

**FOR SALE | TURN KEY AMBULATORY SURGERY CENTER**

# Pearland Premier Surgical Center

2813 Smith Ranch Rd - Pearland, TX 77584




# EXCLUSIVELY LISTED BY:

## PRIMARY CONTACT



**Ryan McCullough**   
Partner


 **512.580.6224**

 [ryan.mccullough@partnersrealestate.com](mailto:ryan.mccullough@partnersrealestate.com)



**Davis Amanyisye, CCIM**  
Associate

 **713.275.9604**

 [davis.amanyisye@partnersrealestate.com](mailto:davis.amanyisye@partnersrealestate.com)

## PROPERTY AT A GLANCE

ADDRESS	<b>2813 SMITH RANCH RD</b>
CITY, STATE, ZIPCODE	<b>PEARLAND, TX 77584</b>
LAND ACRES	<b>4.04 AC</b>
BUILDING SIZE	<b>10,623 SF</b>
YEAR BUILT	<b>2005</b>
PARCEL NUMBER	<b>0304-0010-140</b>
ZONING, COUNTY	<b>9-27-06 RB, BRAZORIA</b>

# EXECUTIVE SUMMARY

Partners Medical Investment Group is pleased to announce for sale a premier medical office property, ideal for a variety of users. This move in ready ambulatory surgery center features a fully operational facility with a transferable state license, operating room, and procedure room offering immediate functionality and compliance. The property is situated on over 4 acres of land, providing ample space for future expansion or additional development opportunities. Located within the Pearland MSA, the property benefits from unparalleled market growth, bolstered by advanced facilities like Memorial Hermann Pearland Hospital and Pearland Surgery Center. This prime location enhances accessibility and potential client base, making it a compelling investment opportunity for medical professionals seeking a turnkey facility in a high-growth area.

Please contact **Ryan McCullough** with all inquiries at **512.580.6224**



# OFFERING DETAILS



SALE PRICE  
**\$4,425,000**



PRICE PER SF  
**\$416.54**



TRANSFERRABLE LICENSE  
**THHS ASC**



BUILDING SIZE  
**10,623 SF**



LOT SIZE  
**4.04 AC**



YEAR BUILT  
**2005**



PARKING RATIO  
**4.7 : 1,000 SF**

# PROPERTY HIGHLIGHTS

## TURN-KEY AMBULATORY SURGERY CENTER

This property features a turn-key ambulatory surgery center with an operating room, procedure room, and a transferable state license, ready for immediate medical use.

## EXPANSIVE PROPERTY

The building is situated on over 4 acres of land, providing ample space for future expansion or additional development.

## RECENT BUILDING IMPROVEMENTS

The HVAC system and roof were replaced in 2021 and come with warranties, ensuring reduced maintenance costs and enhanced reliability.

## UNPARALLELED MARKET GROWTH

In Pearland, Texas, the medical office and ambulatory surgery market is bolstered by advanced facilities like Memorial Hermann Pearland Hospital and Pearland Surgery Center. These facilities exemplify the shift towards cost-effective, patient-centered outpatient care, with state-of-the-art technologies and a focus on patient recovery. This positive trajectory in Pearland's healthcare real estate market reflects its capability to meet growing demands with efficiency and excellence.

## FAVORABLE STATE TAX LAWS

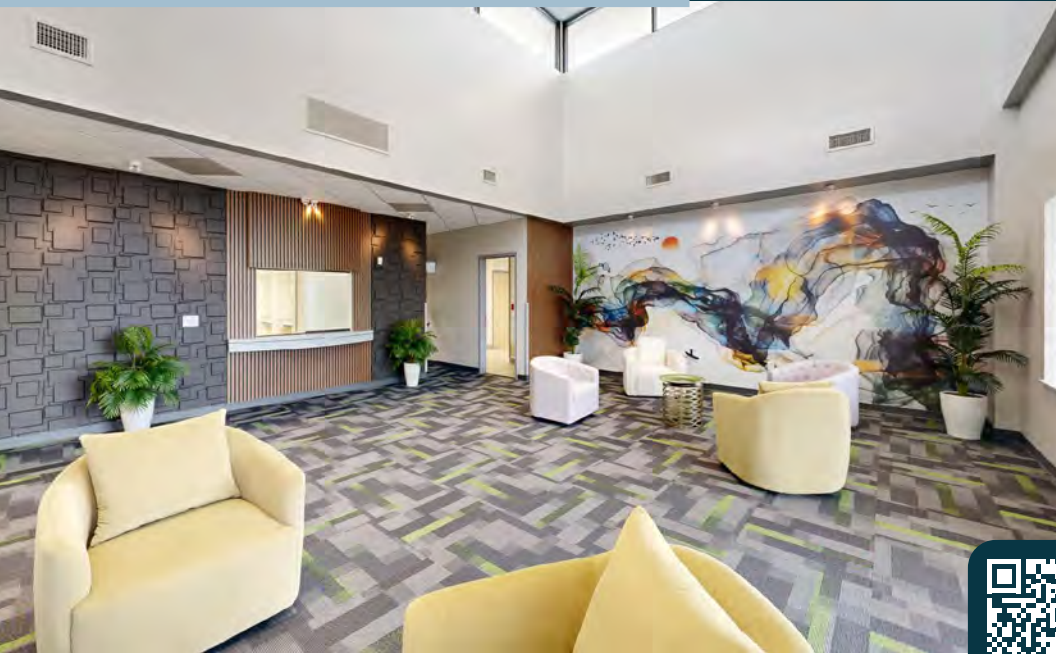
Texas is one of seven states that does not impose a state income or investment tax.







# INTERIOR PHOTOS



Click or Scan  
for Property  
Walkthrough





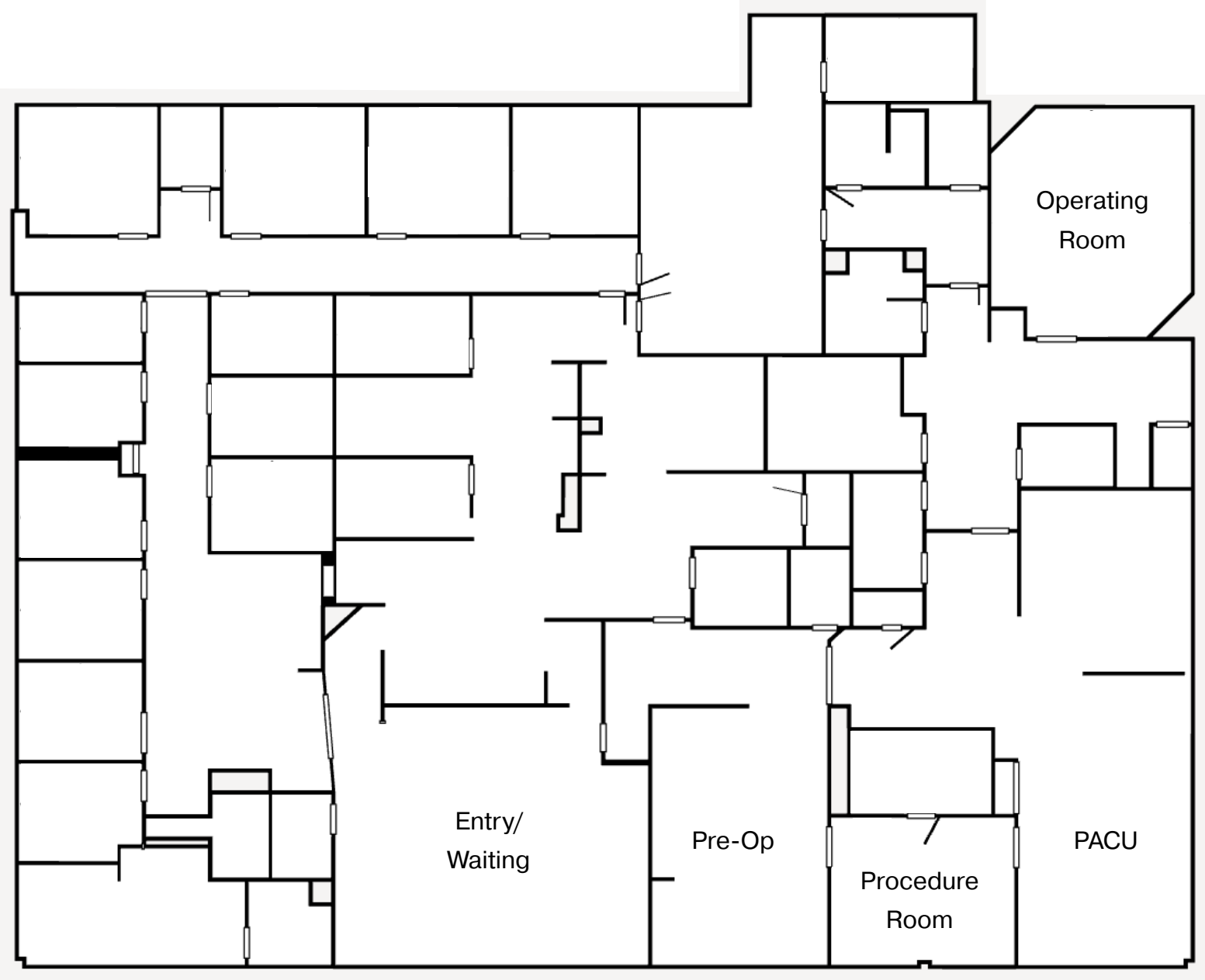
# INTERIOR PHOTOS

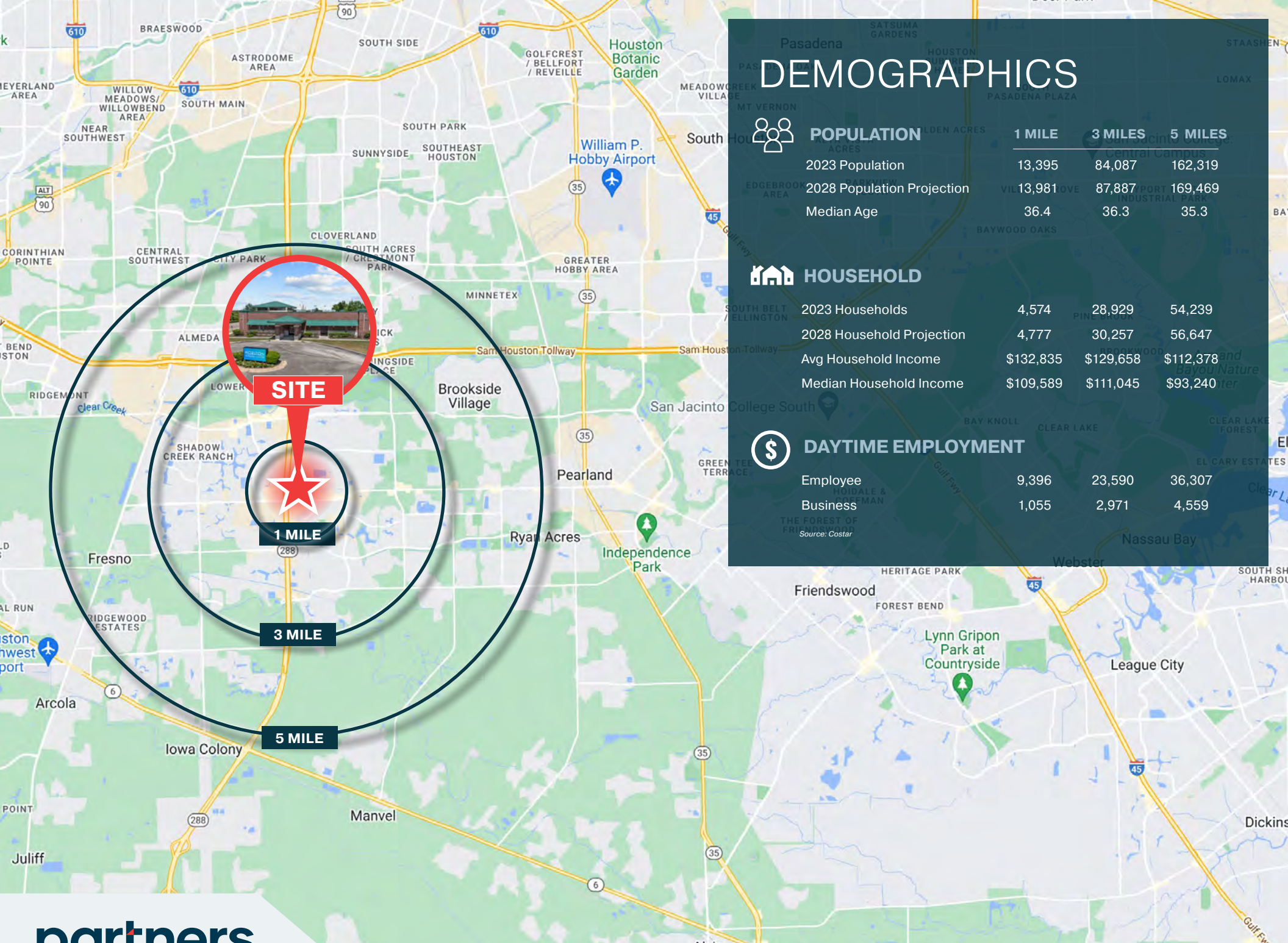


Click or Scan  
for Property  
Walkthrough



# FLOOR PLAN





# DEMOGRAPHICS



## POPULATION

	1 MILE	3 MILES	5 MILES
2023 Population	13,395	84,087	162,319
2028 Population Projection	13,981	87,887	169,469
Median Age	36.4	36.3	35.3



## HOUSEHOLD

2023 Households	4,574	28,929	54,239
2028 Household Projection	4,777	30,257	56,647
Avg Household Income	\$132,835	\$129,658	\$112,378
Median Household Income	\$109,589	\$111,045	\$93,240



## DAYTIME EMPLOYMENT

Employee	9,396	23,590	36,307
Business	1,055	2,971	4,559

Source: Costar

# AERIAL OVERVIEW



HCA  Houston  
Healthcare<sup>®</sup>

 Encompass Health  
Rehabilitation Hospital

288  
TEXAS

sam's club 

MEMORIAL  
HERMANN

JCPenney

Kroger

Academy 

H-E-B

BEST  
BUY



THE  
HOME  
DEPOT

HOBBY LOBBY

Burlington

Walmart 

24  
FITNESS

SPROUTS  
FRESH MARKET

at home

DICK'S  
SPORTS & OUTDOORS

macy's

PETSMART

Marshalls

Dillard's

ULTA

target

288  
TEXAS

CINEMARK

COSTCO  
WHOLESALE

partners

2813 SMITH RANCH RD, PEARLAND, TX 77584

# NEARBY HEALTHCARE



MEMORIAL HERMANN

Kelsey-Seybold Clinic

Encompass Health  
Rehabilitation Hospital

HCA Houston  
Healthcare

288 TEXAS  
99,038 VPD

SITE

# NEARBY RETAIL



**TARGET**

**macy's**

**DICK'S**  
SPORTING GOODS

**Academy**  
SPORTS+OUTDOORS

**H-E-B**  
plus!

288  
TEXAS 99,038 VPD

**OLD NAVY**

**BEST BUY**

**Party City**

**Walmart**

**SITE**

Smith Ranch Rd | 10,213 VPD



## DISCLAIMER

This offering memorandum is for general information only. No information, forward looking statements, or estimations presented herein represent any final determination on investment performance. While the information presented in this offering memorandum has been researched and is thought to be reasonable and accurate, any real estate investment is speculative in nature. Partners and/or its agents cannot and do not guarantee any rate of return or investment timeline based on the information presented herein.

By reading and reviewing the information contained in this offering memorandum, the user acknowledges and agrees that Partners and/or its agents do not assume and hereby disclaim any liability to any party for any loss or damage caused by the use of the information contained herein, or errors or omissions in the information contained in this offering memorandum, to make any investment decision, whether such errors or omissions result from negligence, accident or any other cause.

Investors are required to conduct their own investigations, analysis, due diligence, draw their own conclusions, and make their own decisions. Any areas concerning taxes or specific legal or technical questions should be referred to lawyers, accountants, consultants, brokers, or other professionals licensed, qualified or authorized to render such advice.

In no event shall Partners and/or its agents be liable to any party for any direct, indirect, special, incidental, or consequential damages of any kind whatsoever arising out of the use of this offering memorandum or any information contained herein. Partners and/or its agents specifically disclaim any guarantees, including, but not limited to, stated or implied potential profits, rates of return, or investment timelines discussed or referred to herein.

**FOR SALE | TURN KEY AMBULATORY SURGERY CENTER**

# Pearland Premier Surgical Center

2813 Smith Ranch Rd - Pearland, TX 77584



**Ryan McCullough**   
Partner

 **512.580.6224**

 [ryan.mccullough@partnersrealestate.com](mailto:ryan.mccullough@partnersrealestate.com)



**Davis Amanyisye, CCIM**  
Associate

 **713.275.9604**

 [davis.amanyisye@partnersrealestate.com](mailto:davis.amanyisye@partnersrealestate.com)