

FORT BEND

Medical Outpatient Building & Ambulatory Service Center

LEASING & INVESTMENT



NexCore
GROUP

HCA+
Healthcare®



PHOTOS & RENDERINGS ARE SUBJECT TO CHANGE.



HIGHLIGHTS

80K

BUILDING SIZE (SF)

Q1 2026

ANTICIPATED GROUND BREAK

PRIME LOCATION

High visibility and access off of Westpark Tollway & SH-99.

INTEGRATED DESTINATION

Planned HCA hospital on-site.

FULLY CUSTOMIZABLE SUITES

Designed for efficient medical space.

REAL ESTATE INVESTMENT OPPORTUNITY

Generate passive income with investment returns.

ASC JOINT VENTURE OPPORTUNITY

Partnership between Surgery Ventures and Surgeons.

FORT BEND

PRIMARY & SECONDARY SERVICE AREAS

419,890

2024 POPULATION

12.2%

5 YEAR GROWTH PROJECTION

475,482

2029 POPULATION

\$126,099

MEDIAN HOUSEHOLD INCOME

91.9%

PERCENT OF POP. INSURED

\$1.75B

5 MILE RESIDENTIAL DEVELOPMENT

215K

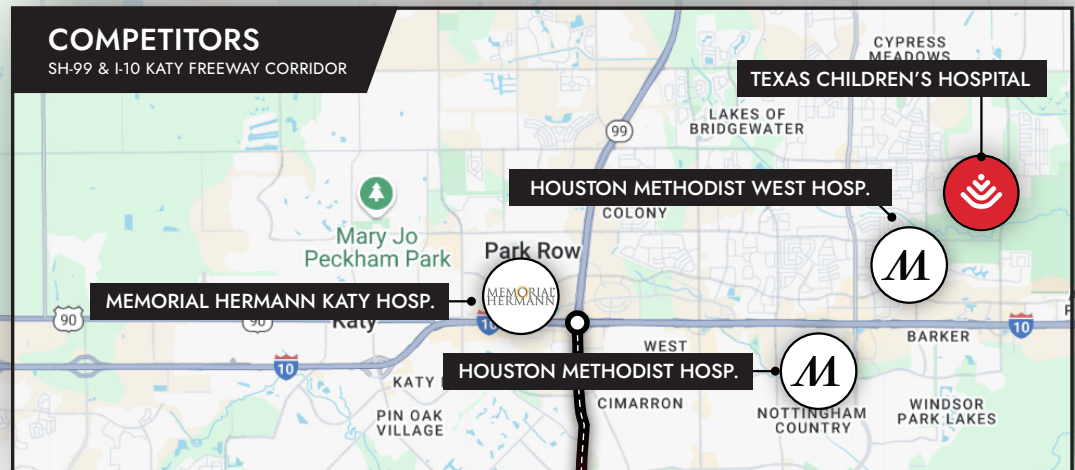
2023 POPULATION

613

PHYSICIANS

COMPETITORS

SH-99 & I-10 KATY FREEWAY CORRIDOR



275K

2023 POPULATION

+60K

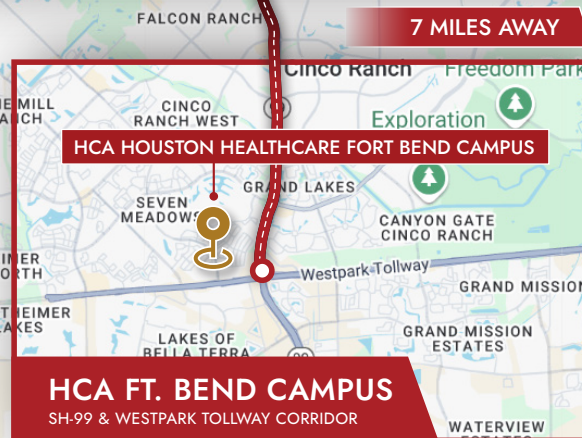
MORE PEOPLE

172

PHYSICIANS

-441

LESS PHYSICIANS





GROW WEALTH WHERE YOU PRACTICE.

ASK HOW HEALTHCARE REAL ESTATE OWNERSHIP CAN WORK FOR YOU.



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SCAN FOR LEASING &
INVESTMENT INFORMATION