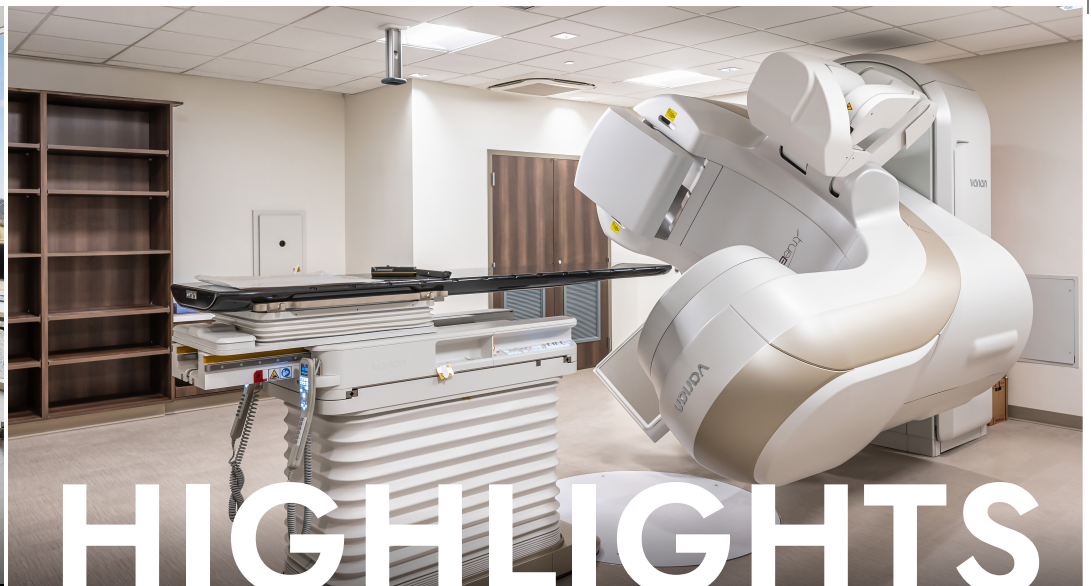


LEASING & INVESTMENT

TOMBALL

MEDICAL OUTPATIENT BUILDING





HIGHLIGHTS

60K

RENTABLE BUILDING AREA (SF)

Q4 2025

ANTICIPATED GROUND BREAK

PRIME LOCATION.

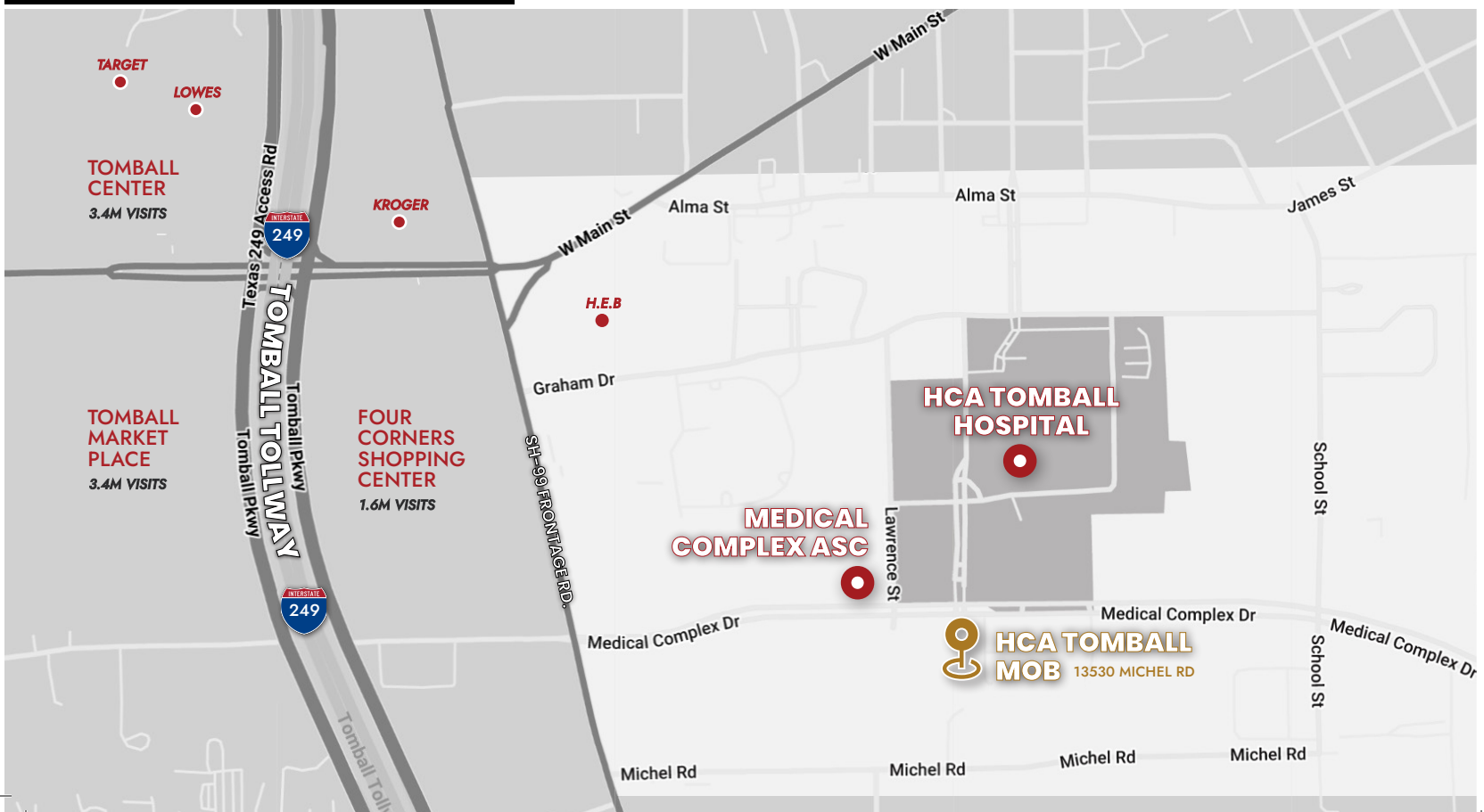
We've aligned with market leaders like **Target**, **Costco**, **Lowe's**, **Kroger**, and **H-E-B** to ensure we're building where demand already exists. Their research confirms: this is where people want to be.

INTEGRATED DESTINATION. BUILT FOR EVERYDAY DEMAND.

Located next to the 350-bed **HCA Tomball Hospital**, this development offers **built-in demand and nonstop visibility** in one of the area's busiest healthcare zones. For tenants, it means steady traffic and strategic positioning.

INVEST WHERE DEMAND NEVER SLEEPS.

More than just real estate—this is a passive income opportunity in a **high-demand medical market**. Customizable, efficient suites ensure long-term stability and performance.





172,724

2024 POPULATION

+100K

AVERAGE INCOME

1,000

PROJECTED NEW HOUSEHOLDS ANUALLY

142

FTE PROVIDER NEED IN PSA

89.3%

PERCENT OF POP. INSURED

GROW WEALTH WHERE YOU PRACTICE.

ASK HOW HEALTHCARE REAL ESTATE OWNERSHIP CAN WORK FOR YOU.



Amy Andresen

SENIOR VICE PRESIDENT, LEASING

Amy.Andresen@nexuscoregroup.com

303-710-1918



Jack Witte

ASSISTANT VICE PRESIDENT, LEASING

Jack.Witte@nexuscoregroup.com

346-839-1699



SCAN FOR LEASING &
INVESTMENT INFORMATION