

Advanced Orthopaedics & Sports Medicine  
**FOR SALE**

601 ROCKMEAD DR  
KINGWOOD, TX 77339



Single Tenant Net Lease Medical Office

**partners**  
medicalcre.com

# Our Team



**Ryan McCullough**  
Partner & Managing Director

512 580 6224

[ryan.mccullough@partnersrealestate.com](mailto:ryan.mccullough@partnersrealestate.com)



**Griff Bandy**  
Partner

713 985 4411

[griff.bandy@partnersrealestate.com](mailto:griff.bandy@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 offer 601 Rockmead Dr, Kingwood, TX 77339, a stabilized medical office investment in Kingwood. The ±15,219 SF building sits on a 2.73-acre site and is 100% occupied by Advanced Orthopaedics, providing reliable healthcare tenancy and consistent income.

Offered at \$5,636,666 (\$370.37/SF), the property delivers a 6.75% cap rate on \$380,475 in NOI. Built in 2004, the asset benefits from modern construction and long-term medical functionality within an established master-planned community supported by dense residential demand for medical services.

Price	\$5,636,666
Price Per SF	\$370.37
Cap Rate	6.75%
Net Operating Income	\$380,475
Occupancy	100%
Lot Size	2.73 AC
Building Size	15,219 SF
Year Built	2004



# Financials

RENT ROLL												
TENANT	RENTABLE SF	% OF TOTAL	TERM	LEASE TYPE	START DATE	LEASE EXPIRATION	RENT PSF/YEAR	MONTHLY BASE RENT	ANNUAL BASE RENT	INCREASES	OPTIONS	
Advanced Orthopaedics	15,219	100%	5 Years	NNN	COE	5 Years from COE	\$25.00	\$31,706.25	\$380,475.00	2.5% Annually	-	

Receiving treatment from an orthopedic surgeon, physician, rheumatologist, physical therapist or interventional spine specialist is simple at Advanced Orthopaedics & Sports Medicine of Houston, Texas. In fact, patients have access to a full team of compassionate, board-certified medical professionals under one roof. Each patient receives a comprehensive treatment plan that's tailored to his or her specific needs. Advanced Orthopaedics also offers education to help patients feel comfortable choosing one of their orthopedic surgeons or physicians.

Since 1983, Advanced Orthopaedics has provided the latest treatments for a variety of health concerns. Their providers specialize in conditions affecting the knee, hip, shoulder, spine, foot, ankle, hand, wrist and elbow. With three fully equipped centers of excellence, Advanced Orthopaedics is the second largest private orthopedic group in Houston. They have been consistently recognized for their extensive expertise in the field of orthopedics. This includes the high level of specialization of each orthopedic surgeon and physician on our team.

Taking a conservative-treatment-first approach to orthopedics, Advanced Orthopaedics strives to help their patients heal with nonsurgical treatments whenever possible. Yet, when surgery is deemed necessary, patients can trust that they are in highly skilled hands with an experienced, fellowship-trained orthopedic surgeon at Advanced Orthopaedics. In many cases, Advanced Orthopaedics use minimally invasive techniques that have faster recovery times and lower complication rates than traditional procedures.

Voted Best Orthopedic Group and Best Therapy Clinic in Houston for 5th Straight Year by the Houston Chronicle



## 40+Providers

Specilized in Orthopaedics, Pain Management, Occupational Medicine, Physical Therapy & Occupational Hand Therapy

## 4 Locations

Centrally located in Cypress, Northpointe (Tomball), Kingwood and Towne Lake

## 40 Years

Serving thousands of patients in the Greater Houston Area

# Property Highlights



## LONG-TERM NET-LEASED MEDICAL

The property is fully leased to Advanced Orthopaedics & Sports Medicine, which has operated at the site for over 15 years, demonstrating strong location commitment and providing durable, long-term income stability.

## ESTABLISHED REGIONAL OPERATOR

Advanced Orthopaedics & Sports Medicine is a well-capitalized regional practice with multiple locations and a strong operating history, supporting reliable tenancy and long-term credit quality.

## BEAUTIFULLY BUILT-OUT OFFICE

The building is fully built out with modern medical finishes and a functional floor plan designed to accommodate a wide range of healthcare users, enhancing long-term leasing flexibility.

## LARGE SITE & PARKING

Situated on a 2.73-acre site, the property offers abundant surface parking and efficient site circulation, supporting patient access and long-term operational usability.

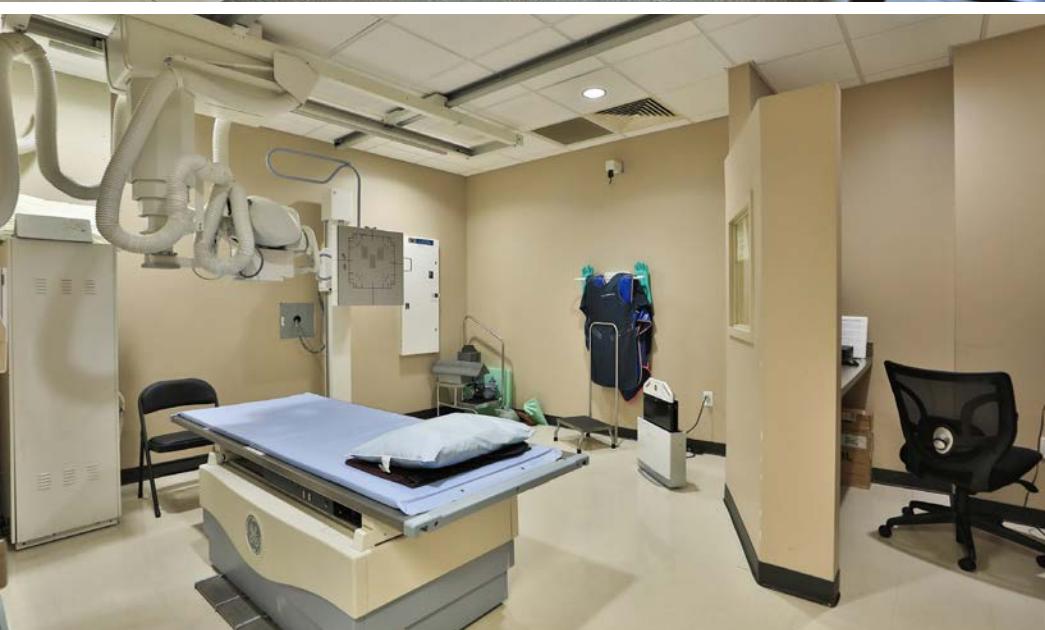
## PRIME KINGWOOD LOCATION

Located in Kingwood, a master-planned community within the Houston MSA, the property benefits from strong demographics, residential density, and sustained commercial growth.

## TAX ADVANTAGE

Houston is the fifth-largest metro in the U.S., supported by a diverse and resilient economy, while Texas' lack of state income tax enhances net returns for investors.

# Interior Photos



# Kingwood at a Glance

Kingwood was started in 1971 by a partnership between developers King Ranch and the Friendswood Development Company, Exxon's housing subsidiary.

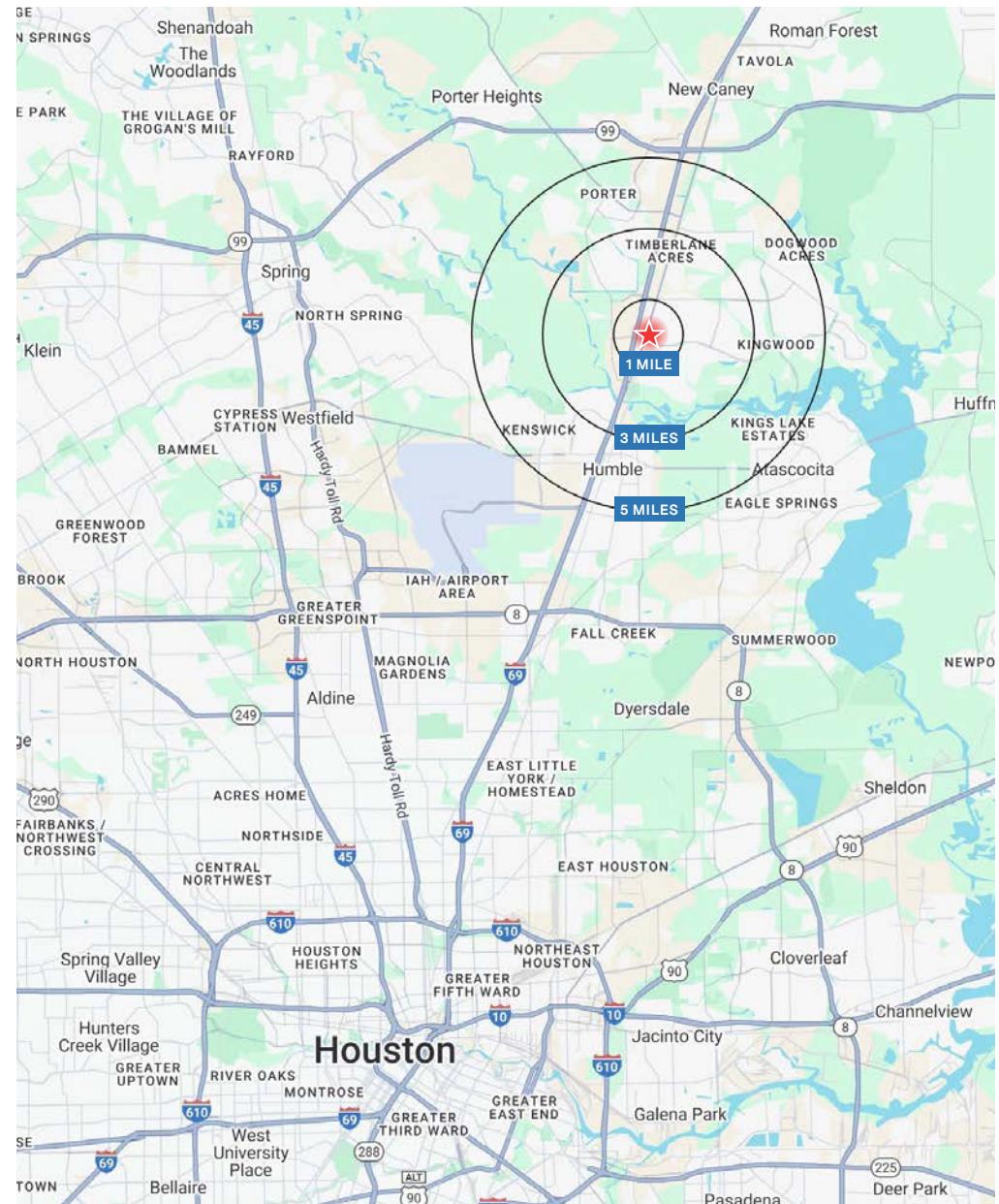
It's one of the largest master-planned communities in the Houston area and frequently considered as an alternative to The Woodlands. Kingwood is also known as the "Livable Forest," with the houses nestled among old-growth pine trees, magnolias, and under canopies of oaks. There's the Greenbelt, made up of 75 miles of hiking and biking trails that wind around the neighborhood's woods and lakes.

Kingwood is technically part of Houston, as it was annexed in 1996, but it retains its own character. The area is divided into 25 residential villages, each with its own community association and amenities, which generally include a pool and a community room. Kingwood has the advantage of being closer to downtown Houston than the towns outside of the city limits, making it a popular commuter choice.

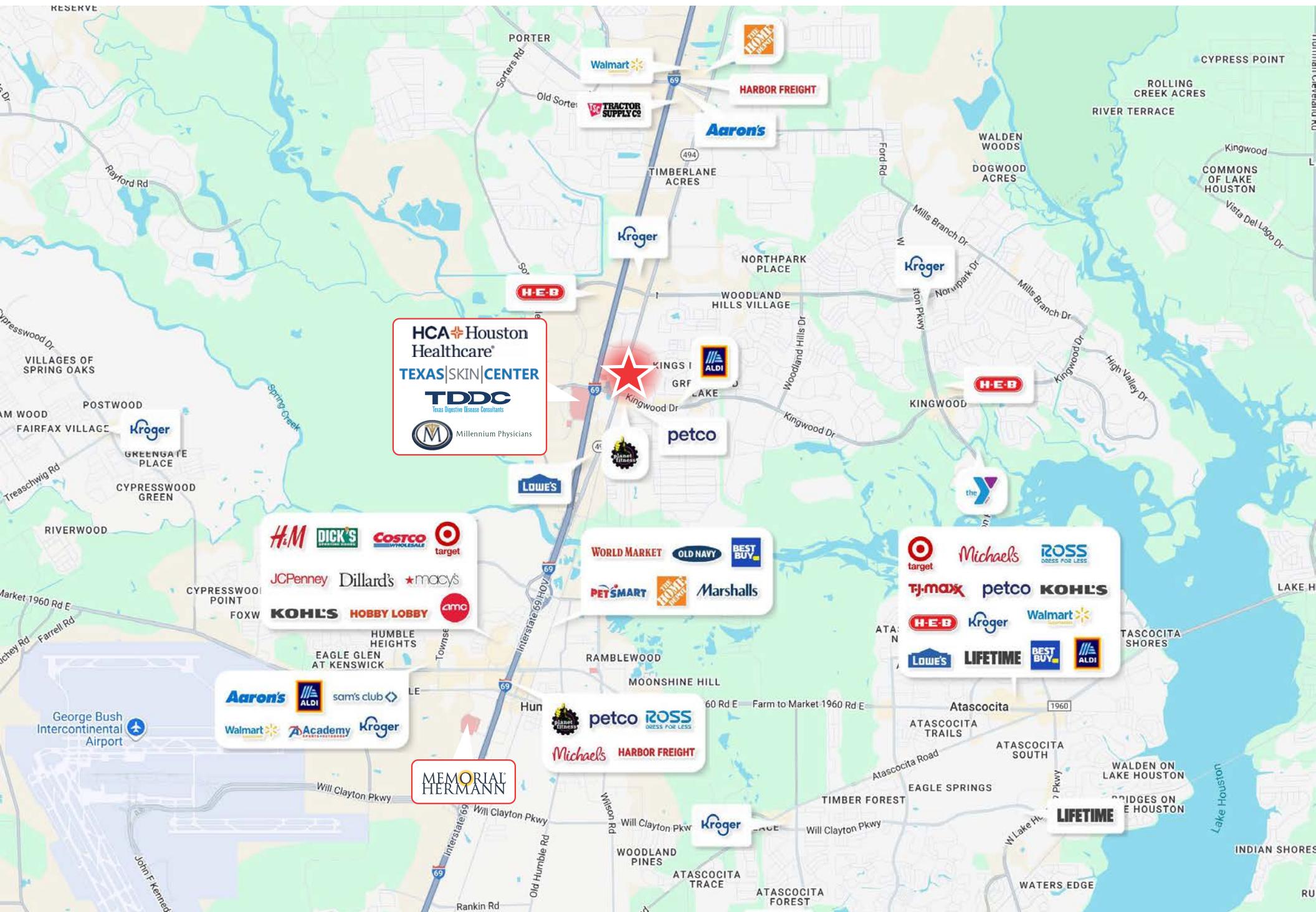


# Demographics

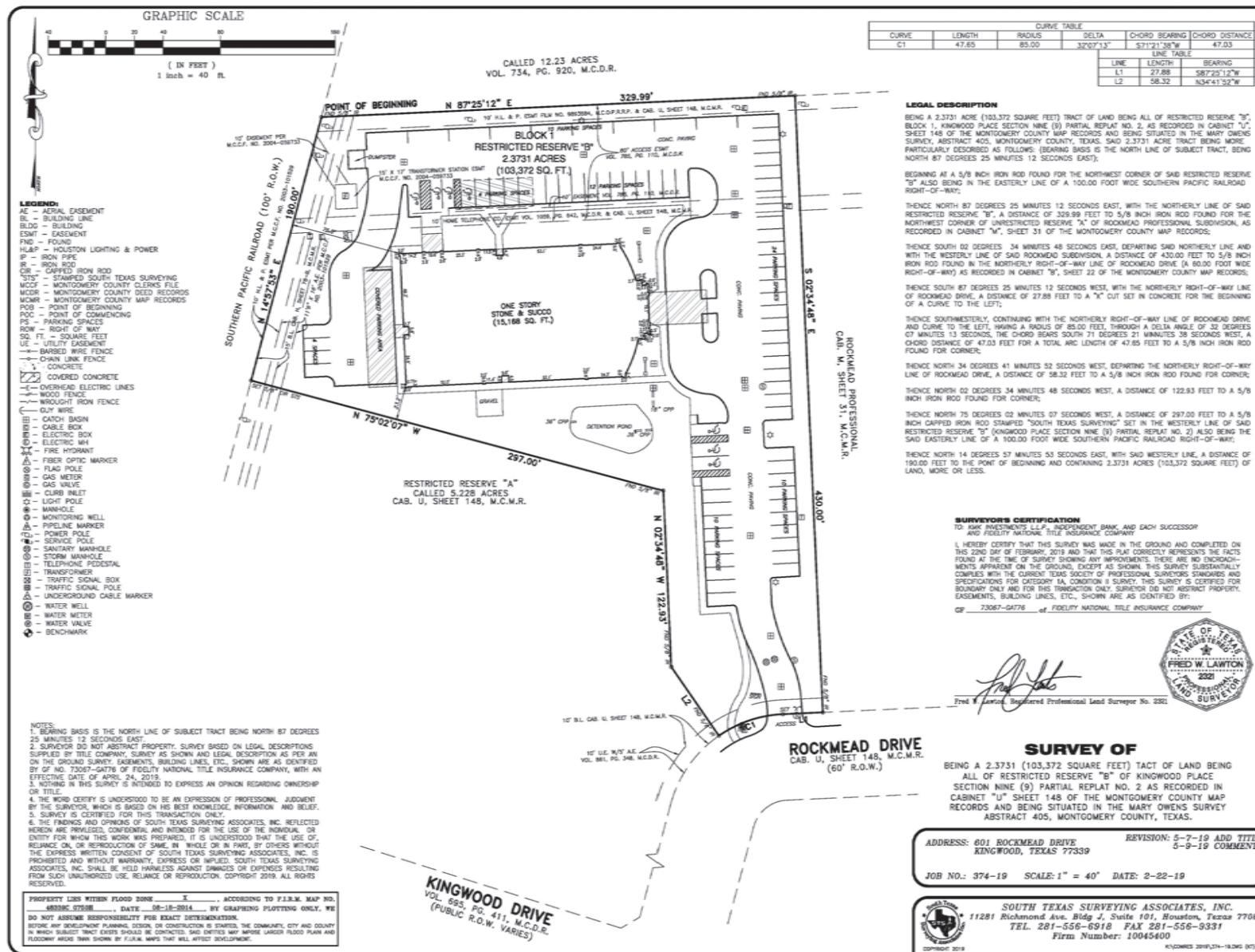
POPULATION	1 MILE	3 MILES	5 MILES
2024 Population	12,519	49,408	142,833
2029 Population Projection	14,941	56,132	156,089
Median Age	36.2	39	36.9
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2024 Households	5,441	19,153	51,029
2029 Household Projection	6,532	21,914	55,952
Avg Household Income	\$99,025	\$109,772	\$105,217
Median Household Income	\$72,605	\$77,710	\$79,575
EMPLOYMENT	1 MILE	3 MILES	5 MILES
Employees	10,576	19,570	54,325
Businesses	1,790	3,078	7,530



# Nearby Businesses



# Survey



## Information About Brokerage Services

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

### 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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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    **9003950**    [licensing@partnersrealestate.com](mailto:licensing@partnersrealestate.com)    **713-629-0500**  
 Licensed Broker /Broker Firm Name or  
 Primary Assumed Business Name

**Jon Silberman**    **389162**    [jon.silberman@partnersrealestate.com](mailto: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
<b>Ryan McCullough</b>	<b>742422</b>	<a href="mailto:ryan.mccullough@partnersrealestate.com">ryan.mccullough@partnersrealestate.com</a>	<b>512-580-6224</b>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_