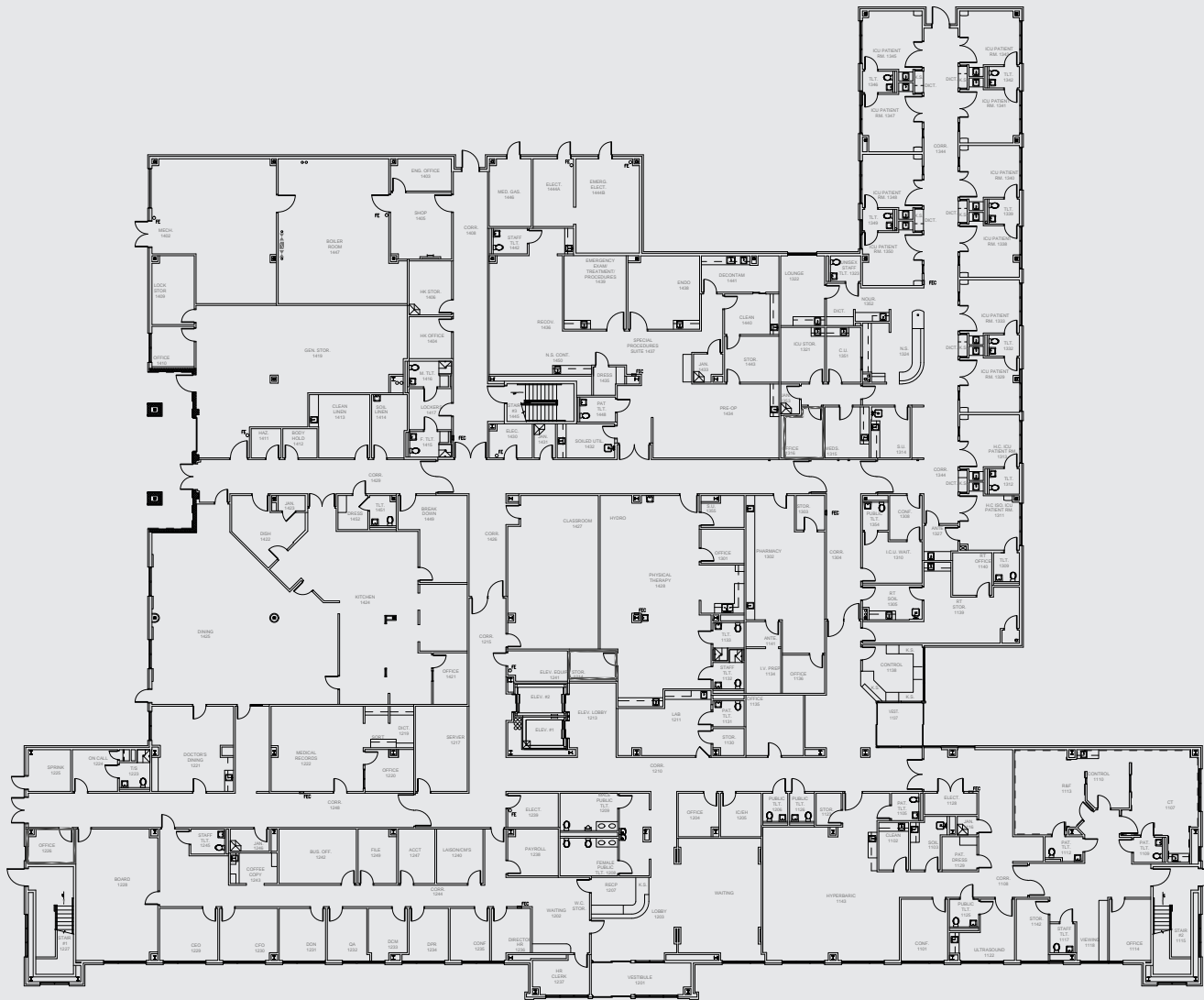
249

**LONE STAR
COLLEGE TOMBALL**

TOMBALL MEDICAL PLAZA
52,000 sq. ft. MOB

SCHOOL STREET

GRAHAM DRIVE

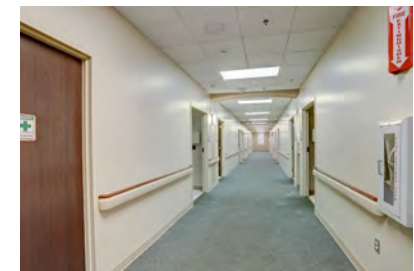
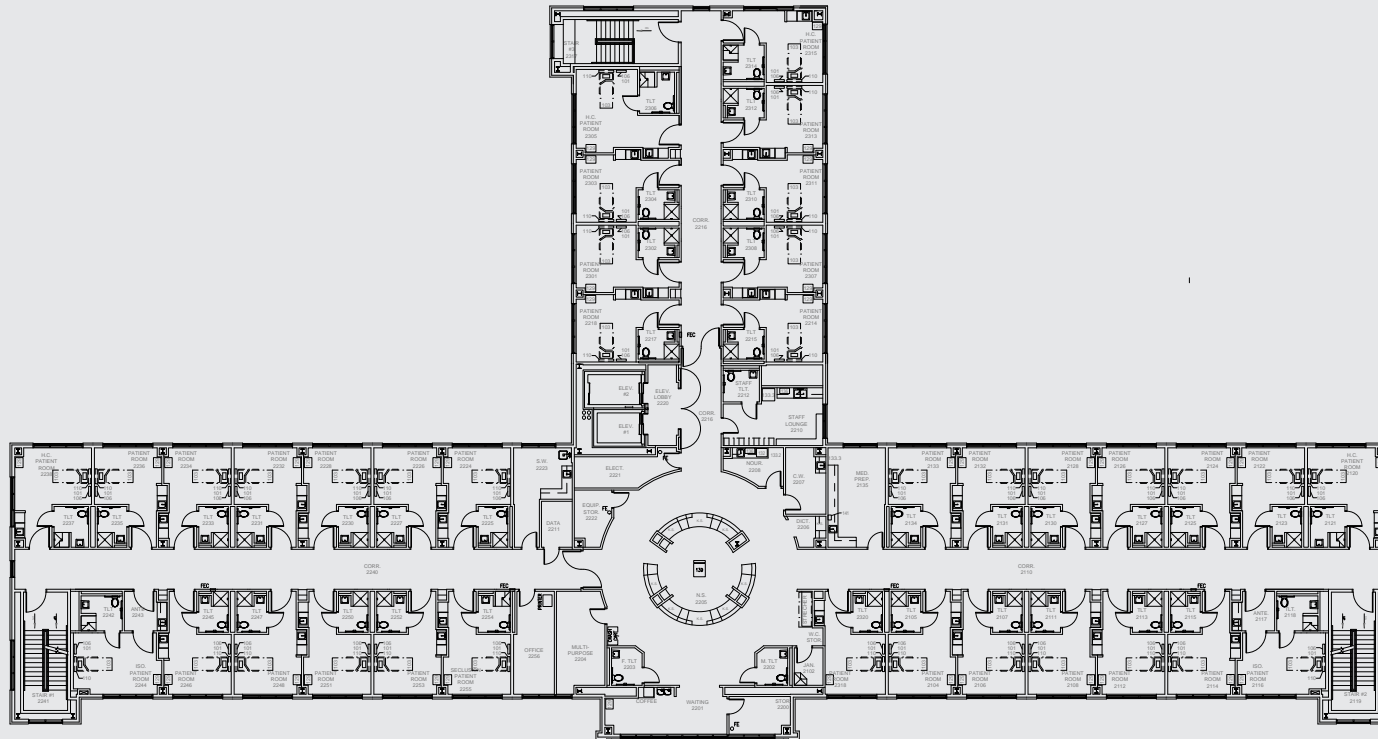


FIRST FLOOR PLAN

505 GRAHAM DRIVE
KINDRED HOSPITAL Tomball, TX



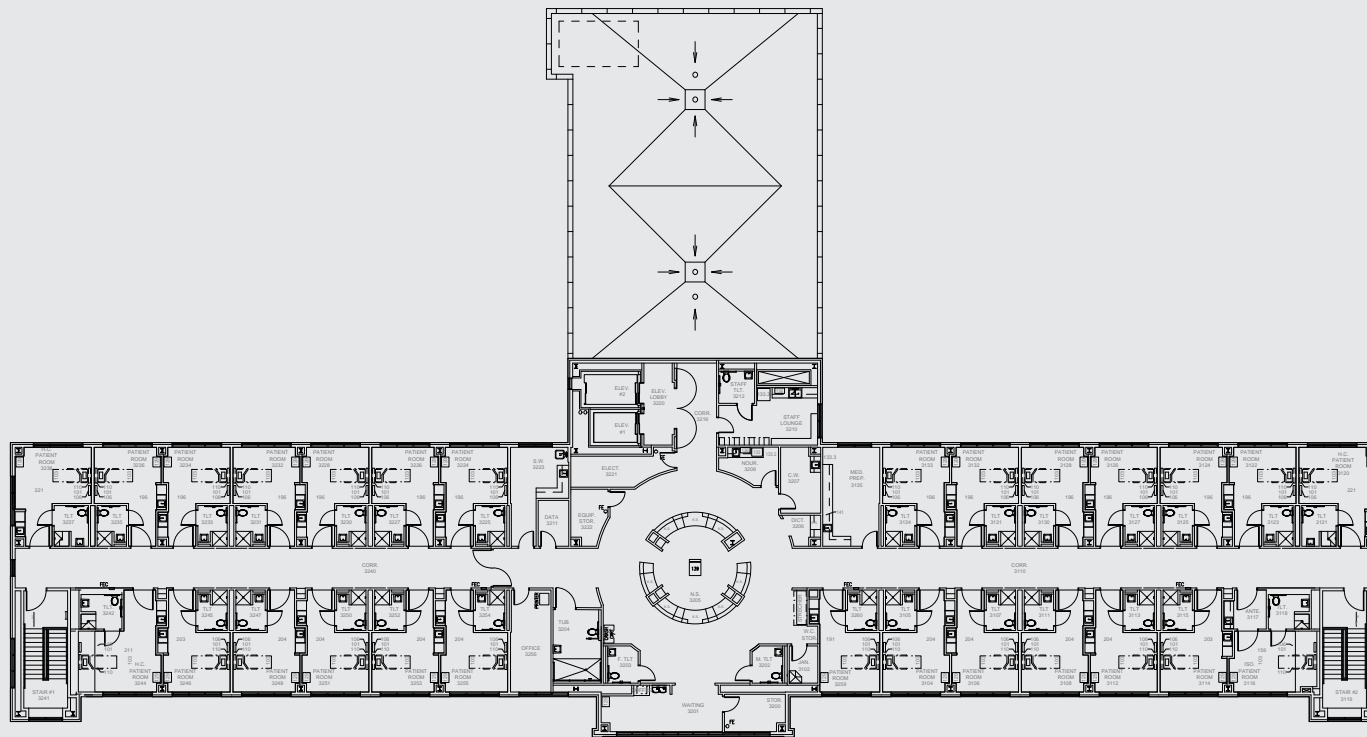
Tour Space



SECOND FLOOR **PLAN**

505 GRAHAM DRIVE
KINDRED HOSPITAL Tomball, TX





THIRD FLOOR PLAN

505 GRAHAM DRIVE
KINDRED HOSPITAL Tomball, TX



AREA DEMOGRAPHICS

Key facts



1,530,545
Population



2.9
Average Household
Size



\$85,069
Median Household
Income



34.8
Median Age

Insurance mix



58%
Commercial
Insurance (%)



4%
Insurance, govt.
exchange (%)

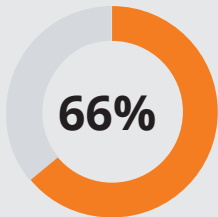


6%
Medicaid (%)

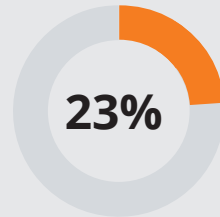


18%
Medicare (%)

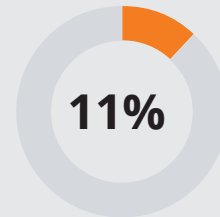
Employment



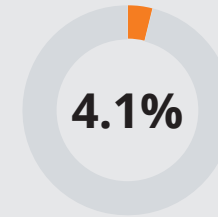
White
Collar



Blue
Collar



Services

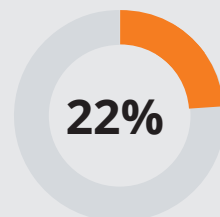


Unemployment
Rate

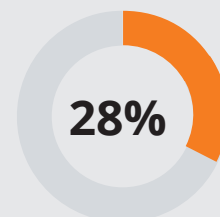
Education



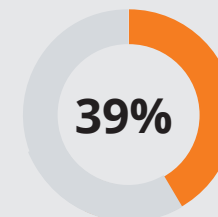
No High
School Diploma



High School
Graduate



Some College



Bachelor's/Grad/
Prof Degree

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