

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

275K

2023 POPULATION

COMPETITORS
SH-99 & I-10 KATY FREEWAY CORRIDOR

MEMORIAL HERMANN KATY HOSP.

HOUSTON METHODIST WEST HOSP.

HOUSTON METHODIST HOSP.

TEXAS CHILDREN'S HOSPITAL



7 MILES AWAY

HCA HOUSTON HEALTHCARE FORT BEND CAMPUS

HCA FT. BEND CAMPUS

SH-99 & WESTPARK TOLLWAY CORRIDOR

172

PHYSICIANS

+60K

MORE PEOPLE

-441

LESS PHYSICIANS

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GROW WEALTH WHERE YOU PRACTICE.

ASK HOW HEALTHCARE REAL ESTATE OWNERSHIP CAN WORK FOR YOU.



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SCAN FOR LEASING &
INVESTMENT INFORMATION