Offered by: John Prejean, 281-221-9721, jprejean@conveyancere.com



Medical Office Investment Opportunity

50% Leased | Income-Producing with Upside | Prime I-45 Frontage in Houston's NASA/Clear Lake Submarket

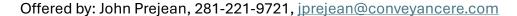
Overview:

Ideal for 1031 exchange buyers, medical REITs, or private investors seeking durable returns.

The property at 14262 Gulf Freeway presents a compelling opportunity to acquire a cash-flowing healthcare asset with immediate upside in one of Houston's most strategic submarkets. This ±9,960 SF medical office building is currently ±55% leased to a long-standing medical tenant with four years of remaining lease term, providing in-place income and operational stability. The remaining 4,000+ SF is in white-shell condition, offering the incoming investor flexibility to lease up at market rates and enhance NOI.

Located on a high-traffic corridor with 445,000+ Vehicles per Day (VPD), direct I-45 frontage, and 1-mile proximity to Memorial Hermann Southeast Hospital, the property benefits from strong medical demand drivers and visibility. The ±1.434-acre parcel includes a built-in drainage detention facility and 37 parking spaces, supporting long-term hold strategies.

Subject Property	<u>Details</u>
Address	14262 Gulf Freeway, Houston, TX 77034
Legal Description	RES A BLK 1 MOON-PATEL, 45 SOUTH/ELLINGTON COMMERCIAL
Property Type	Medical Office — Single Story
Building Size	~9,960 SF Rentable Area
Year Built	2010, Well Maintained
Land Area	~1.4340 Acres (62,465 SF)
Land-to-Building Ratio	6.48:1
Other Improvements	Concrete Paving, Landscaping, Exterior Lighting, Signage, Metal Parking Canopy and Detention Pond
Utilities	City of Houston and Reliant Energy
Site	Rectangular Shape, Generally Level, Good Drainage
<u>Structural</u>	<u>Details</u>
Foundation	Poured Concrete Slab
Frame	Wooden Frame
Interior/ Exterior Walls	Painted Drywall/ Stucco
Ceiling Cover	Acoustic Ceiling Panels
Restrooms	4





Investment Highlights:

- Stabilized Income: ±5,487 SF leased to an established medical user Texas Institute of Chest and Sleep Disorders with 4 years remaining on term
- Value-Add Potential: 4,000+ SF white-shell space available for lease-up at market rent
- Customize Your Returns: New ownership can set lease rates, structure new tenancy, and increase property yield
- Year Built & Lot Size: 2010 construction on ±1.43 acres
- Built-In Detention: On-site detention facility included
- Parking: 37 striped spaces including 2 ADA-accessible and several covered spaces
- Ingress/Egress: Dedicated curb cut and approx. 170 feet of I-45 service road frontage
- Traffic Counts: Over 445,000 vehicles per day (TrafficMetrix®)

Location & Demographics:

- Submarket: NASA / Clear Lake
- Population (2024 Est.): 2-mile: 30,610 | 5-mile: 261,635 | 10-mile: 791,869
- Accessibility: Direct access to Sam Houston Tollway, Beltway 8, and FM 1959
- Surrounding Uses: National QSRs, retail, residential, and regional medical anchors
- Medical Demand Drivers: 1 mile from Memorial Hermann Southeast Hospital

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Nearby businesses include:

- ✓ Memorial Hermann Southeast Hospital
- ✓ CVS Pharmacy
- ✓ Starbucks
- ✓ Chick-fil-A
- ✓ Walmart Supercenter
- √ Whataburger
- √ Home Depot
- ✓ H-E-B
- ✓ Bank of America
- ✓ Walgreens



Disclaimer:

Sales information and square feet are based on owner-provided and publicly available information. Buyers should independently verify information and obtain own survey.

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