3117 COLLEGE PARK DRIVE

The Woodlands, TX 77384



Building Features

- \cdot 34,091 RSF two-story medical office building
- · Located on State Highway 242
- · Ample surface parking with covered parking available
- · Major medical facilities in the area include St. Luke's Hospital, Texas Children's Hospital, Houston Methodist Hospital, MD Anderson Cancer Hospital and Memorial Hermann The Woodlands Medical Center





Premier Location

Healthcare

66.8%

Private Insurance 10.5k

Healthcare Spending 83%

Doctor Visits in 2023

Economics

42

Median Age \$159k

Per Household Income

Employment

11%

Service Employment **12**%

Blue Collar Employment 77%

White Collar Employment

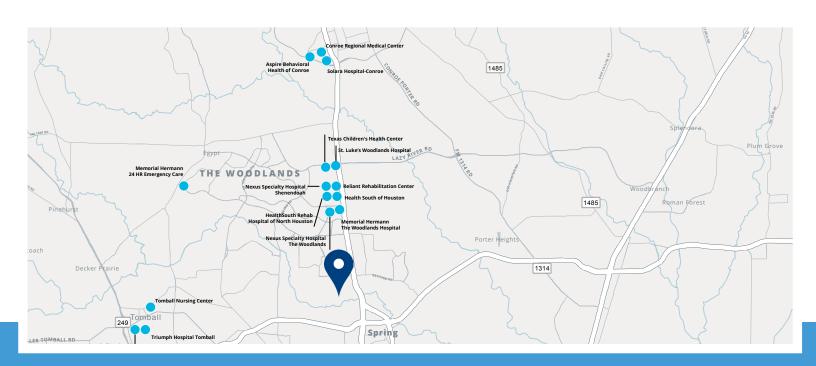
Population

132k

Total Population 153k

Total Daytime Population

^{*}Demographics is within 5 miles of the property



Leasing Information:

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