

League City, Texas
For Sale |
Investment Opportunity

South Shore SurgiCenter



southshoresurgicenter.com

The Offering

Purchase Price: Call for Price

We are pleased to offer the sale of South Shore SurgiCenter, a 7,365 square foot AAHC certified ambulatory surgery center ("ASC") and diagnostic clinic. Constructed in 2009, this class-A property is located in League City, Texas, a southern suburb of Houston along the east side of I-45/South and adjacent to Clear Lake and Galveston Bay. The surgery center can be expanded when needed.

Investment Highlights

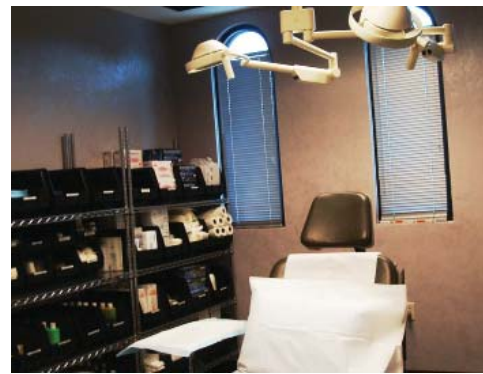
- The surgery center offers two functional / stocked operating rooms.
- Fully equipped for multiple outpatient specialties.
- Patients and surgeons of the community have established South Shore Surgicenter as their choice for outpatient surgery because of valuable relationships with the most successful Occupation Care, Urgent Care and PCP practices in the area.
- Located near five (5) hospitals, the supply of additional surgeons that are looking for a facility where they can perform outpatient surgery is outstanding.



Investment Highlights (cont)

SURGEONS' SPECIALTIES:

- General Surgery
- Hand Surgery
- Orthopedic Surgery
- Pain Management
- Plastic & Reconstructive Surgery
- Podiatric Surgery
- Gynecological Surgery



Property Information



> CLASS A AMBULATORY SURGICAL CENTER AND CLINIC

> PROPERTY ADDRESS:
2622 MARINA BAY DRIVE
LEAGUE CITY, TEXAS 77573

> YEAR BUILT
2009

> BUILDING SIZE
7,365 SF

> LAND SIZE
1 +/- ACRE

> 1 DIAGNOSTIC CENTER

> 2 OPERATING ROOMS

> 3 RECOVERY ROOMS

> 2 PREP ROOMS

> 2 CHECK-IN STATIONS

> 3 NURSES STATIONS

> PHARMACY

> CLEAN WORK ROOM

> 2 RECEPTION AREAS
(CLINIC AND ASC)

> 2 WAITING ROOMS
(CLINIC AND ASC)

> CONSULT ROOM

> EXAM ROOM

> DOCTOR'S OFFICE

> MANAGER'S OFFICE

> 4 RESTROOMS

> PHOTO ROOM

> STERILE STORAGE

> STAFF LOCKER ROOM AND SHOWER

> GENERAL STORAGE

> PATIENT'S SHOWER

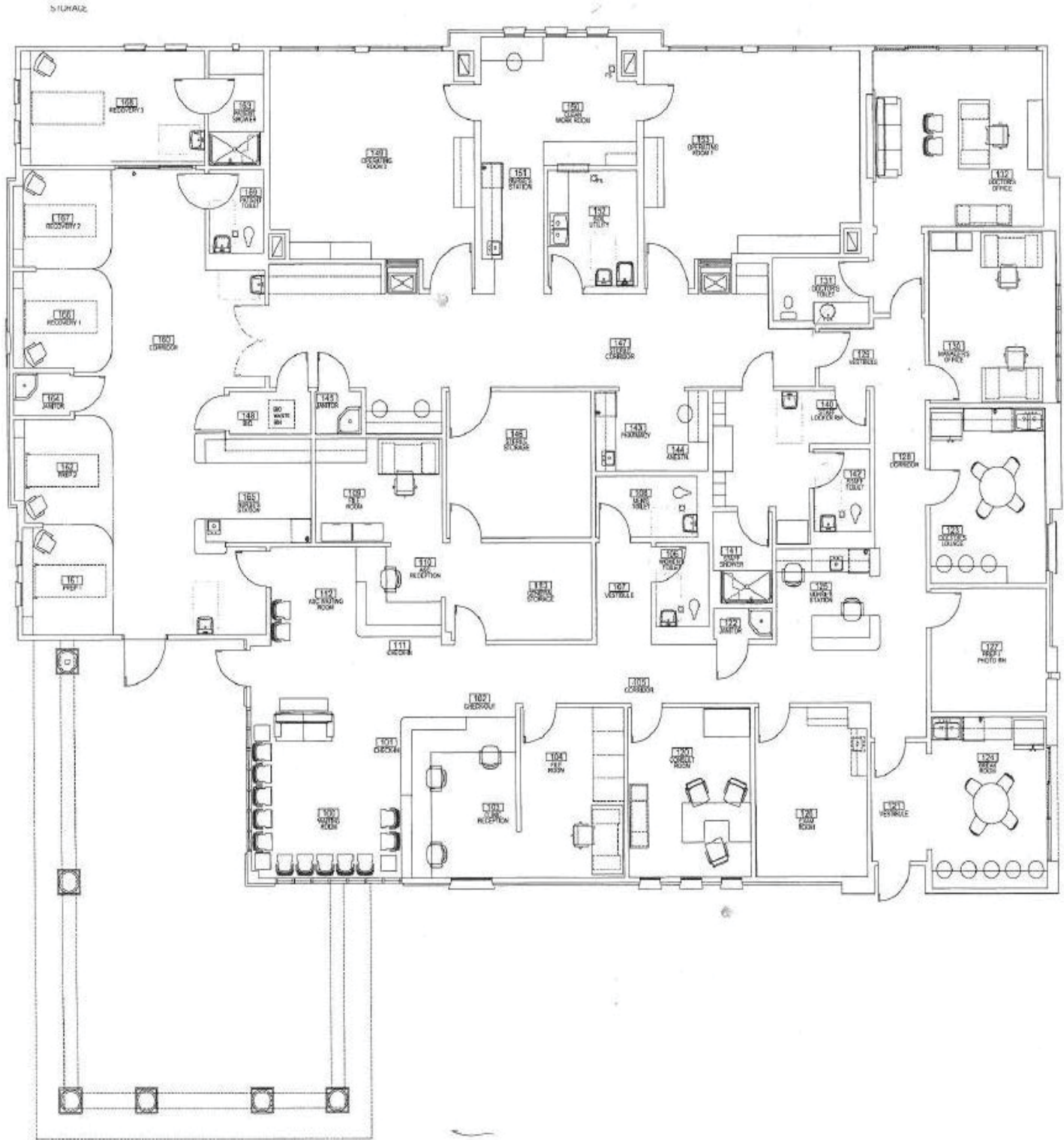
> BREAK AREA

> FILE ROOM

Site Plan



Floor Plan



City Hospitals

Clear Lake Regional MEDICAL CENTER

500 Medical Center Boulevard
Webster, TX 77598

> Hospital information

595 licensed beds
3000 hospital employees

> specialties

Breast Diagnostic Center
Emergency Care
The Heart & Vascular Hospital
Pediatrics Unit
Sleep Disorders Clinic
Women's Services / NICU / Nursery
Wound Treatment Center



HOUSTON Methodist® LEADING MEDICINE

18300 St. John Drive
Nassau Bay, TX 77058

> Hospital information

170 licensed beds
1100 hospital employees

> specialties

Cancer Care	Orthopedics
Cardiology	Pain Management
Concussion Center	Pediatric Care
Ear, Nose and Throat Procedures	Plastic & Reconstructive Surgeries
Emergency Care	Physical Therapy
Gastroenterology	Radiology Diagnostic Imaging
Home Care Services	Sports Medicine
Laboratory Services	Urology
Neurosurgery	Vascular and Thoracic Surgeries
Ophthalmology	Women's Services

City Hospitals

Bay Area Regional Medical Center

200 Blossom Street
Webster, TX 77598

> **Hospital information**
(OPENING 2014)
248 licensed beds

> **specialties**
Emergency Medicine
Endoscopy
ICU / NICU
Inpatient / Outpatient Surgery



333 North Texas Avenue
Webster, TX 77598

> **Hospital information**
21 licensed beds
137 hospital employees

> **specialties**
General Surgery
Neurosurgery
Obstetrics & Gynecology
Otolaryngology
Orthopedics
Pain Medicine
Plastic & Reconstructive Surgery
Podiatry
Radiation & Surgical Oncology
The Spine Center
Urology

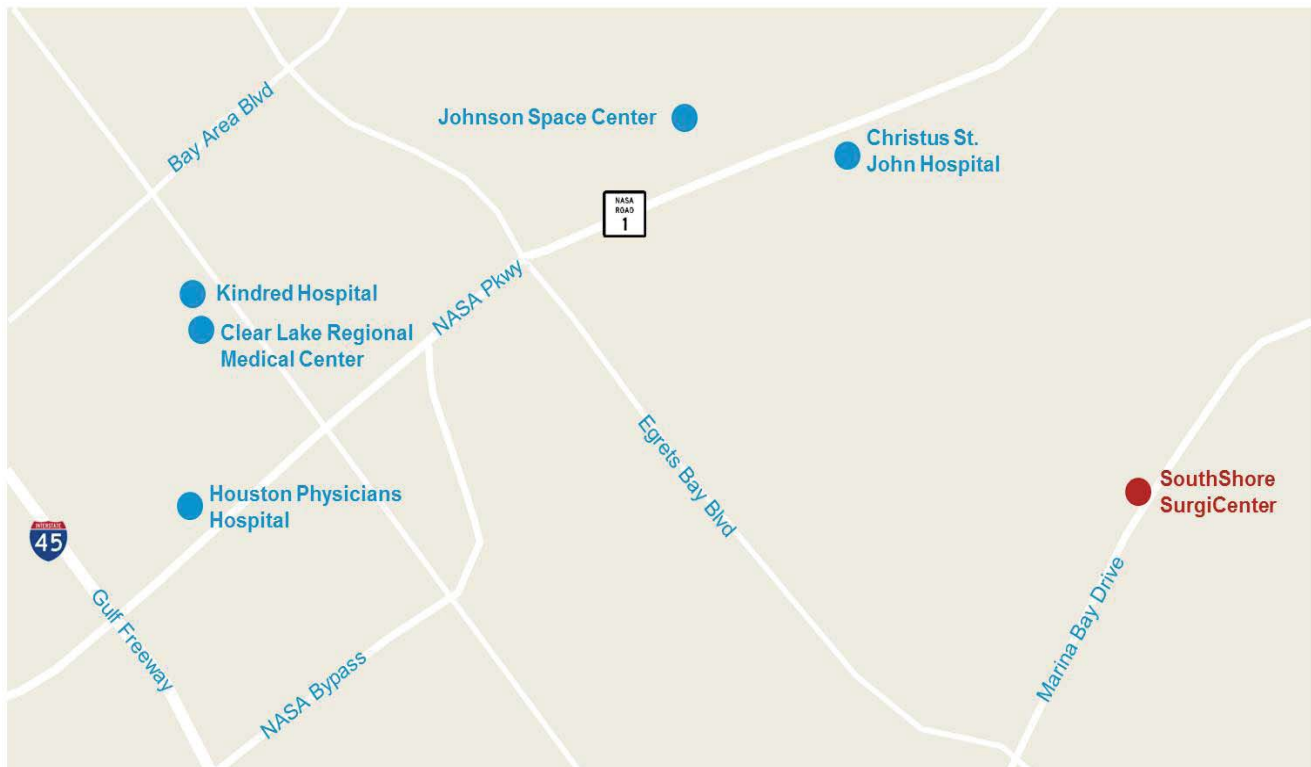
City Hospitals



350 Blosson Street
Webster, TX 77598

> **Hospital information**
110 licensed beds

> **specialties**
Complex Wound Care
Dialysis
ICU or Special Care Units
IV Antibiotic Therapy
Pain Management
Pulmonary Care
Rehabilitation Services
Urgent Diagnostic Department



League City Information



> COMMUNITY FACTS

Population: 83,560

League City is located approximately 23 miles southeast of Houston, and is considered part of the Houston MSA.

> EDUCATION

Universities and Colleges:

University of Houston
Texas Southern University
San Jacinto College
College of the Mainland

High Schools:

4 public / 1 private

Intermediary Schools:

5 public / 2 private

Elementary Schools:

10 public / 2 private

Day Care Centers: 20

UNIVERSITY of
HOUSTON

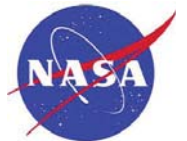


> ACTIVITIES:

Waterford Harbor Yacht Club & Marina
Lakewood Yacht Club
Clear Lake Marina
South Shore Harbor Country Club
Kemah Boardwalk

> POINTS OF INTEREST:

Johnson Space Center (4.5 miles) (NASA)
South Shore Harbor
Houston Ship Channel - #1 in foreign waterborne tonnage and #2 in U.S. total tonnage.



> OTHER INTERESTING NOTES:

Third largest boating anchorage in the United States
Best small city in America - Money magazine 2006
Unemployment Rate of 5.9%
Population Growth from 2000 to 2010: 84%



Demographics

> Rings: 1, 3, 5 Mile 1 mile radius

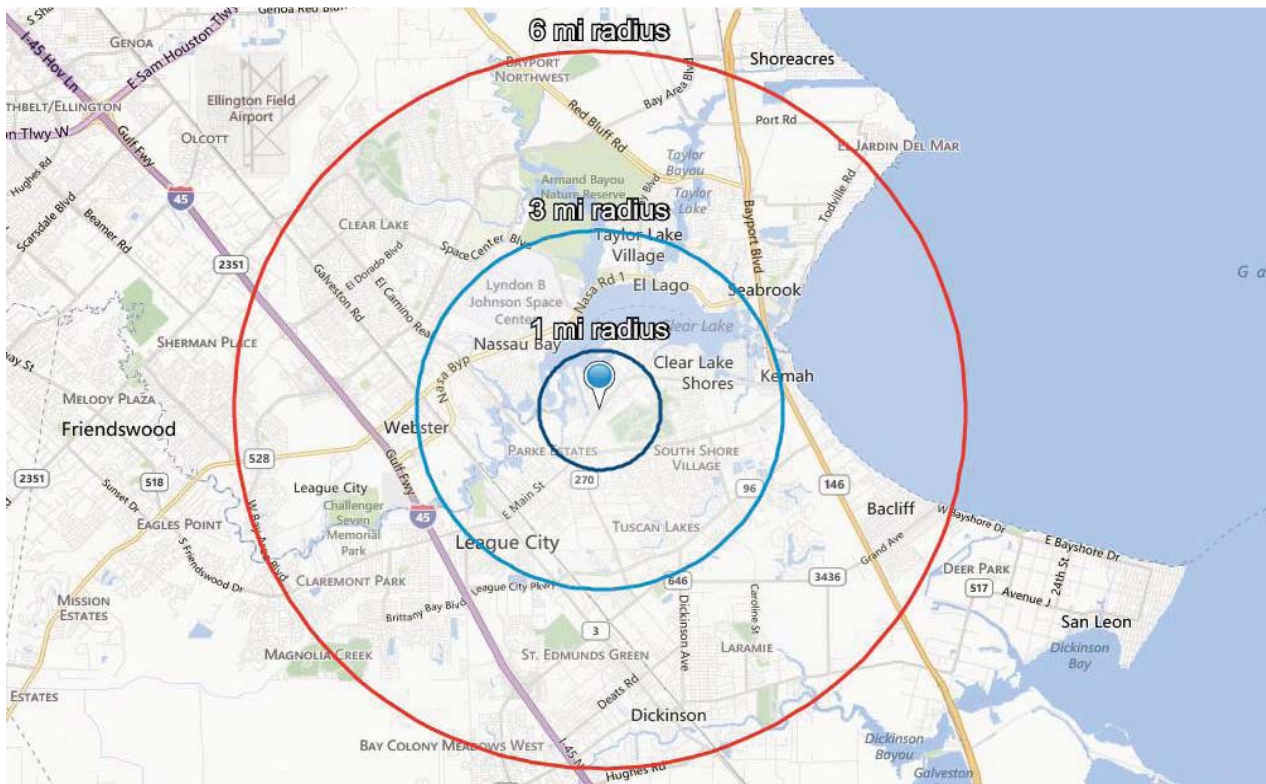
2013 Population
 Total Population 7,625
 Male Population 49.7%
 Female Population 50.3%
 Median Age 41.7
 2013 Income
 Median HH Income \$89,231
 Per Capita Income \$43,754
 Average HH Income \$102,652
 2013 Households
 Total Households 3,248

3 MILE RADIUS

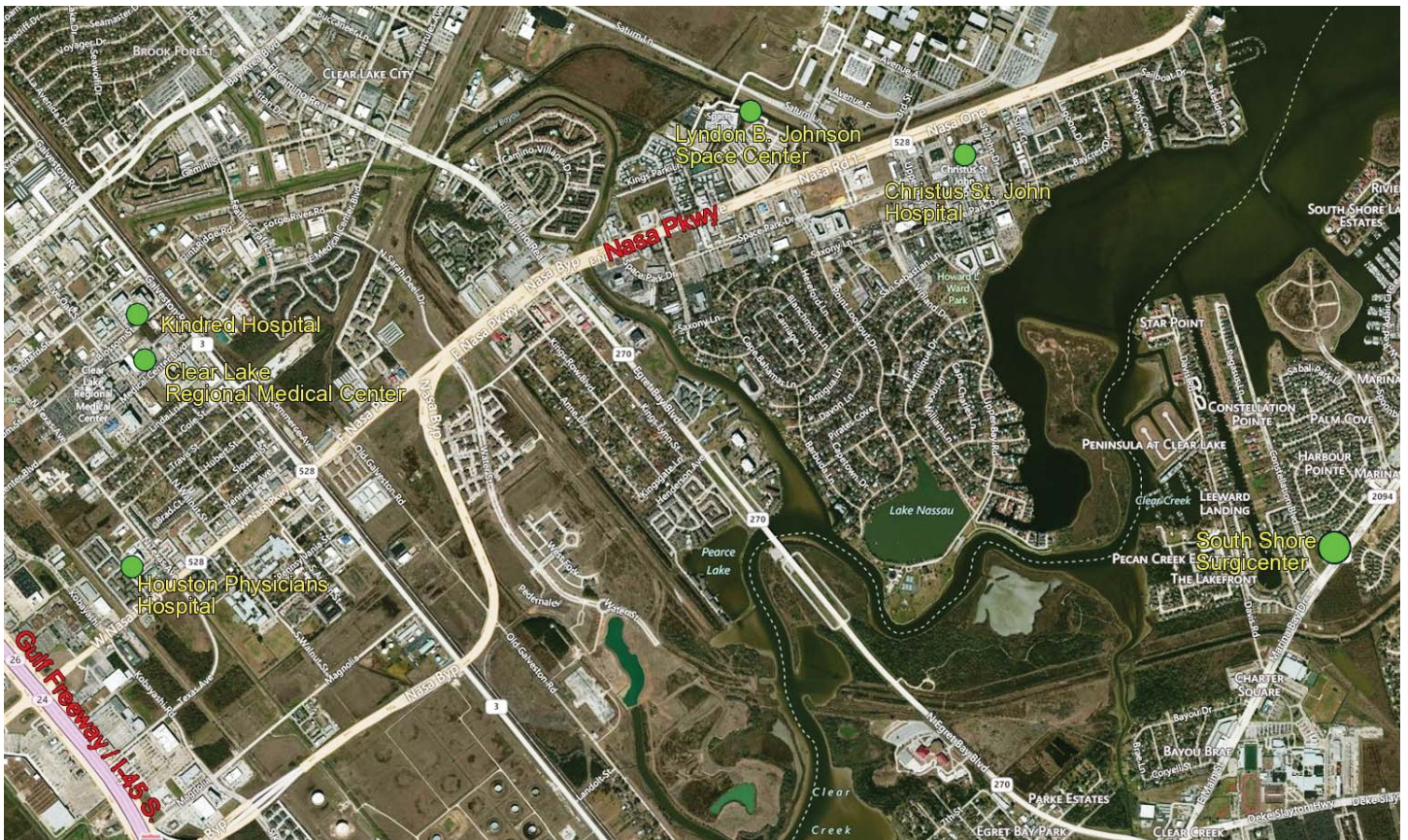
2013 Population
 Total Population 60,422
 Male Population 49.5%
 Female Population 50.5%
 Median Age 37.2
 2013 Income
 Median HH Income \$75,931
 Per Capita Income \$37,017
 Average HH Income \$87,380
 2013 Households
 Total Households 25,462

6 MILE RADIUS

2013 Population
 Total Population 208,951
 Male Population 49.7%
 Female Population 50.3%
 Median Age 36.1
 2013 Income
 Median HH Income \$76,790
 Per Capita Income \$34,262
 Average HH Income \$87,824
 2013 Households
 Total Households 81,226



Location



League City is a city in Galveston and Harris counties within the Houston-The Woodlands_Sugar Land MSA located in Southeast Texas.

League City is located off Interstate 45, approximately 23 miles southeast of Houston and the same distance north-west of Galveston. The subject property is conveniently located approximately 3 miles off of Interstate 45 and is in one of the fastest growing sections of the city.

South Shore SurgiCenter is located approximately 19 miles from William P. Hobby Airport, Houston.

Area hotels are approximately 2 miles from the property and the Baybrook Mall is only a short 15 minute drive.

