

Offering Memorandum
FOR SALE

12 PROFESSIONAL PARK DR
WEBSTER, TX 77598



Hospital Adjacent Owner-User Medical Office

partners
medicalcre.com

Our Team



Sean Anderson

Senior Associate

512 647 1541

sean.anderson@partnersrealestate.com



Ryan McCullough

Partner & Managing Director

512 580 6224

ryan.mccullough@partnersrealestate.com

DISCLAIMER: This offering memorandum is for general information only. No information, forward-looking statements, or estimations presented herein represent any final determination on investment performance. While the information presented in this offering memorandum has been researched and is thought to be reasonable and accurate, any real estate investment is speculative in nature. Partners and/or their agents cannot and do not guarantee any rate of return or investment timeline based on the information presented herein.

By reading and reviewing the information contained in this offering memorandum, the user acknowledges and agrees that Partners and/or its agents do not assume and hereby disclaim any liability to any party for any loss or damage caused by the use of the information contained herein, or errors or omissions in the information contained in this offering memorandum, to make any investment decision, whether such errors or omissions result from negligence, accident or any other cause.

Investors are required to conduct their own investigations, analysis, due diligence, draw their own conclusions, and make their own decisions. Any areas concerning taxes or specific legal or technical questions should be referred to lawyers, accountants, consultants, brokers, or other professionals licensed, qualified or authorized to render such advice.

In no event shall Partners and/or its agents be liable to any party for any direct, indirect, special, incidental, or consequential damages of any kind whatsoever arising out of the use of this offering memorandum, or any information contained herein. Partners and/or its agents specifically disclaim any guarantees, including, but not limited to, stated or implied potential profits, rates of return, or investment timelines discussed or referred to herein.

Investment Summary

Partners is pleased to present 12 Professional Park Dr for sale. Located adjacent to the major HCA Clear Lake Campus and close to NASA, this 4,856 sq ft medical office benefits from easy access to significant residential and medical hubs with many regional hospitals such as UTMB and Kindred in immediate proximity. This property features 8 exam rooms and offers abundant dedicated parking to suite a variety of specialties and uses. This prime location enhances accessibility and potential client base, making it an ideal office ownership opportunity for medical professionals seeking a turnkey facility in a high-growth area.

Price	\$1,200,000
Price Per SF	\$247 psf
Occupancy	SINGLE
Lot Size	.6 AC
Building Size	4,856 SF
Year Built / Renovated	1980 / 2023
Parking Ratio	5.56 (27 spaces)

[Click For Virtual Tour](#)



Property Highlights

PRIME MEDICAL CORRIDOR

Located within walking distance to HCA Clear Lake, Kindred Hospital, and UTMB Health, the property is surrounded by a dense cluster of medical providers that drive strong referral networks and consistent patient traffic.

EXCEPTIONAL VISIBILITY & ACCESS

Prominently positioned along highly trafficked Orchard Street with direct access to I-45, Galveston Road, and Highway 146, offering convenient regional connectivity for patients and staff.

VERSATILE MEDICAL OFFICE SPACE

The building's condition provides a blank canvas ideal for a wide range of medical or professional users seeking to customize their layout to specific practice needs.

HIGH-GROWTH SUBMARKET

Webster continues to benefit from ongoing residential expansion, robust healthcare investment, and sustained population growth within the Houston Bay Area, supporting long-term tenant demand and asset stability.



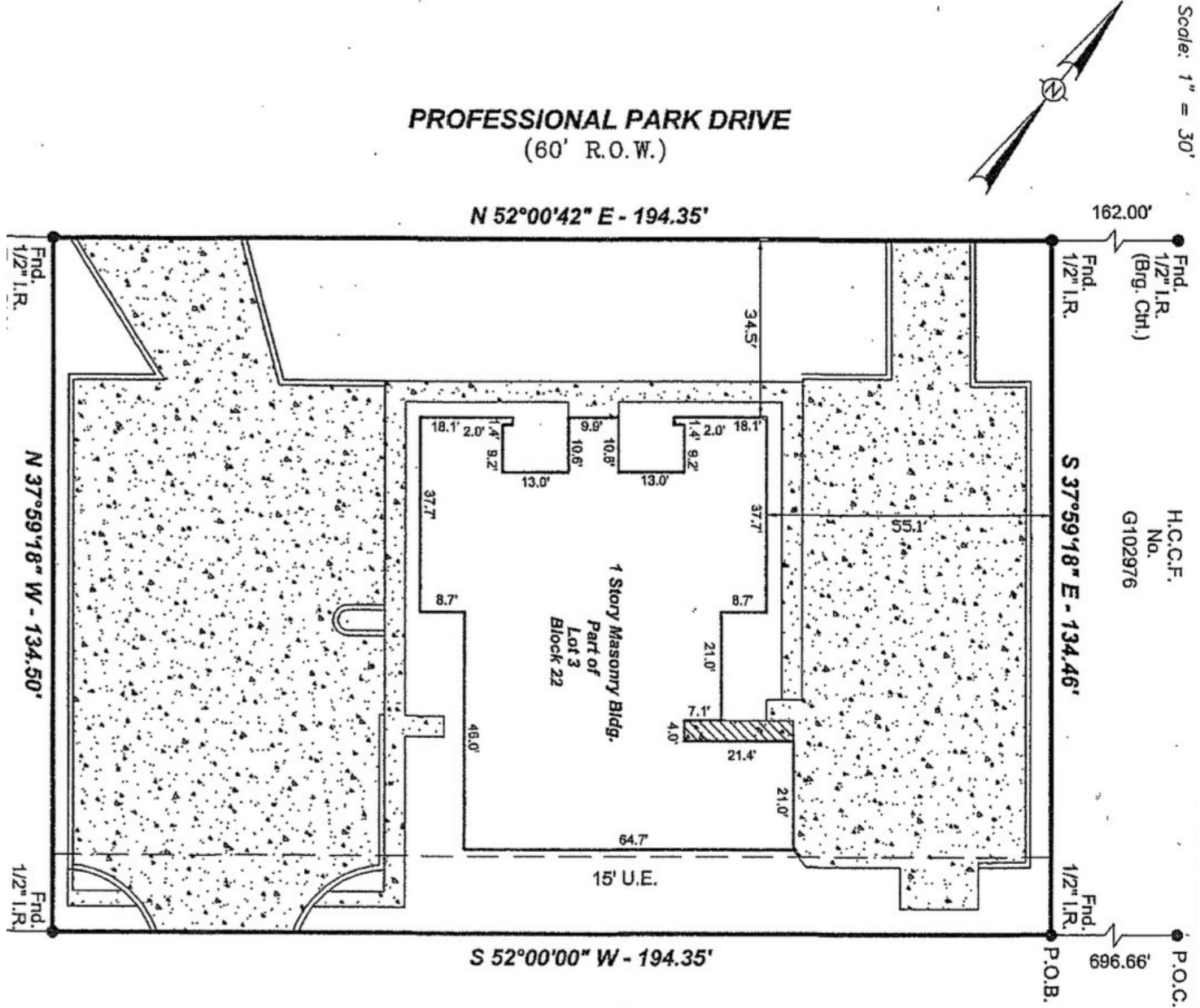
Nearby Medical



Floor Plan



Survey



Interior Photos

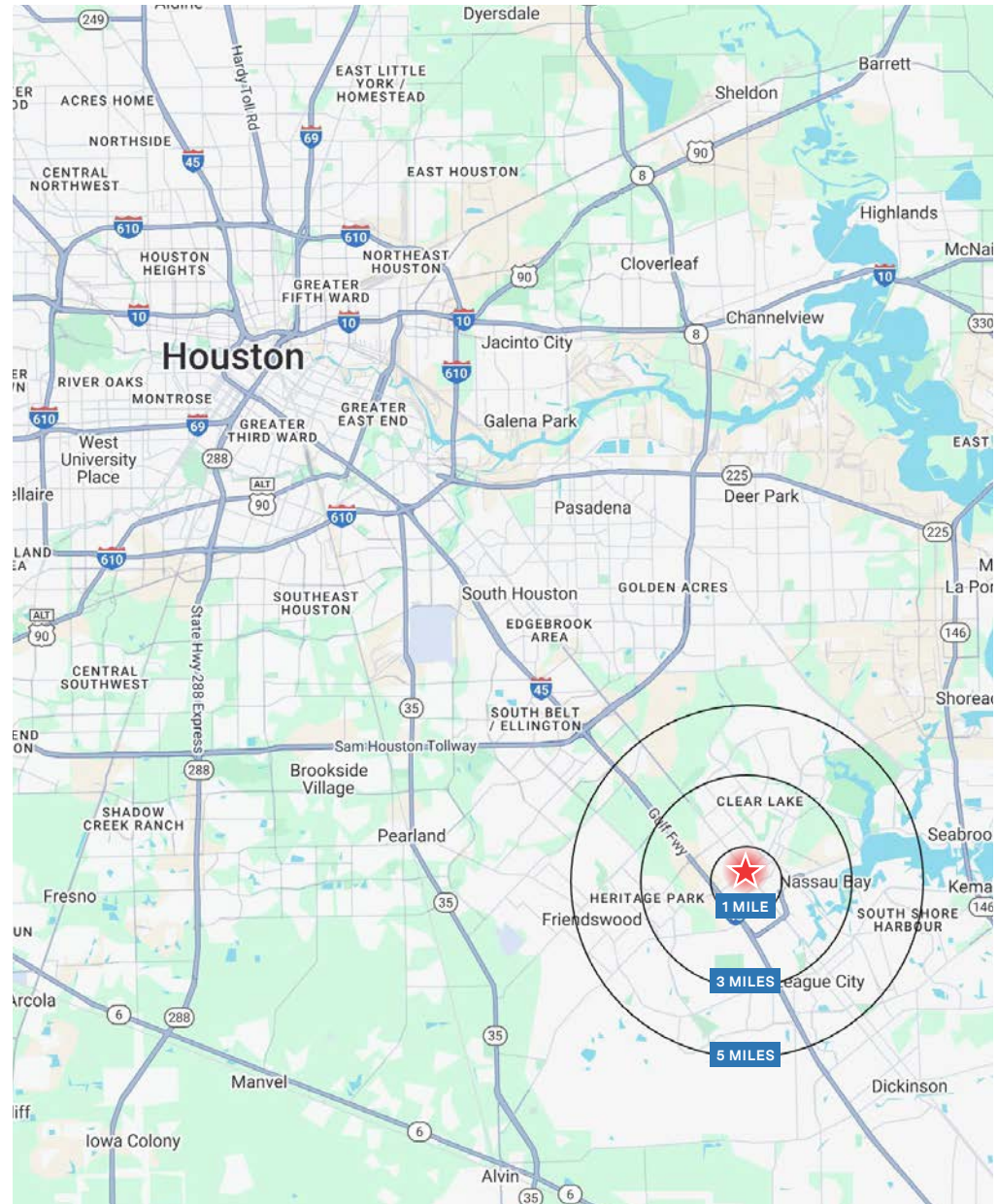


[Click For Virtual Tour](#)



Demographics

	1 MILE	3 MILES	5 MILES
POPULATION			
2024 Population	7,976	77,366	190,504
2029 Population Projection	8,170	78,812	195,230
Median Age	34.1	36.3	38.4
HOUSEHOLDS			
2024 Households	3,499	32,693	74,321
2029 Household Projection	3,582	33,294	76,208
Avg Household Income	\$74,111	\$89,808	\$113,764
Median Household Income	\$65,505	\$66,107	\$88,403
EMPLOYMENT			
Employees	17,556	56,350	91,473
Businesses	2,520	6,435	11,399



Nearby Businesses



Site Overview





Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



2-10-2025

Information About Brokerage Services

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

PCR Brokerage Austin, LLC dba Partners **90039950** **licensing@partnersrealestate.com** **713-629-0500**

Licensed Broker /Broker Firm Name or Primary Assumed Business Name License No. Email Phone

Jon Silberman **389162** **jon.silberman@partnersrealestate.com** **713-629-0500**

Designated Broker of Firm License No. Email Phone

Licensed Supervisor of Sales Agent/ Associate License No. Email Phone

Ryan McCullough **742422** **ryan.mccullough@partnersrealestate.com** **512-580-6224**

Sales Agent/Associate's Name License No. Email Phone

Buyer/Tenant/Seller/Landlord Initials Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1