

Offering Memorandum
FOR SALE & FOR LEASE

1017 SOUTH TRAVIS AVENUE
CLEVELAND TX, 77327



Vacant Micro Hospital

partners
medicalcre.com

Our Team



Ryan McCullough

Partner & Managing Director

512 580 6224

ryan.mccullough@partnersrealestate.com



Marc Peeler

Partner

713 275 9606

marc.peeler@partnersrealestate.com

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Investment Summary

Investment Overview

Price	Market Driven
Lease Rate	\$21 NNN
Estimated NNN's	\$5.00
Total Monthly Lease Payment	\$69,791
Occupancy	Vacant
Lot Size	5.66 Acres
Building Size	32,211 SF
Year Built/Renovated	2006/2019
Parking Ratio	4.66:1000 SF

Hospital Details

4 Inpatient Beds

3 Emergency Rooms

2 Operating Rooms

CT & X Ray Imaging

6 Outpatient Clinic Rooms

Partners Real Estate is pleased to present 1017 South Travis Avenue, a fully built-out 32,211-square-foot micro hospital located on 5.66 acres in Cleveland, TX. Originally constructed in 2006 and renovated in 2019, the facility is currently vacant and features a turn-key medical layout including 4 inpatient beds, 3 emergency rooms, 2 operating rooms, and supporting clinical spaces—ideal for a new operator or conversion to alternate healthcare or institutional use. With a parking ratio of 4.66 per 1,000 SF, and excellent access off Interstate 69 and Highway 573, the site offers strong connectivity for patients and providers. Cleveland’s ongoing investment in infrastructure and community development supports long-term demand, making this a flexible and strategic opportunity for investors or healthcare groups seeking expansion.



Property Highlights

TURN-KEY MICRO HOSPITAL

Fully built-out facility featuring 4 inpatient beds, 3 emergency rooms, 2 operating rooms and additional support spaces—ideal for a new operator or conversion scenario.

HIGHWAY ACCESS & VISIBILITY

Located with convenient access off Interstate 69 and Highway 573, ensuring strong connectivity for patients, staff, and service providers.

STRONG LAYOUT & PARKING

Excellent parking and an efficient internal layout provide immediate operational readiness or flexibility for alternate use.

MARKET GROWTH — CLEVELAND, TX

The Cleveland market is actively positioning itself for growth, with local economic development efforts emphasizing retail, infrastructure, and community building—enhancing long-term demand potential.



Interior Photos



Interior Photos



Demographics

POPULATION

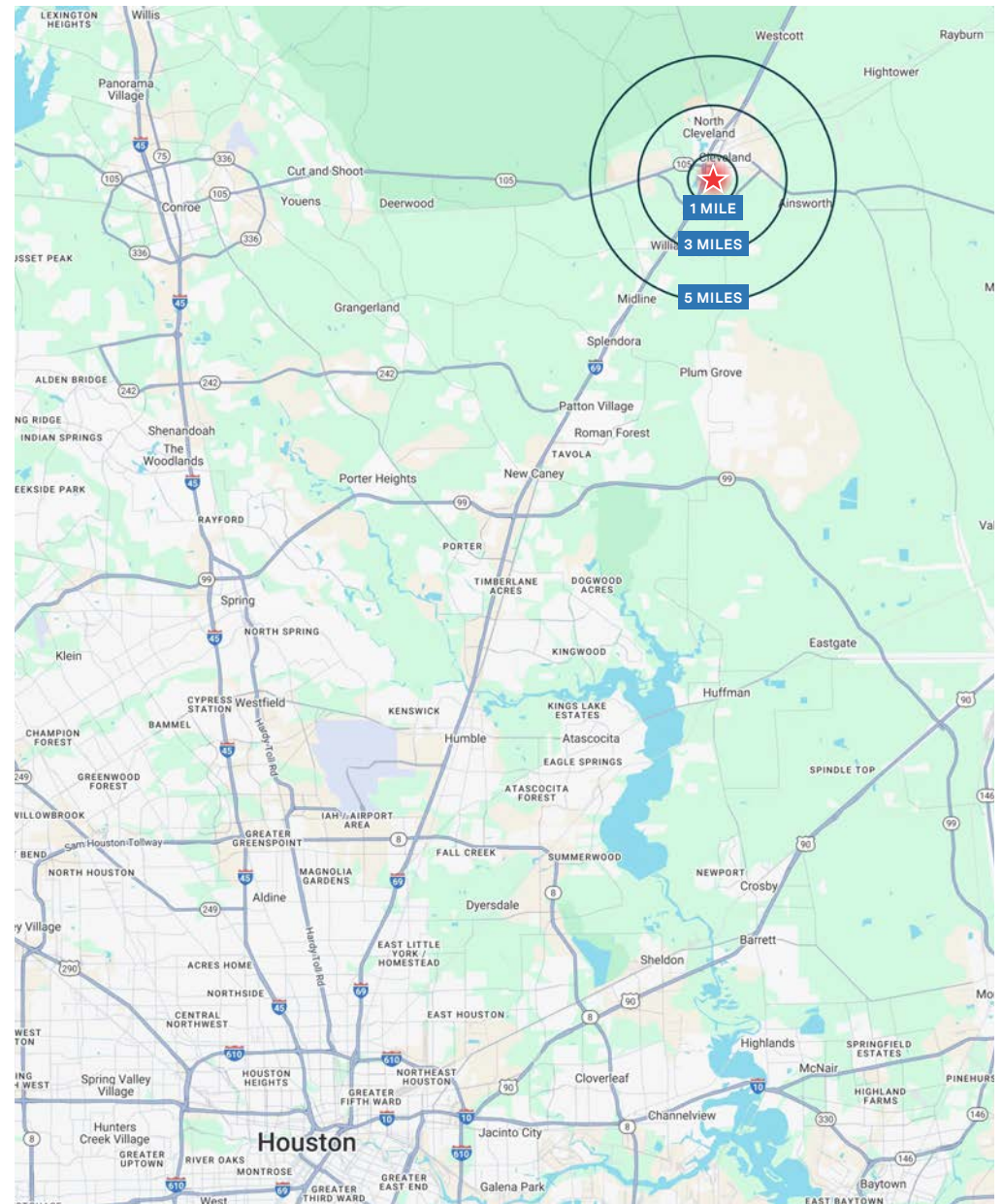
	1 MILE	3 MILES	5 MILES
2024 Population	2,934	13,891	23,171
2029 Population Projection	3,861	18,316	30,073
Median Age	35.1	35.2	34.7

HOUSEHOLDS

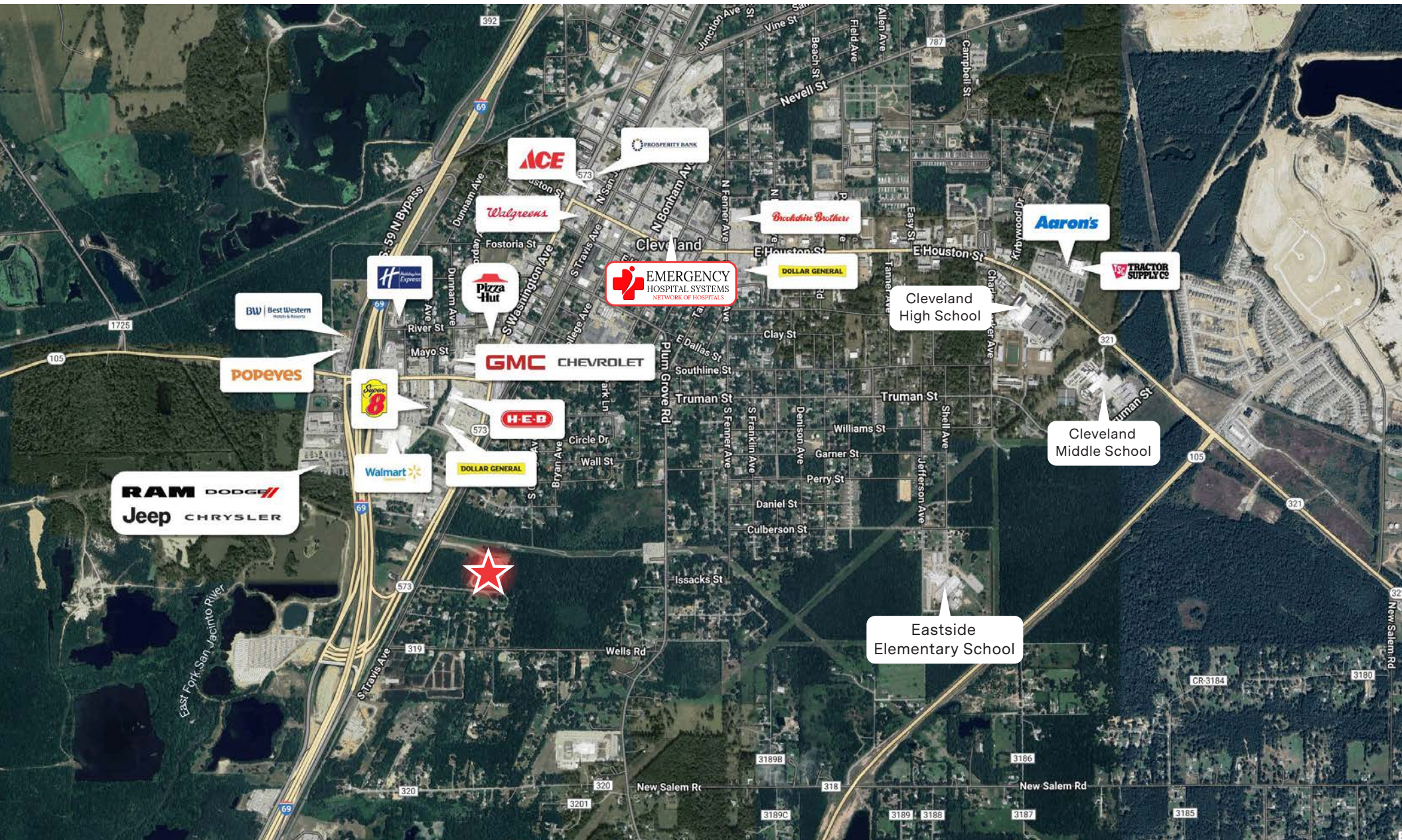
	1 MILE	3 MILES	5 MILES
2024 Households	1,064	4,833	7,715
2029 Household Projection	1,385	6,333	9,961
Avg Household Income	\$72,062	\$64,558	\$67,585
Median Household Income	\$48,909	\$46,203	\$49,231

EMPLOYMENT

	1 MILE	3 MILES	5 MILES
Employees	2,312	5,237	6,004
Businesses	298	713	848



Nearby Businesses



Site Overview





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

PCR Brokerage Austin, LLC dba Partners			
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jon Silberman	389162	jon.silberman@partnersrealestate.com	713-629-0500
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Ryan McCullough	742422	ryan.mccullough@partnersrealestate.com	512-580-6224
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
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