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PHYSICIANS CENTER AT VISION PARK

18354 I-45 SOUTH, SHENANDOAH, TX 77384

SVN | J. BEARD REAL ESTATE IS PLEASED TO PRESENT

PHYSICIANS CENTER AT VISION PARK

a development by



The Physicians Centre at Vision Park is a newly constructed Class A medical office building, completed in 2023. It offers spaces ranging from 2,000 to approximately 40,000 square feet, with options for custom tenant design and finishes. Conveniently located between I-45 and Pine Forest Blvd, near Vision Park Blvd, the building provides easy access for both physicians and patients. It is also in close proximity to all major hospital systems in The Woodlands area and has no use restrictions.

The Physicians Centre at Vision Park features free surface parking for tenants and visitors, as well as covered, reserved parking options. Investment opportunities are available for interested physicians.



PHYSICIANS CENTER AT VISION PARK



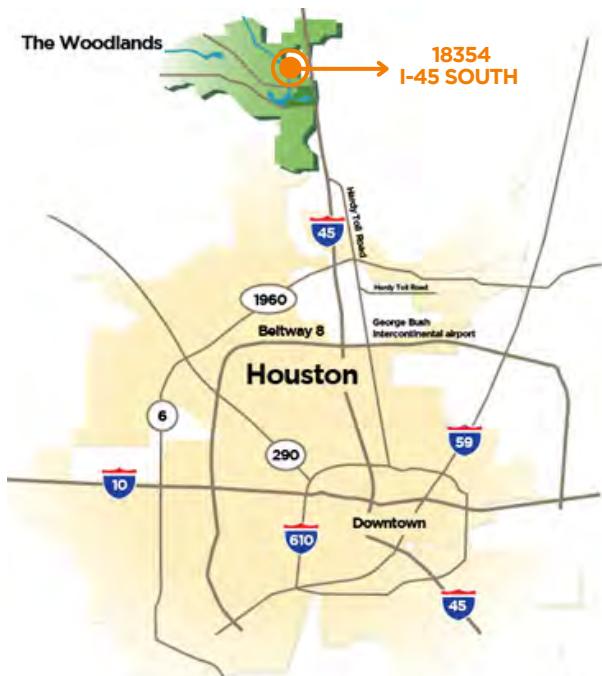
PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS

- Class A, 3-Story medical office building
- Sleek, modern design
- 2 front entrances and a covered patient drop-off area
- Ample surface parking
- 24/7, 365 key card access
- Emergency Generator Capacity Available
- Located just off I-45 near Vision Park Blvd. in The Woodlands. This location provides easy access for physicians and patients coming from anywhere and is in close proximity to all the major hospital systems in the The Woodlands area.

AVAILABLE SPACES

SPACE	AVAILABLE SF	TYPE
2ND FLOOR - A	2,962 SF	NNN
2ND FLOOR - B	2,086 SF	NNN
3RD FLOOR - A	4,231 SF	NNN



Class A, 3-Story,
Medical Office
Building

Sleek
Modern Design

2 Front
entrances for
easy access

Direct access off of
I-45 (North Fwy) &
Vision Park Blvd.

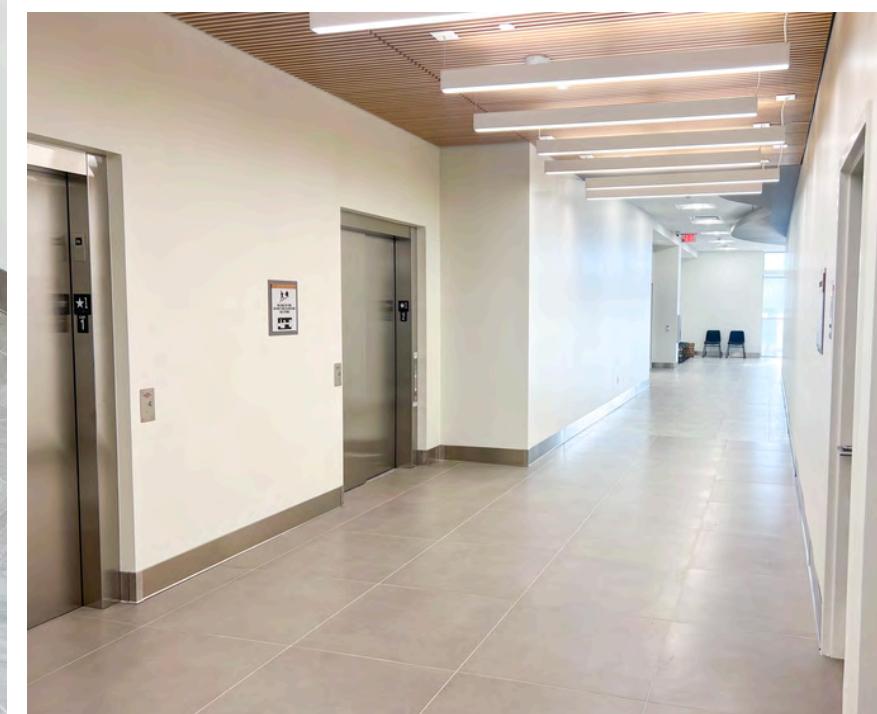
Physician
Investment
Opportunity
Available

3/1,000 SF
Surface ratio for
tenants and
Visitors



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,352	59,975	168,143
TOTAL DAYTIME POPULATION	11,526	84,189	183,515
AVG HOUSEHOLD INCOME	\$200,984	\$151,514	\$145,003

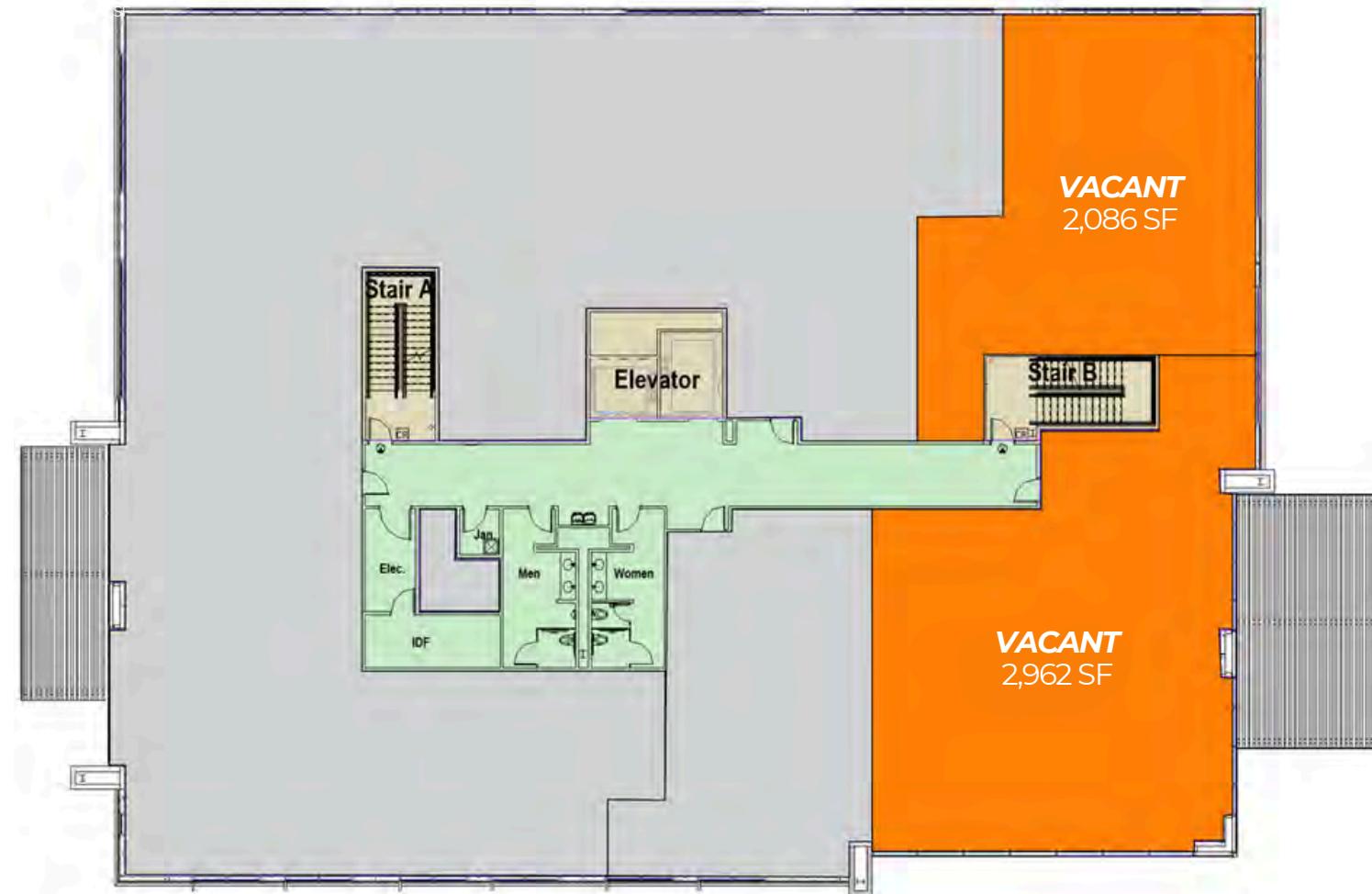
*Demographics data derived from 2025 STDB



PHYSICIANS CENTER AT VISION PARK

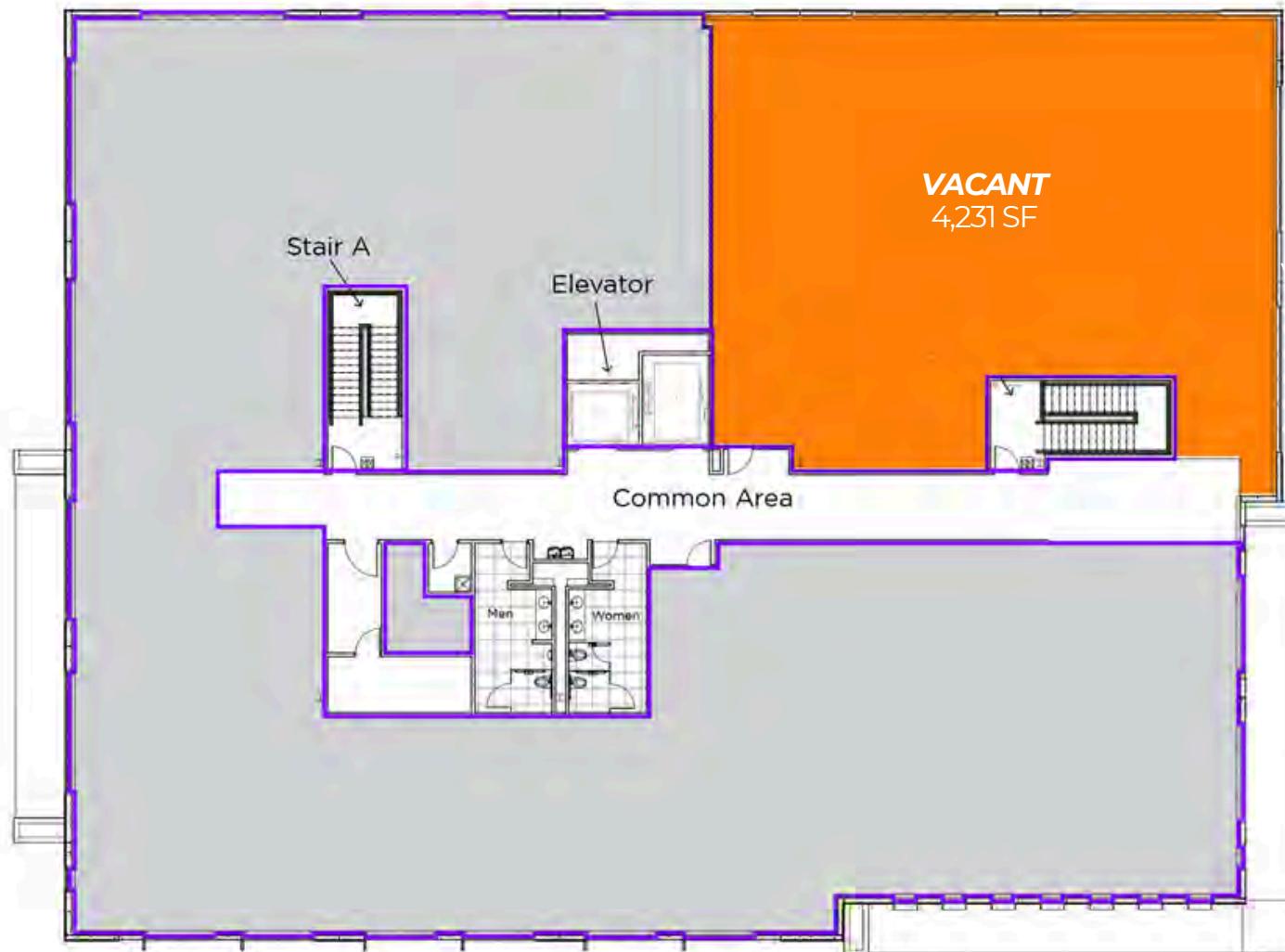
FLOOR PLANS

SECOND FLOOR



FLOOR PLANS

THIRD FLOOR



INTERSTATE 45 N



PHYSICIANS CENTER AT VISION PARK

MDAnderson
~~Cancer~~ Network



RESEARCH FOREST DR.

INTERSTATE 45

45

1.4 MILES
TO MEMORIAL HERMANN

2.8 MILES
TO HOUSTON METHODIST

2.9 MILES
TO ST LUKE'S HEALTH

3.3 MILES
TO TEXAS CHILDREN'S

4.0 MILES
TO MD ANDERSON

PHYSICIANS CENTER AT VISION PARK

OPTIMAL LOCATION

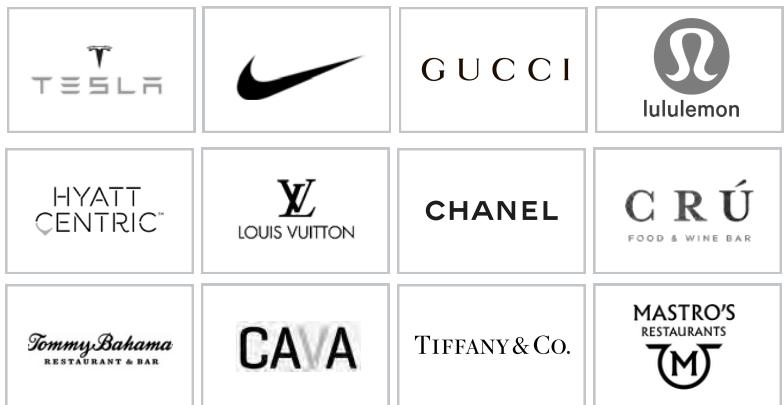
Conveniently located within a five minute drive to all of The Woodlands most coveted shops, eateries, entertainment districts and hospitals.

HUGHES LANDING



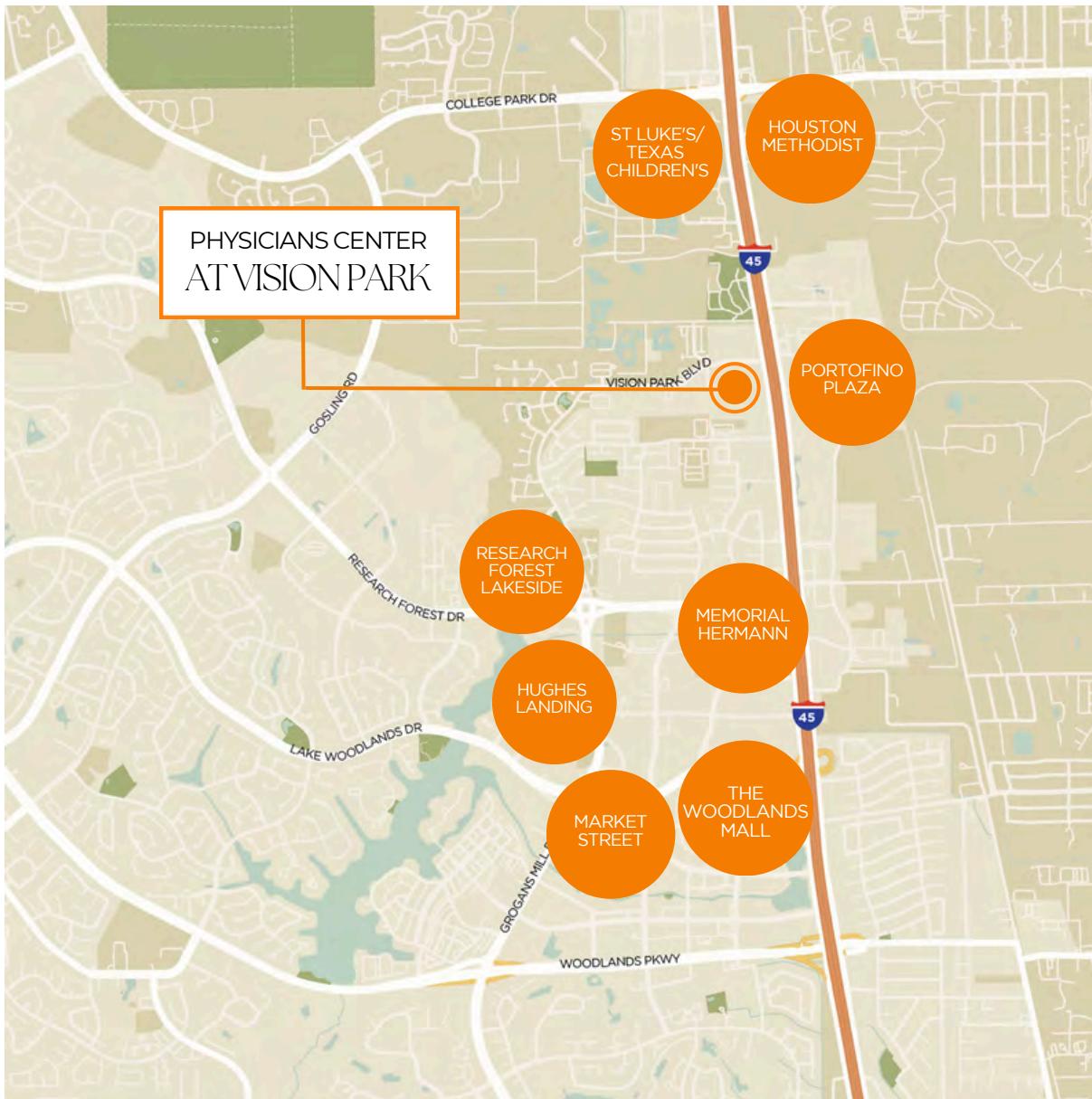
MARKET STREET

17 EATERIES | 45 SHOPS | 42 LIFESTYLE STORES



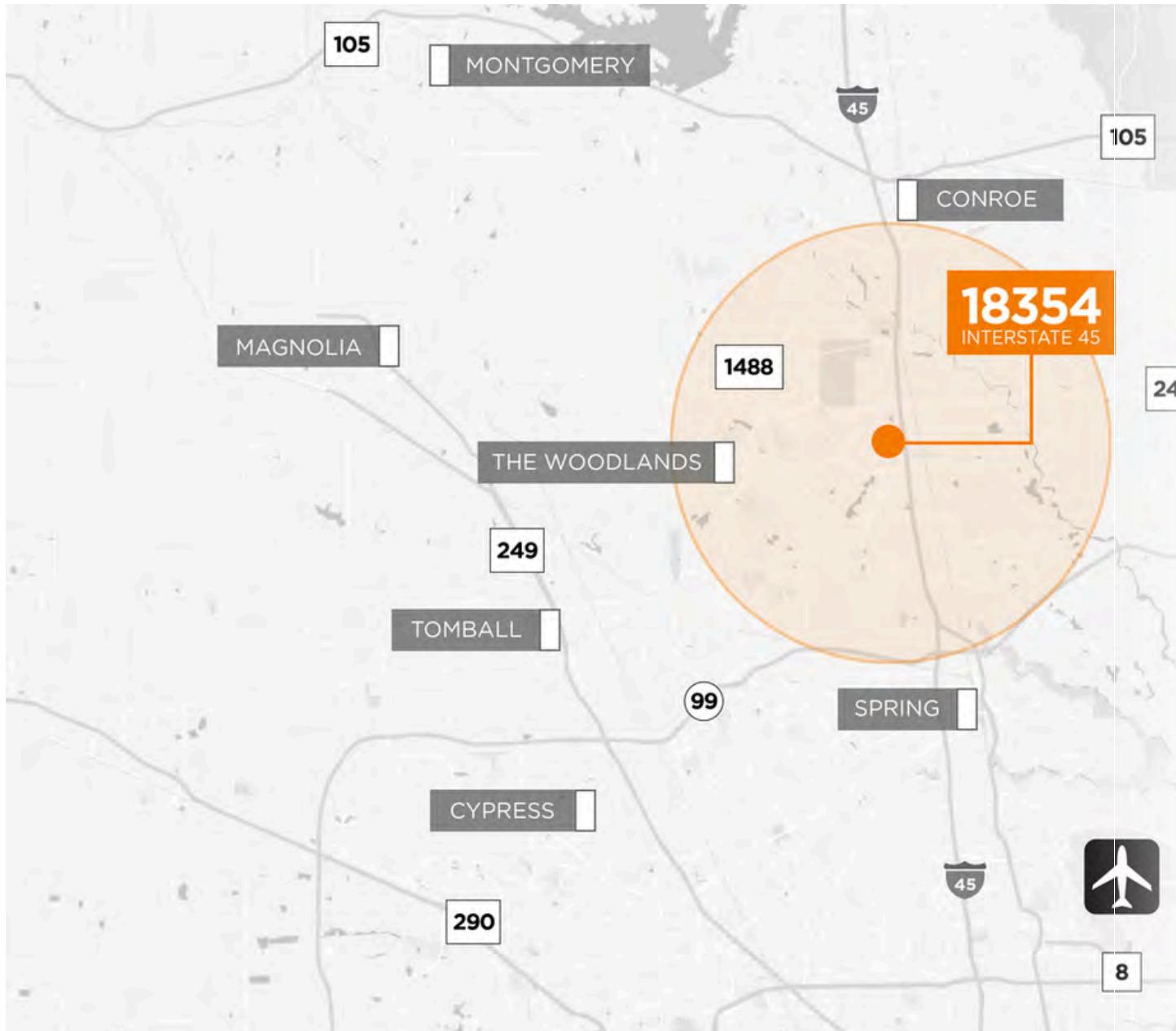
THE WOODLANDS MALL

32 EATERIES | 166 SHOPS | 37 LIFESTYLE STORES



PHYSICIANS CENTER AT VISION PARK

PREMIER LOCATION



DRIVETIMES

10 MIN
To Hardy Toll Rd

15 MIN
To Grand Parkway (99)

17 MIN
West towards Kuykendahl

20 MIN
To N Sam Houston Tollway
(Beltway 8)

25 MIN
To George Bush
Intercontinental Airport (IAH)

MARKET OVERVIEW

THE WOODLANDS MARKET HIGHLIGHTS

The Woodlands is a 28,000-acre master-planned community, with a population of more than 106,670. It is located approximately 30 miles north of downtown Houston and consistently ranks among the top bestselling, master planned communities in the nation.

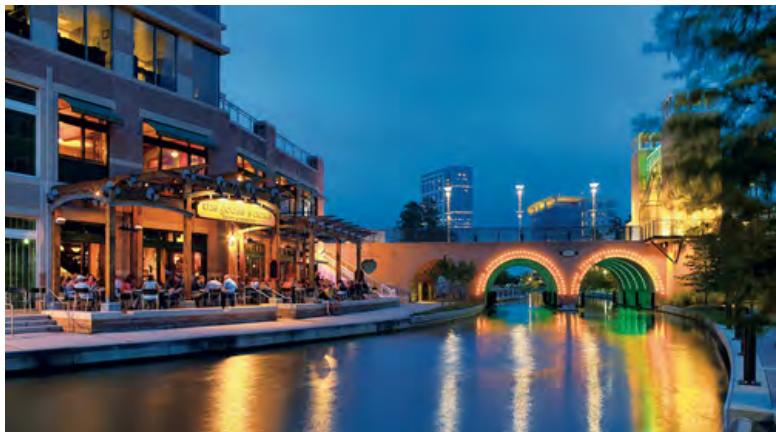
Currently 49,000 employees work in the area with such major employers as ExxonMobil Corp, CHI St. Luke's The Woodlands, Memorial Hermann The Woodlands, Huntsman Corp, Baker Hughes, Talisman Energy, Aon Hewitt, Nexo Solutions, Chevron, McKesson and Repsol USA. Continued growth is driven in part by the 385-acre ExxonMobil corporate campus creating an estimated 10,000-12,000 jobs and is 3-4 million square feet, as well as the new HP corporate campus located in the new Springwoods master-planned development.

The Woodlands has emerged as a major healthcare hub in the Houston area, representing almost a quarter of the area's total employment. Memorial Hermann, St. Luke's, Houston Methodist, and Texas Children's Hospitals represent four of the Woodlands' largest employers, accounting for nearly 6,000 employees combined. Additionally, M.D. Anderson is building a 20,000 SF outpatient clinic, expected to open in 2019.

Acting as the Central Business District of The Woodlands is Town Center, a 1,000 acres master-planned development. Town Center attracts over 20 million visitors annually with popular destinations, such as The Woodlands Mall, Market Street, Woodlands Waterway and The Cynthia Woods Mitchel Pavilion.

There are nine distinct villages that make up The Woodlands: Alden Bridge, Cochran's Crossing, College Park, Creekside Park, Grogan's Mill, Indian Springs, Panther Creek, Sterling Ridge & May Valley.

The Woodlands has seen tremendous growth over the past two decades, growing 135% since 1990, and benefits from its outstanding amenities including retail, hotel, and entertainment.



FOR LEASING INFORMATION:

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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.

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.

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.

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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	