



FOR SALE/LEASE | 7,860 RSF MEDICAL OFFICE BUILDING

7236 MEDICAL CENTER

7236 Medical Center Drive | Texas City | TX

CBRE



PROPERTY OVERVIEW

Highlights

7,860 SF building on 0.84 acre of land in Texas City, TX

- This former dialysis center can be utilized as a single tenant MOB or subdivided into two suites
- Conveniently located adjacent to the HCA Houston Healthcare Mainland Hospital Campus
- Easy access to Emmett F Lowry Expy and Hwy 3 (Galveston Rd)
- High visibility from Emmett F Lowry Expy for signage opportunities
- Parking: 24 surface parking (3.0/1,000 SF)

1

Story

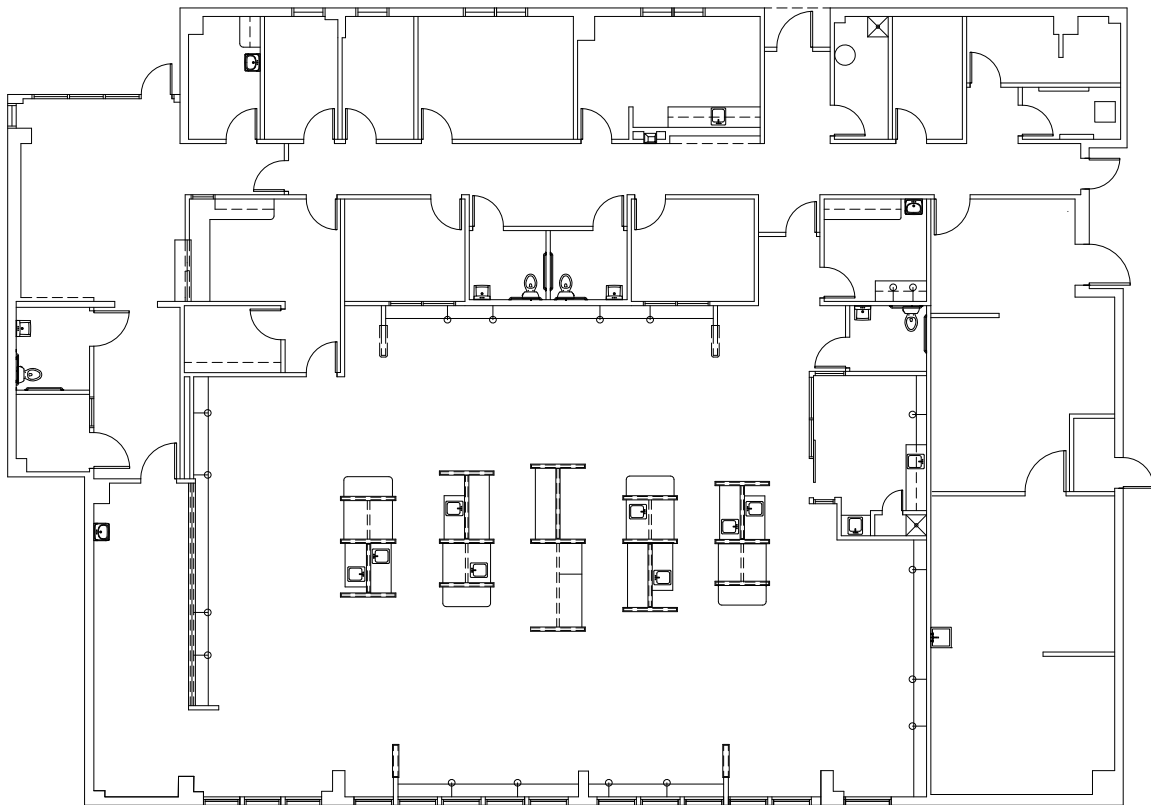
2018

Year Built

7,860

Building SF

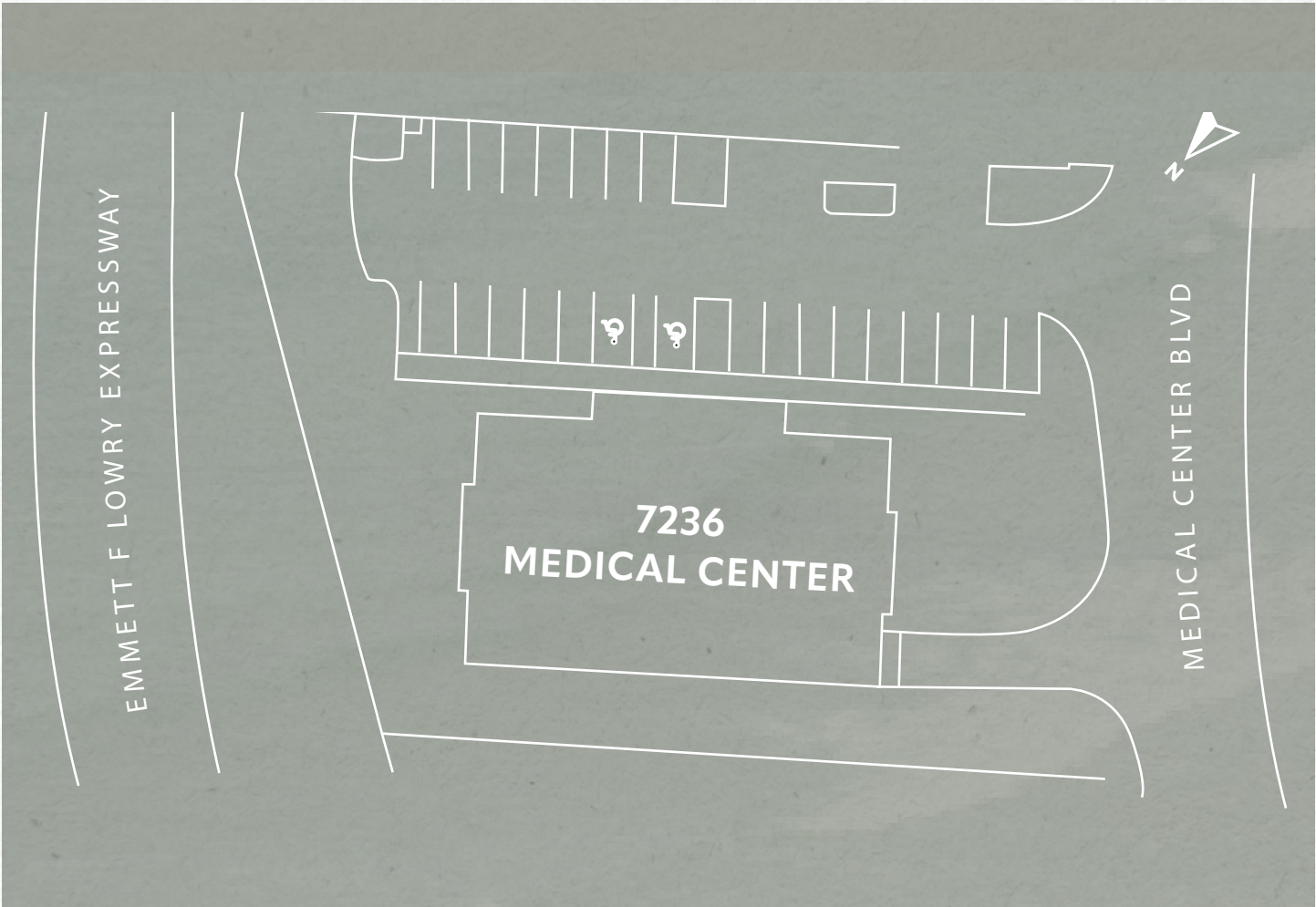
FLOOR PLAN | 7,860 SF



CONCEPTUAL MULTI-TENANT PLAN



SITE PLAN



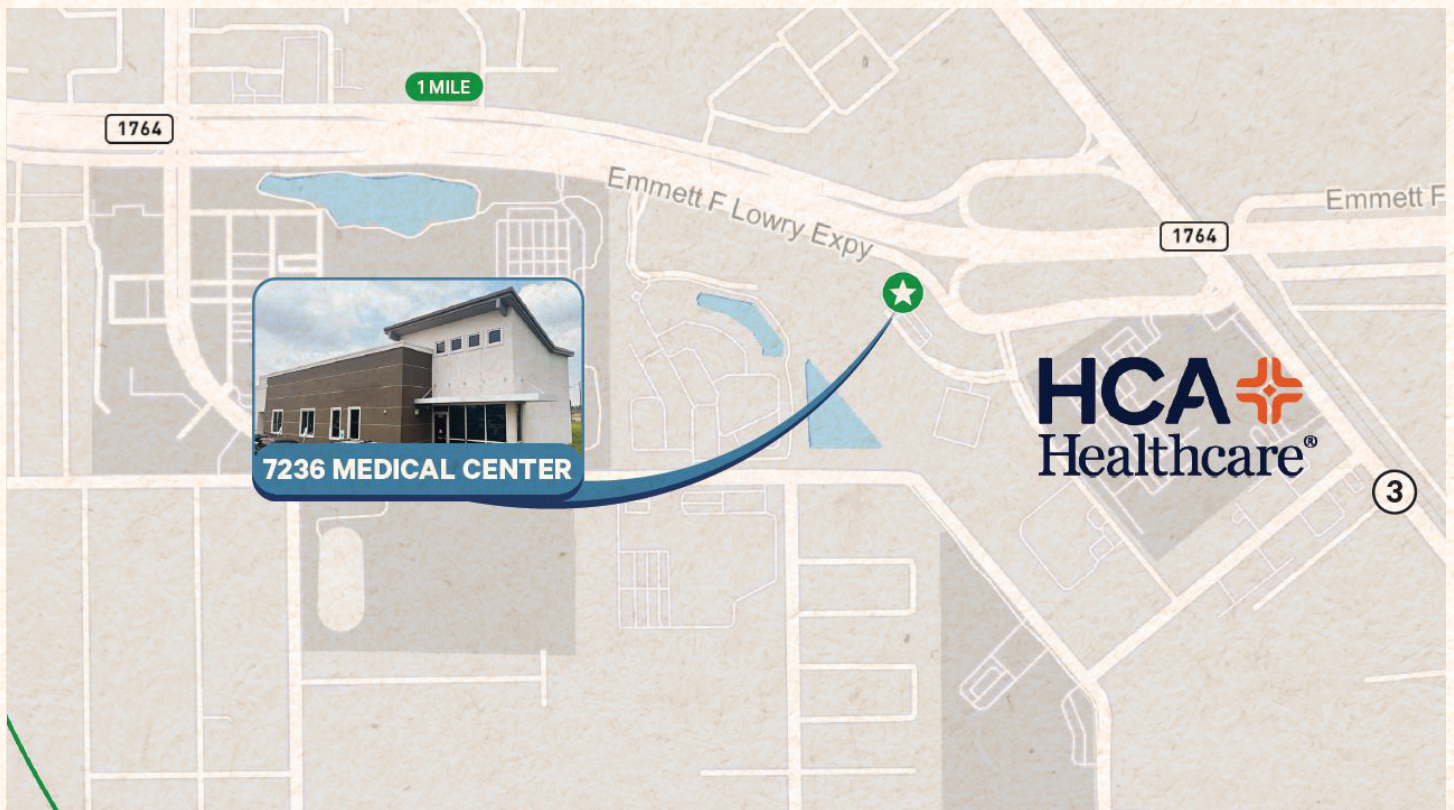
DEMOGRAPHICS

Estimated 2024

	1 MILE	3 MILES	5 MILES
Population	6,066	37,281	78,499
Population - 5-Year Projection	6,348	39,150	81,993
Median Age	38.7	38.2	37.7
Average Household Income	\$93,805	\$78,883	\$89,813

INTERIOR





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