

**14262 Gulf Freeway, Houston, TX 77034**

Offered by: John Prejean, 281-221-9721, [jprejean@conveyancere.com](mailto: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	Details
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
Structural	Details
Foundation	Poured Concrete Slab
Frame	Wooden Frame
Interior/ Exterior Walls	Painted Drywall/ Stucco
Ceiling Cover	Acoustic Ceiling Panels
Restrooms	4

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**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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