

# 3117 COLLEGE PARK DRIVE

The Woodlands, TX 77384



## Building Features

- 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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