Transwestern

1435 Highway 6

SUGAR LAND, TX 77478

CONFIDENTIAL OFFERING MEMORANDUM

Presented September 1, 2026

CONTACT

INVESTMENT SALES TEAM

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Transwestern ("Agent") has been engaged as the exclusive agent for the sale of 1435 Highway 6 located in Sugar Land, Texas ("Property"), by the owner of the Property ("Seller"). The Property is being offered for sale in an "as-is, where-is" condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum.

The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed, should be registered with Transwestern as a "Registered Potential Investor" or as "Buyer's Agent" for an identified "Registered Potential Investor." The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum. The enclosed materials are being provided solely to facilitate the prospective investor's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent or the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller.

Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions to Seller's obligations thereunder have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to Transwestern.

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PROPERTY SUMMARY

Property Summary

Property Type:	Two-Story Medical Office Building
Location:	1435 Highway 6, Sugar Land, TX 77478
Lot Size:	1.28 Acres
Building Size:	21,531 Square Feet
Year Built:	2018
Occupancy:	100%
Parking:	4.00/1,000 (9 covered)

Transwestern has been retained on an exclusive basis by Ramp Properties, LP to present the 1435 Highway 6 medical office investment opportunity, a 21,531-square-foot, two-story medical office building constructed in 2018 and located along Sugar Land's highly trafficked Highway 6 corridor.

Originally developed by a radiology group for its own practice, the property is now 100% leased to a streamlined three-tenant roster of established healthcare providers, offering investors stable in-place cash flow, durable healthcare tenancy, and a highly manageable ownership profile. The original radiology practice has since become part of a larger healthcare platform with approximately 440 locations and is expected to remain in occupancy for the next five-plus years, reinforcing the long-term strength of the asset.

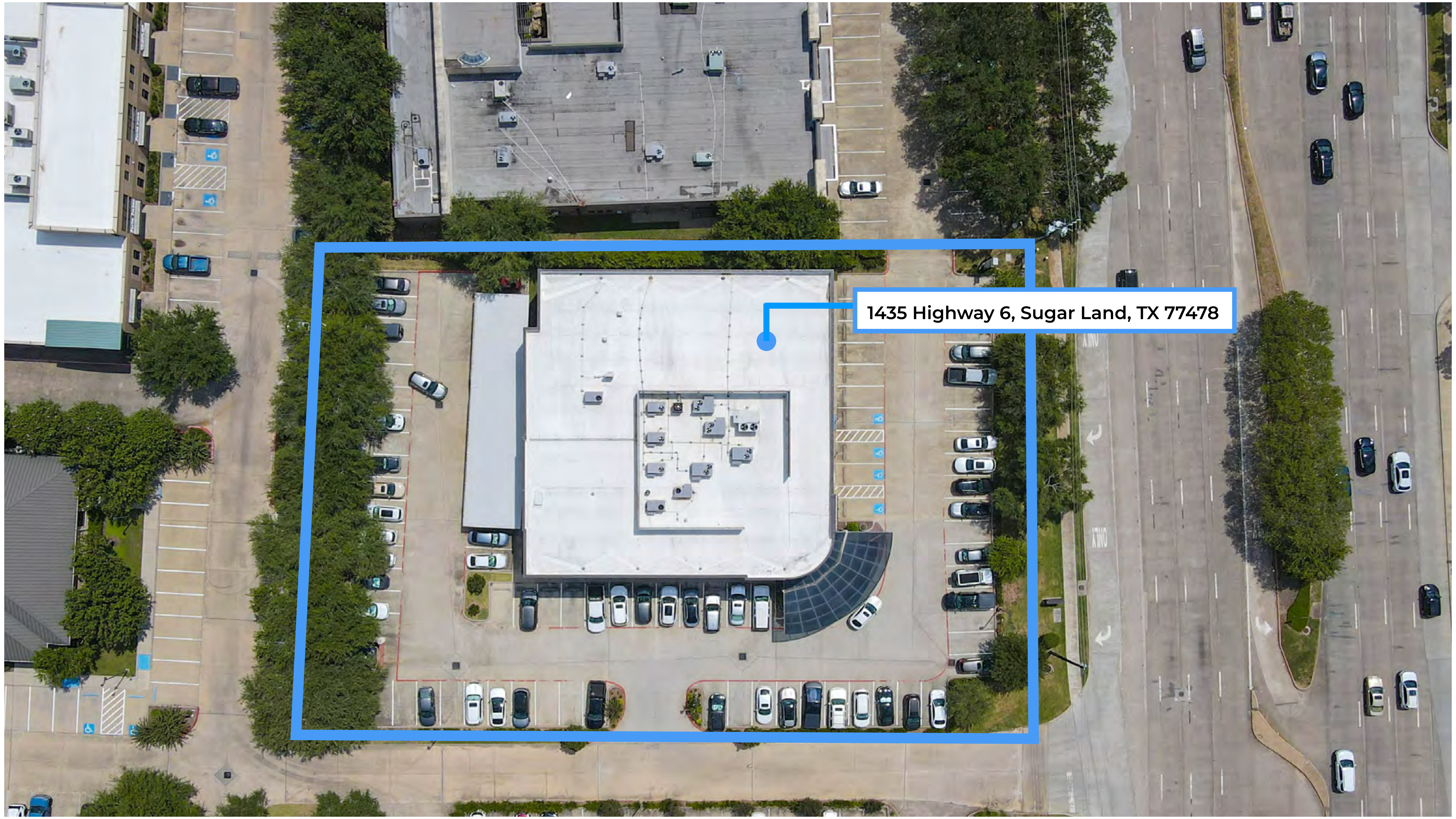
Surrounded by regional medical providers, retail amenities, and established residential neighborhoods, 1435 Highway 6 is well positioned to benefit from the continued outpatient healthcare demand across Sugar Land and the southwest Houston submarkets. The Highway 59/Highway 6 corridor remains a key healthcare and commercial corridor, supporting tenant retention, stable performance, and a compelling investment profile.

Tenant Summary

	Texas Imaging (RadNet, Inc.)	Berkeley Eye Center	DermCare Management
Website	www.radnet.com	www.berkeleyeye.com	www.dermcaremgt.com
Company Summary	RadNet, Inc. is the largest provider of outpatient diagnostic imaging services in the United States, founded in 1981 and headquartered in Los Angeles, California. The company operates approximately 440 imaging centers across Arizona, California, Delaware, Idaho, Indiana, Florida, Maryland, New Jersey, New York, Texas, and Virginia, offering MRI, CT, PET, nuclear medicine, mammography, ultrasound, X-ray, and fluoroscopy services. RadNet also operates a growing Digital Health segment (DeepHealth) that develops AI-powered clinical applications for radiology, along with an IT division (eRAD) providing cloud-based imaging workflow solutions.	Berkeley Eye Center is a comprehensive ophthalmology and optometry practice that has served the Houston market for more than 60 years, making it one of Texas' most established eye care facilities. The practice operates 25+ clinics and optical locations throughout the greater Houston area, plus six laser eye centers across Texas, along with the Caplan Surgery Center, Katy Area Surgical Center, and Grand Oaks Surgery Center, which are Medicare-licensed ambulatory surgery centers for outpatient cataract care. The practice's clinical team includes 19 ophthalmologists and 33 optometrists, including retina specialists and physicians who focus on cornea, dry eye, and specialty contact lens fittings. Berkeley Eye Center has been a LASIK pioneer in the market, participating in the original clinical trials on laser vision correction and later becoming the first LASIK provider in the greater Houston area to offer the iDESIGN Refractive Studio.	DermCare Management is a dermatology and aesthetic medicine practice management company founded in 2017 by a group of five founding practices and headquartered in Hollywood, Florida. The company partners with independent dermatology, cosmetic surgery, and medspa practices, providing back-office and operational support while preserving physicians' autonomy and authority through a partnership model that provides administrative support without disrupting clinical independence. DermCare has grown rapidly through acquisition and now manages more than 90 practice locations across a footprint the company calls its "Southern Smile," spanning Virginia down to Florida, across the south into Texas, and into California up to the Bay Area. The platform serves approximately one million patients with over 270 providers. Texas is one of DermCare's largest and most active markets, with recent additions.
Financial Highlights	First quarter 2026 revenue reached $575.6 million, up 22.1% year-over-year, with Adjusted EBITDA of $63.3 million, up 36.3% year-over-year.	Berkeley Eye Center is privately held. (Physician owned and operated).	DermCare Management is privately held (backed by Hildred Capital Management).

Site Plan

Parcel: 4778-00-000-0039-907 | 1.28 AC




1435
ONLY


1435


1435


TEAM
DERMATOLOGY



BERKELEY
EYE CENTER

MARKET OVERVIEW

Transwestern

Lease Comparables

Project Address	1429 TX-6	7616 Branford	1400 Creek Way Drive	6921 Brisbane Ct	16902 Southwest Fwy
City	Sugar Land, TX	Sugar Land, TX	Sugar Land, TX	Sugar Land, TX	Sugar Land, TX
Year Built	2007	2014	2010	2020	2011
RBA	40,770 SF	56,045 SF	24,000 SF	37,133 SF	25,547 SF
Occupancy %	94%	58%	84%	86%	100%
Base Rent	$24.00/NNN	$30.00/NNN	$24.00/NNN	$29.00/NNN	$28.00/NNN
OPEX	$12.24	$14.50	$12.00	$18.73	$16.00
All-In Rent	$36.24	$44.50	$36.00	$47.73	$44.00
Owner	Nuveen Real Estate	Heitman	Lake Pointe Town Center, LTD	Lasalle Investments	Everest Healthcare Properties, LLC
Leasing Company	Transwestern	SVN - J. Beard Real Estate	Westwood CMP Real Estate	Transwestern	Transwestern
Parking Ratio	2.44/1,000 SF	4.00/1,000 SF	5.00/1,000 SF	4.28/1,000 SF	7.75/1,000 SF

Sugar Land Submarket Overview

A HIGH-GROWTH HEALTHCARE HUB IN FORT BEND COUNTY

Situated within the greater Houston metropolitan area, Sugar Land, Texas has emerged as one of the region's most affluent and rapidly growing suburban markets. Recognized for its strong demographic profile, highly educated workforce, and exceptional quality of life, Sugar Land continues to attract residents, employers, and healthcare providers seeking access to a stable and expanding population base. Sugar Land's concentration of master-planned communities, thriving commercial corridors, and expanding healthcare ecosystem has established the area as a premier destination for outpatient medical services and physician practices. Supported by strong household incomes, favorable population trends, and sustained investment activity, the submarket offers a compelling environment for healthcare providers and investors seeking long-term growth opportunities within one of Greater Houston's most desirable communities.

POPULATION DEMOGRAPHICS

229K+
Population

1.7%
Annual Population Growth Rate

40
Median Age

INCOME AND HOUSEHOLD GROWTH

$163K
Average Household Income

79K+
Total Households

75%
White Collar Employment

INVESTMENT TAKEAWAY

The Sugar Land medical office market offers a compelling environment for healthcare real estate investment, supported by affluent demographics, strong population growth, and an established healthcare ecosystem. Proximity to major hospital systems, excellent regional connectivity, and sustained outpatient healthcare demand position the submarket for long-term stability and growth. Sugar Land continues to rank among the Houston area's most desirable suburban communities, providing investors with exposure to durable healthcare demand within one of Greater Houston's premier medical office markets.

Source: Esri - 5 mile data

Sugar Land Regional Hospitals

ST. LUKE'S HEALTH - SUGAR LAND HOSPITAL

1.2 MILES AWAY

Full-service acute care hospital serving Fort Bend County with 100+ licensed beds and a broad range of inpatient and outpatient services.

HOUSTON METHODIST SUGAR LAND HOSPITAL

1.5 MILES AWAY

One of the region's leading acute care hospitals, featuring 340 operating beds and more than 1,500 affiliated physicians.

SUGAR LAND MEDICAL CENTER

1.6 MILES AWAY

A multi-tenant outpatient medical office complex anchored by HCA's Radiation Oncology, Imaging Center, and ASC.

MEMORIAL HERMANN SURGICAL HOSPITAL

1.4 MILES AWAY

Specialty surgical hospital focused on outpatient and short-stay procedures with 6 licensed beds.

NOT ON MAP

MEMORIAL HERMANN SUGAR LAND HOSPITAL

5.5 MILES AWAY

Leading regional health system campus offering 150+ licensed beds, a Level III NICU, and comprehensive inpatient, outpatient, emergency, and specialty care services.

Sugar Land Healthcare Snapshot

SUGAR LAND HEALTHCARE SECTOR

9,100+
Jobs among major employers

6,800
Healthcare jobs

12.9%
Healthcare sector

SUGAR LAND HEALTHCARE INSURANCE COVERAGE

91.7%
Of Sugar Land's population has health coverage

53.8%
Employer-sponsored health coverage plans

5.57%
Medicaid health coverage plans

14.4%
Medicare health coverage plans

17.2%
Non-group health coverage plans

Source: Data USA

Sugar Land Healthcare Market | Q2 2026

34 Bldgs – 1.8M SF

22.2%
Direct Vacancy
⬇ 0.1% Y-o-Y

26.9%
Total Availability
⬇ 0.4% Y-o-Y

13,212 SF
Net Absorption
70,074 Y-o-Y

$37.99 PSF
Asking Rent
⬆ $0.08 Y-o-Y

On Campus

8 Bldgs – 712K SF

17.9%
Direct Vacancy

$33.93 FSG
Avg Asking Rate

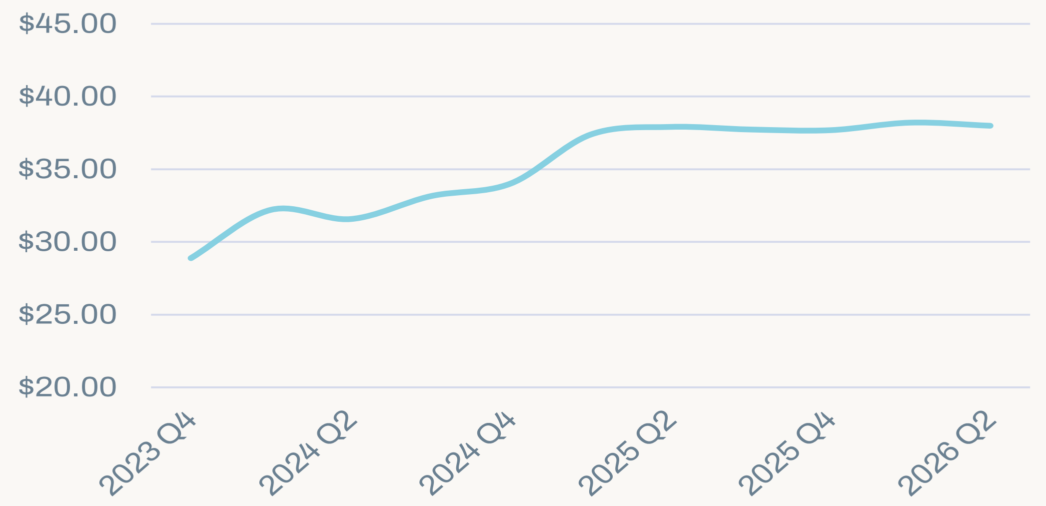
Off Campus

26 Bldgs – 1.1M SF

25.0%
Direct Vacancy

$40.82 FSG
Avg Asking Rate

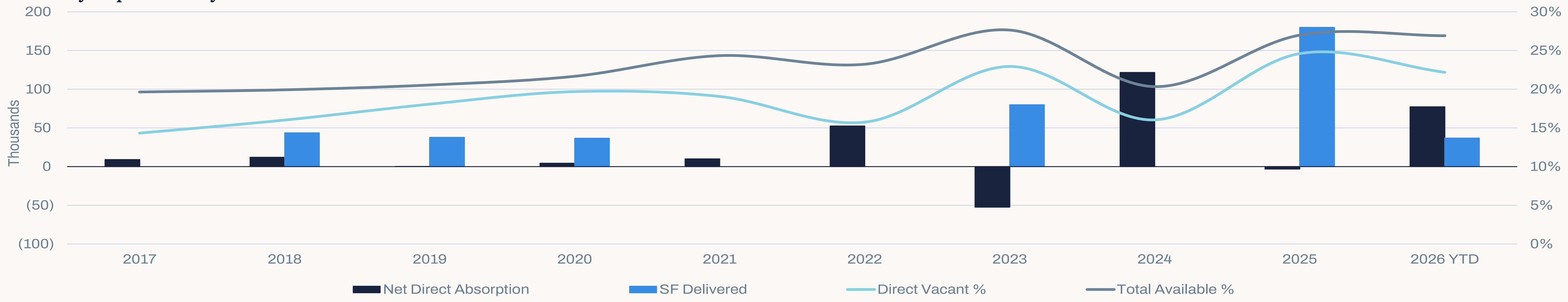
Weighted Average Asking Rate - FSG



Market Indicators Table | Class A & B | Q2 2026

Class	Inventory SF	Direct Vacant SF	Direct Vacancy	Overall Availability	Under Construction	Net Absorption	YoY Net Absorption	FS Asking Rent PSF
Off Campus	1,101,386	275,218	25.0%	28.2%	-	11,782	26,794	$40.82
On Campus	712,851	127,323	17.9%	25.0%	-	1,430	43,280	$33.93
Total	**1,814,237**	**402,541**	**22.2%**	**26.9%**	**-**	**13,212**	**70,074**	**$37.99**

Delivery Impact On Key Indicators



This report includes multi-tenant, Class A, and Class B properties of 20,000 SF or larger, excluding owner-user properties, Class C properties, and those owned and occupied by a government agency. Transwestern completed a full inventory audit confirming all Healthcare properties used in the compilation of this report during 2025.

Proximity to the World's Largest Medical Center

Texas Medical Center (TMC) — the largest medical complex in the world — is at the forefront of advancing life sciences. Home to the brightest minds in medicine, TMC nurtures cross-institutional collaboration, creativity, and innovation because together, we can push the limits of what's possible.

TMC at a Glance

160k
Daily visitors

10M
Patients per year

8th
Largest U.S. business district

18k +
International patients per year

9.2k
Total patient beds

50m+
SF of hospital and medical space

4k+
Active national clinical trials

60+
Organizations & medical institutions

Member Institutions

Baylor College of Medicine
DePelchin Children's Center
The University of Texas MD Anderson Cancer Center
Harris Health System
Harris County Public Health
HBU Houston Baptist University
HCC
Houston Methodist
Memorial Hermann Texas Medical Center
Menninger
Prairie View A&M University
Rice
Shriners Children's
St. Luke's Health
Texas A&M University Health
Texas Children's Hospital
Texas Health and Human Services
TSU Texas Southern University
The Texas Heart Institute
University of Houston
UTHealth Houston
utmb Health
University of St. Thomas

Houston

Dynamic, Diverse, Expanding, and Young Population

7.8M Population

2.3M Young workers (median age 35)

450k New residents by 2028

127k New residents in 2026 (1st highest in U.S.)

2nd Most diverse city in U.S.

Strong and Local Education Epicenter

40+ Four-year and two-year college universities

50+ Trade/business schools enrolling 20,000+ students

The Place to Do Business

3rd Most Fortune 500 HQs in U.S. (26)

1,700 International-owned companies

1 Energy Capital of the World

2 International airports

Cultural Destination

2nd Largest downtown theater district in U.S.

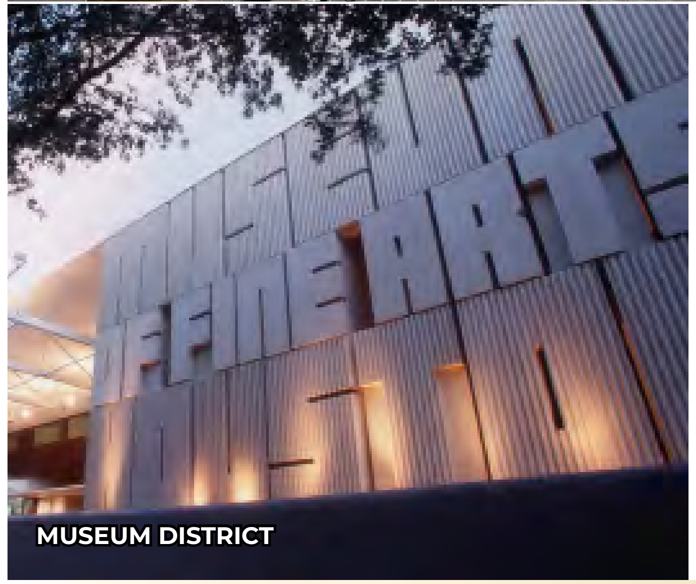
20 Top-rated institutions - Museum District

11k+ Restaurants

#3 In park acreage per capita

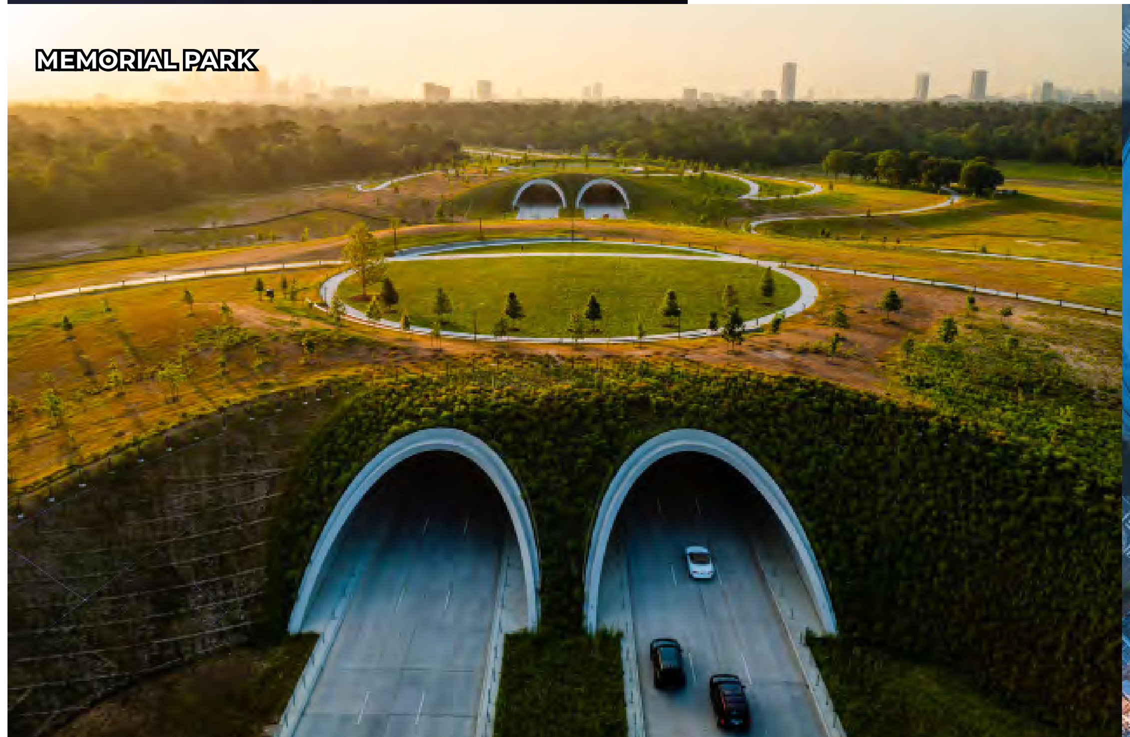

NASA


HOUSTON RODEO | 2.7 MILLION VISITORS IN 2026


MUSEUM DISTRICT

Houston is a diverse, fast-growing city with a young talent pool, top-tier universities, and a thriving innovation hub in healthcare, aerospace, and tech. Home to the world's largest medical center and NASA, it blends economic opportunity with a vibrant cultural scene and business-friendly climate.


DISCOVERY GREEN | 600 EVENTS, 3.3 MILLION VISITORS ANNUALLY


MEMORIAL PARK

SPORTS CITY | 53.9 MILLION VISITORS IN 2024

Houston Rankings

#1
Houston Methodist - Best Hospital in Texas

#1
Texas Children's Hospital - Best Hospitals for Pediatric Pulmonology & Lung Surgery, Nephrology, and Cardiology & Heart Surgery

U.S. News & World Report July 2024

#1
University of Texas MD Anderson Cancer Center - Best Cancer Hospital in U.S.

U.S. News & World Report July 2024

#4
2024 Life Science emerging market ranking.

CBRE

#1
Relocation Destination in U.S. Houston

Chronicle April 2024/ Penske Truck Rental

#2
Lowest Housing

Cost of Living Index - March 2024

#2
Fastest Growing U.S. Metro

U.S. Census Bureau – May 2023

#4
In Life Science manufacturing talent

- **Top Texas City, and No. 13 in the Nation** | Resonance 2025
- **Top Texas Market for Life Science Talent** | Houston Business Journal 2024
- **Best Place for Foreign Business** | Financial Times 2025
- **Houston Ranks Among the Top U.S. Metros for Corporate Headquarters and Relocations** | Business Facilities 2025
- **Houston Leads in Metro Population Growth** | U.S. Census Bureau 2024

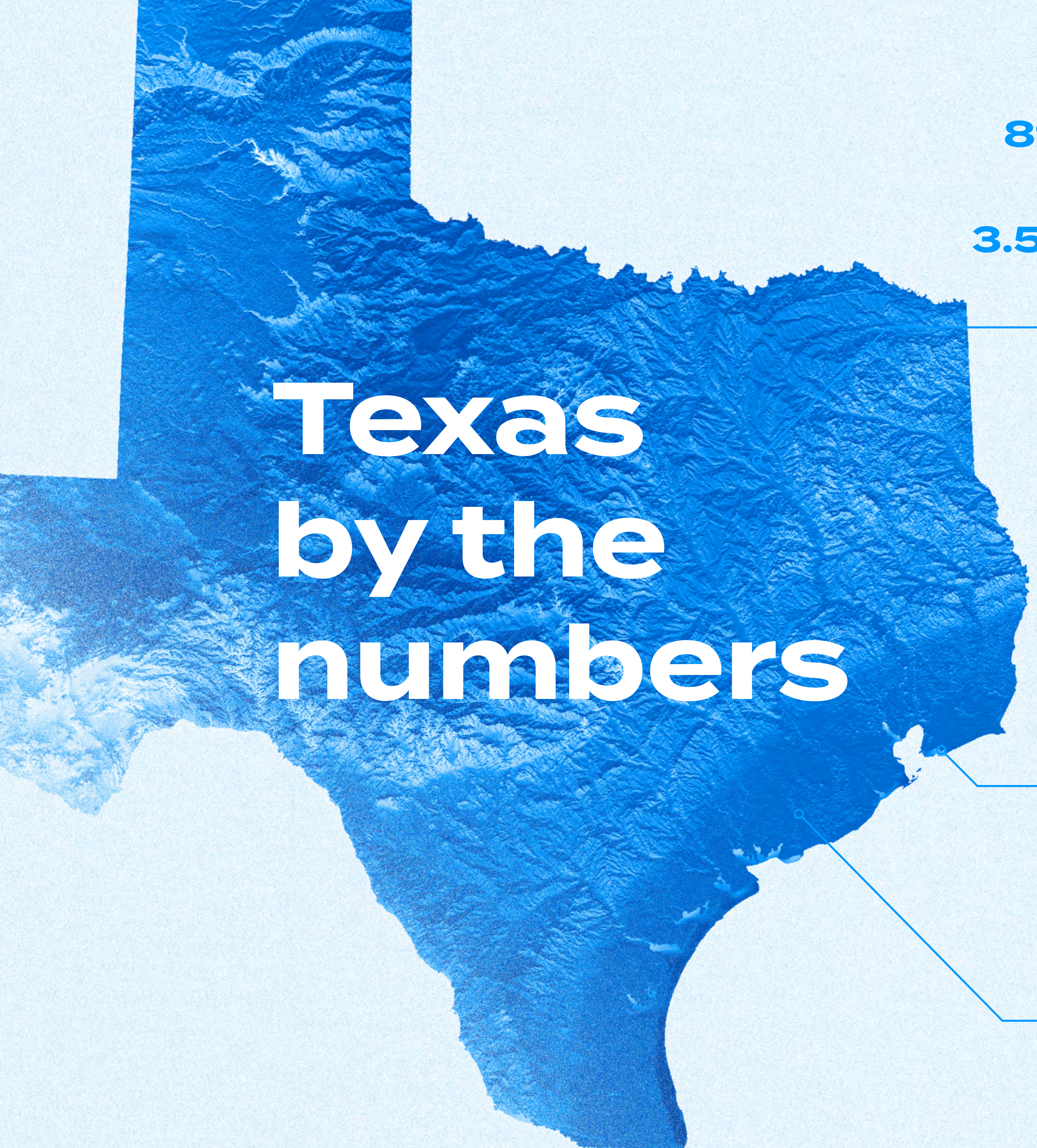
4th Largest U.S. City

7.4 Million Metro Population

3.1 Million Jobs

145+ Languages Spoken

1 in 4 Houstonians Are Foreign Born



Texas by the numbers

8th Largest economy in the world

#1 Jobs creator in 2026

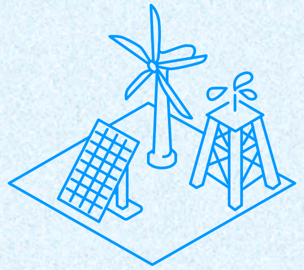
177k Jobs added in 2026

3.5M Small businesses call Texas home

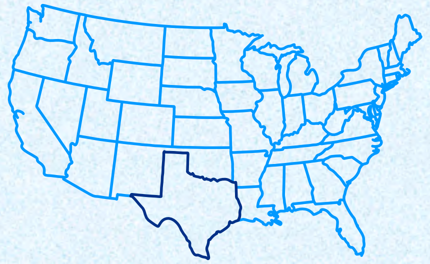
15.9M People in the civilian labor force

57 Fortune 500 Company HQs

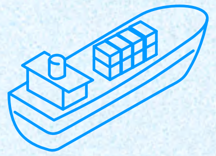
No personal or corporate income tax



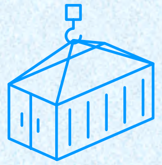
Texas is the largest energy-producing State in the nation



Texas is the leading destination for corporate relocations & expansion projects



#1 U.S. Exporter in 2026



Texas led the nation in high tech exports for the 13th year in a row in 2025

26 Commercial Airports

58 Freight Railroads

34 Foreign Trade Zones

22 Interstate Highways

19 Sea Ports

19 Miles of Coastline

Texas Economic Development & Tourism | Office of Governor Greg Abbott | gov.texas.gov/business

Process & Offer Instructions

EXCLUSIVE AGENCY

The Transwestern Healthcare Investment Sales team is engaged as the exclusive marketing advisor for this asset.

SITE VISITS

All site visits will be made by appointment only. Inquiries for tours as well as requests for additional information should be made through the Houston Transwestern Office, by contacting Chris Boyd or Summer Gibson. Transwestern will assist prospective purchasers to arrange property inspections and will answer questions regarding the Offering Memorandum.

OFFER GUIDELINES

Please submit all offers electronically to Ashley Byrd, Chris Boyd, and Summer Gibson, along with the following information:

- The price and allocation of closing costs
- The source of purchaser's equity and debt capital
- The amount of proposed earnest money deposit
- Proposed due diligence period and subsequent closing period
- A description of major assumptions reflected in the price being offered
- A list of any committee approvals required to close the transaction

Invest with care.

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