

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

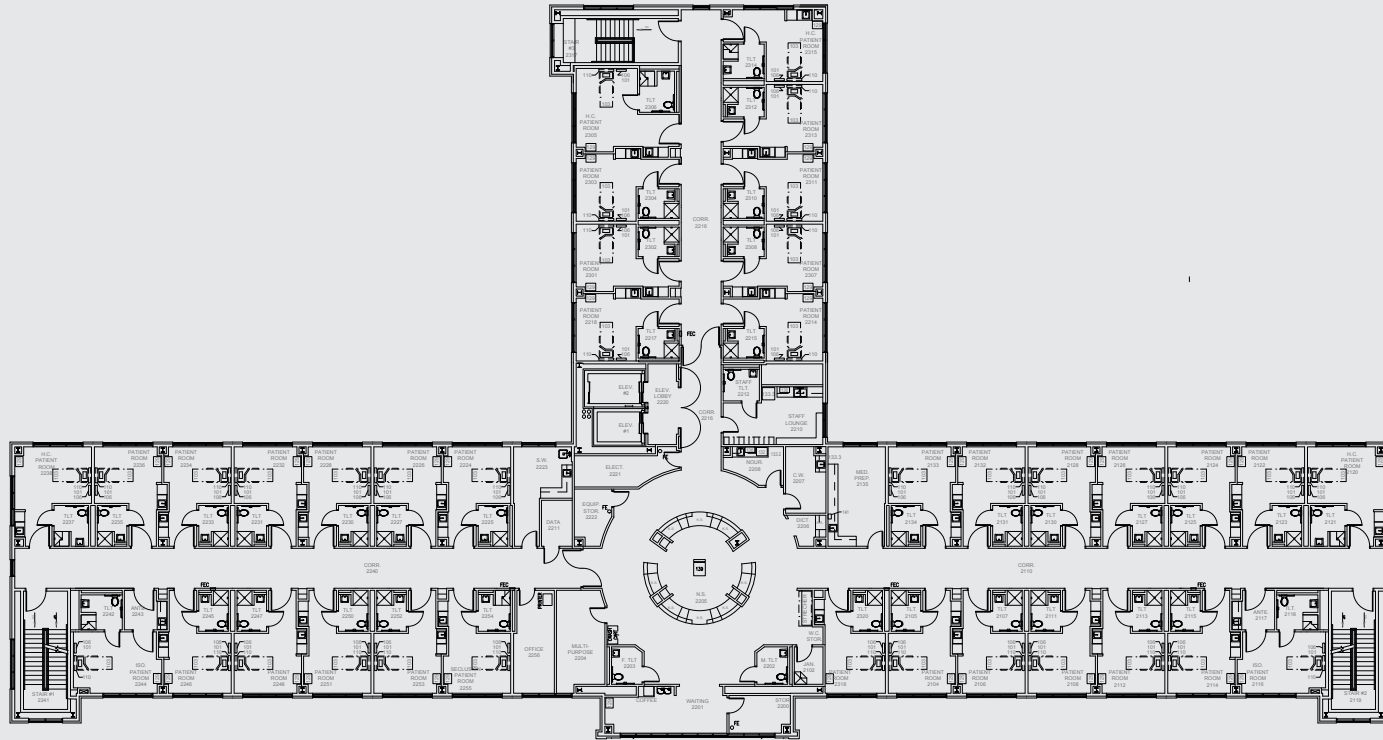
249

**LONE STAR
COLLEGE TOMBALL**

TOMBALL MEDICAL PLAZA
52,000 sq. ft. MOB

SCHOOL STREET

GRAHAM DRIVE

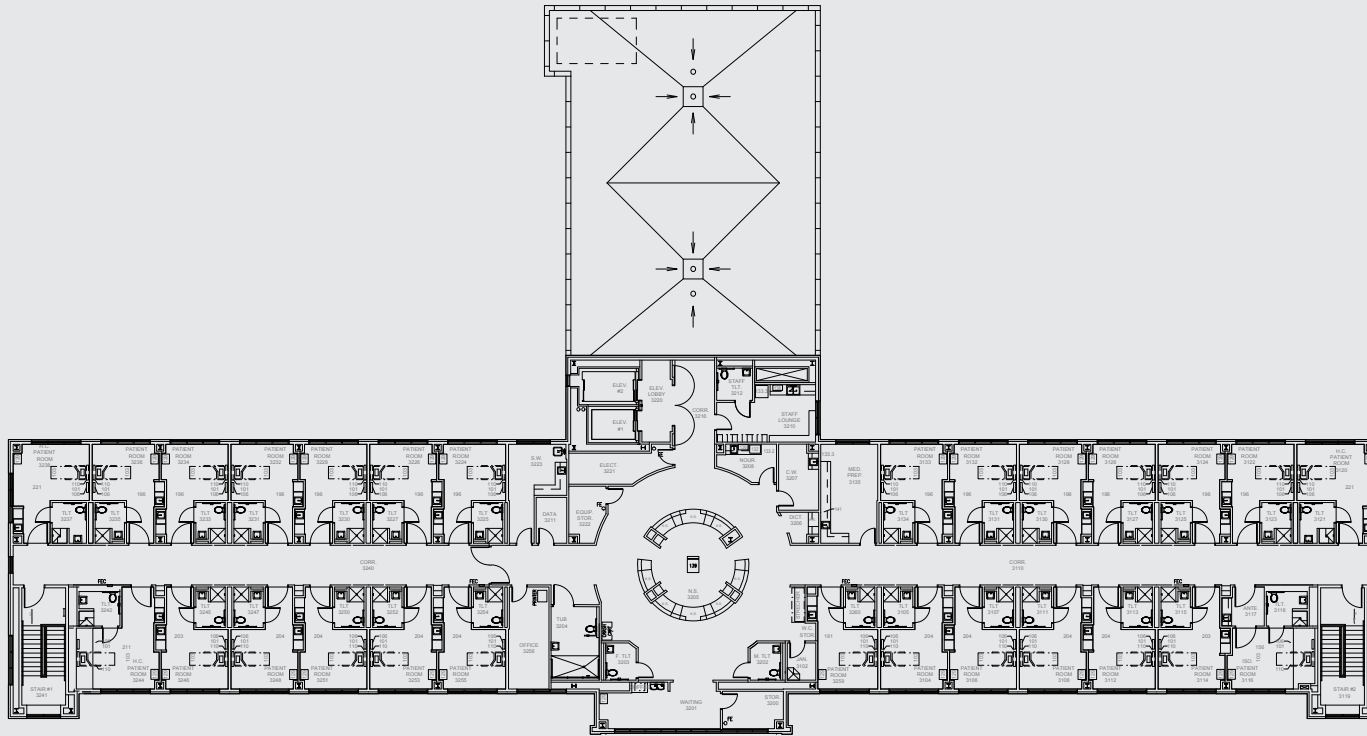


SECOND FLOOR PLAN

505 GRAHAM DRIVE
KINDRED HOSPITAL Tomball, TX



Tour Space



THIRD FLOOR PLAN

505 GRAHAM DRIVE
KINDRED HOSPITAL Tomball, TX



Tour Space

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 (%)

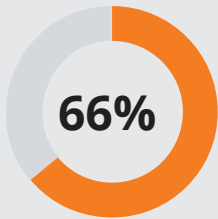


6%
Medicaid (%)

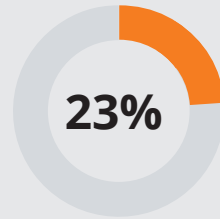


18%
Medicare (%)

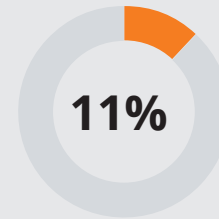
Employment



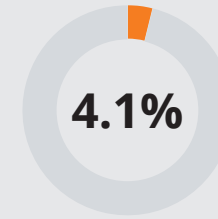
White Collar



Blue Collar

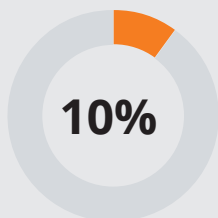


Services

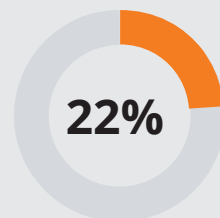


Unemployment Rate

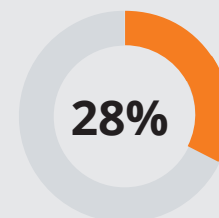
Education



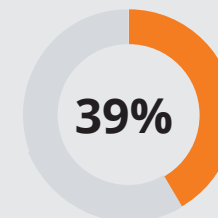
No High School Diploma



High School Graduate



Some College



Bachelor's/Grad/Prof Degree

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