

AMBULATORY SURGERY CENTER

3115 College Park Dr, Unit 101

The Woodlands, TX 77384

10,000 SF Licensed ASC • \$4,450,000 • \$445/SF • Lease \$35.00/SF + NNN

THE OFFERING

A fully licensed surgery center, ready for an owner-user.

Partners is pleased to offer 3115 College Park Drive, Unit 101 — a 10,000 SF ambulatory surgery center in The Woodlands, available for sale or lease. Built in 2004 and delivered with two fully equipped operating rooms, a dedicated Pre-Op suite, and a full PACU, the facility carries a transferable Texas HHS ASC license that lets a qualified buyer assume operations without interruption. The property sits on College Park Drive immediately adjacent to St. Luke's Health, Houston Methodist, and Texas Children's Hospital — a referral ecosystem that positions the center as a direct outpatient extension of The Woodlands' most active acute-care campuses.

\$4,450,000 Sale Price · \$445 / SF	\$35.00 / SF Lease Rate + \$8.00 NNN	10,000 SF Two Operating Rooms · Vacant
---	--	--



Ryan McCullough, SIOR
Partner & Managing Director
512 580 6225
ryan.mccullough@partnersrealestate.com

INVESTMENT SUMMARY

partners

The opportunity at a glance.

ADDRESS	3115 College Park Dr, Unit 101
CITY, STATE, ZIP	The Woodlands, TX 77384
PROPERTY TYPE	Ambulatory Surgery Center
BUILDING SIZE	10,000 SF
LOT SIZE	Condo
YEAR BUILT	2004
OCCUPANCY	Vacant
PARKING RATIO	Shared
ASSOCIATION DUES	\$4,600 Quarterly
ASSOCIATION COVERS	Roof · Common Area Landscaping · Water
SALE PRICE	\$4,450,000 · \$445/SF
LEASE RATE	\$35.00/SF + \$8.00 NNN



Turnkey surgical infrastructure, impossible to replicate.



Directly Adjacent to Three Major Hospital Systems

St. Luke's Health (238 beds), Houston Methodist (293 beds), and Texas Children's Hospital are all immediately proximate, creating a natural patient referral ecosystem.



Transferable Texas HHS ASC License

A fully transferable Ambulatory Surgery Center license eliminates the time, cost, and regulatory complexity of licensing from scratch — a qualified buyer assumes operations without interruption.



Two Fully Equipped Operating Rooms

Two ORs, a dedicated Pre-Op suite, and a full PACU form a complete surgical workflow. Replicating this from shell condition would require millions in capital and 12–24 months of buildout.



Affluent, High-Growth Trade Area

The 5-mile trade area holds 146,636 residents with a \$139,436 average household income, projected to reach 171,180 by 2030 — sustained demand for elective and outpatient surgery.



Flexibility in a Supply-Constrained Market

Offered for sale and lease — owner-occupy, lease to a surgical group, or pursue a sale-leaseback. Licensed ASC facilities of this size and quality in The Woodlands are exceptionally rare.

Offered for sale or for lease.

FOR SALE

\$4,450,000

\$445.00 per square foot

Building Size	10,000 SF
Occupancy	Vacant
Year Built	2004
Condition	Turnkey ASC

FOR LEASE

\$35.00 / SF

Plus estimated \$8.00 NNN

Available SF	10,000 SF
Association Dues	\$4,600 Quarterly
Parking	Shared
Availability	Immediate

The association maintains the roof, common area, landscaping, and water. Contact the listing team for the full financial package, license transfer detail, and to schedule a tour.



SURGICAL CORE

Two fully equipped operating rooms, a dedicated Pre-Op suite, and a full PACU form a complete, license-ready surgical workflow.

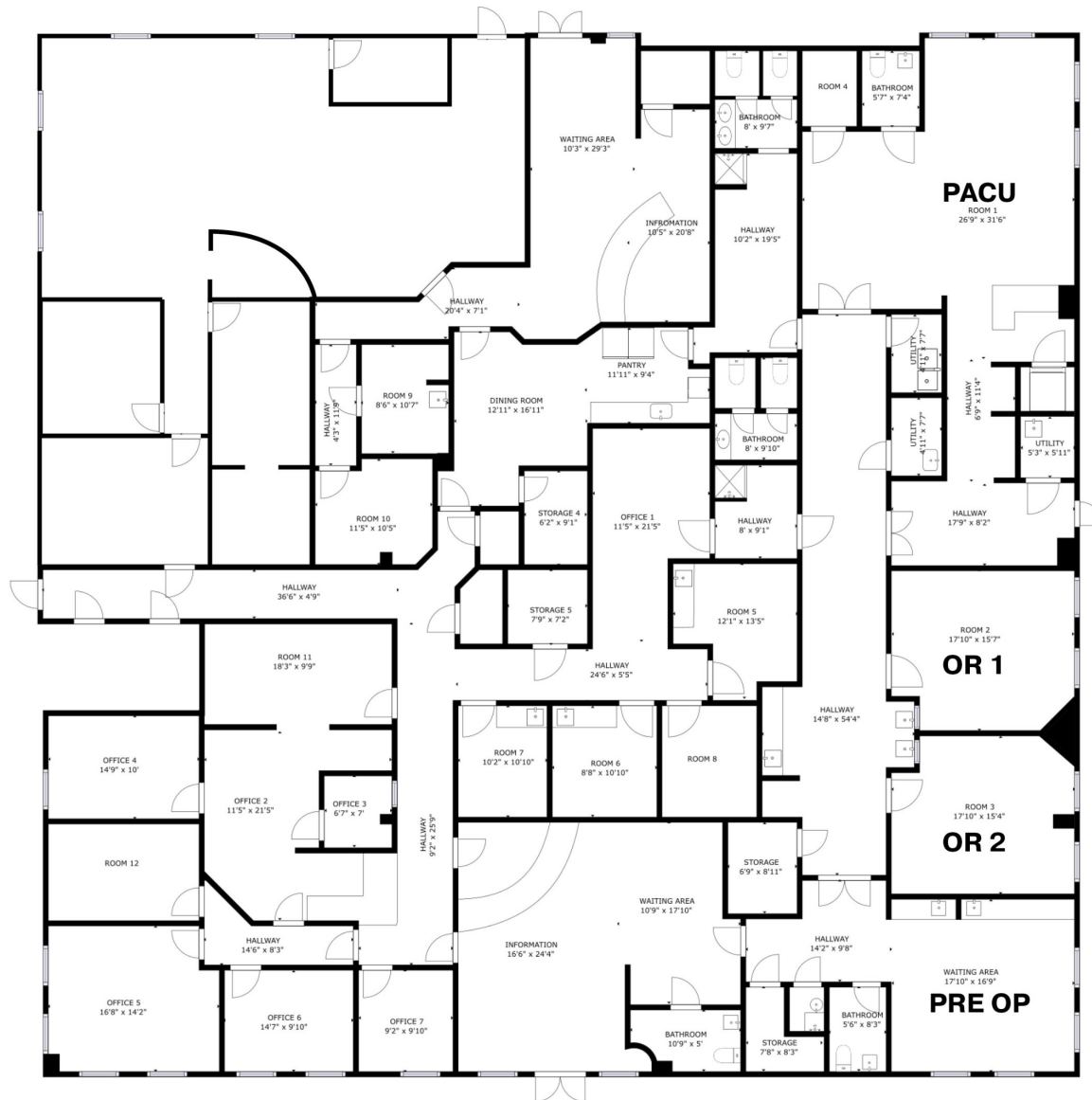
CLINICAL & EXAM

Twelve treatment and exam rooms plus utility and storage rooms distributed through the plan for efficient staff circulation.

FRONT OF HOUSE

Two waiting areas, information and reception desks, seven private offices, a dining room and pantry, and patient restrooms.

Floor plan for illustration; not to scale. Verify all dimensions.



Built out and ready for use.



Between two hospital campuses.



49,641

VPD on College Park Dr

293 beds

Houston Methodist

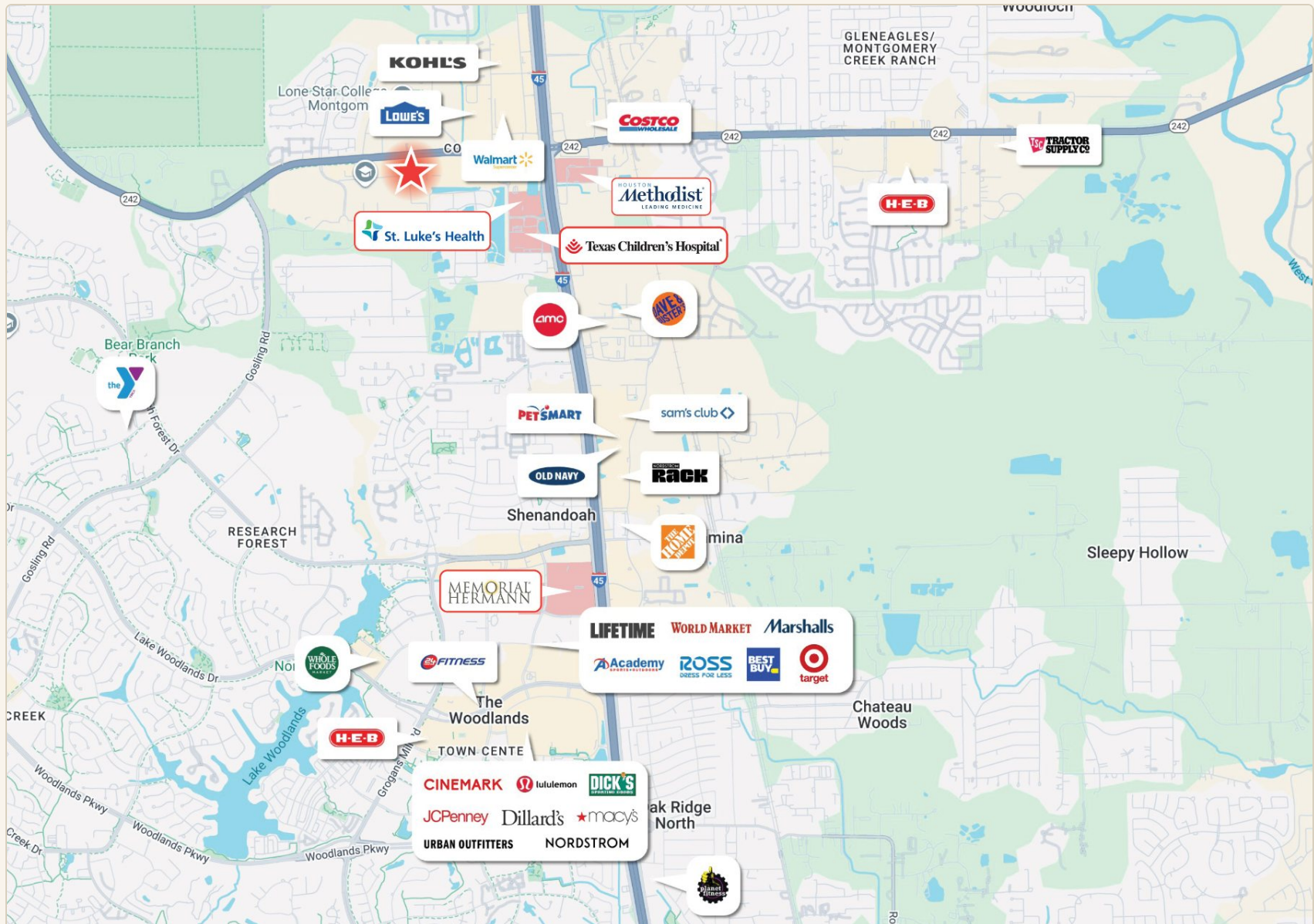
238 beds

St. Luke's Health

I-45

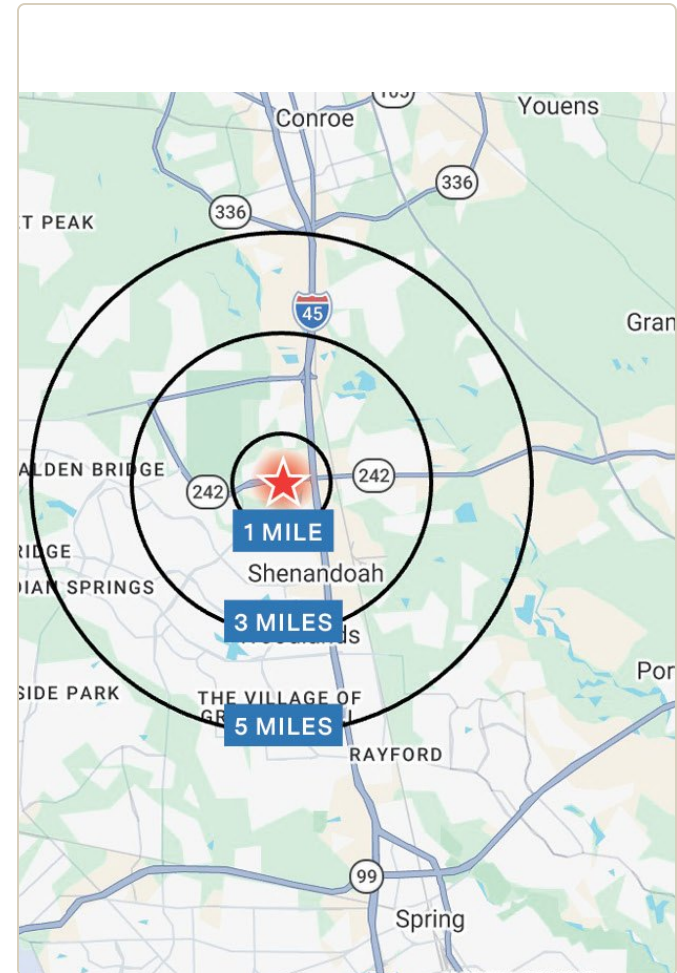
Direct regional access

The Woodlands retail & amenity base.



An affluent, growing trade area.

POPULATION	1 MILE	3 MILES	5 MILES
2025 Population	4,311	61,270	146,636
2030 Projection	5,036	71,407	171,180
Median Age	46.3	39.9	41.0
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2025 Households	2,135	24,009	57,531
2030 Projection	2,506	28,147	67,535
Avg HH Income	\$108,703	\$138,758	\$139,436
Median HH Income	\$74,625	\$110,085	\$110,534
EMPLOYMENT	1 MILE	3 MILES	5 MILES
Employees	7,218	44,949	74,533
Businesses	1,186	5,729	9,962



5-mile population grows **17%** by 2030 on a **\$139,436** average household income — sustained demand for elective and outpatient surgical services.

Source: Esri, 2025 estimates and 2030 projections.

CONTACT

For more information, contact the team.

partnersrealestate.com



Ryan McCullough, SIOR

Partner & Managing Director

512 580 6225

ryan.mccullough@partnersrealestate.com

Confidential offering memorandum.

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 its 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.

DUE DILIGENCE

Financial package, association documents, and ASC license transfer detail are available upon request.

TOURS

Property tours are arranged by appointment through the listing team. Please do not contact the owner directly.

CONTACT

Ryan McCullough, SIOR · 512 580 6225
ryan.mccullough@partnersrealestate.com