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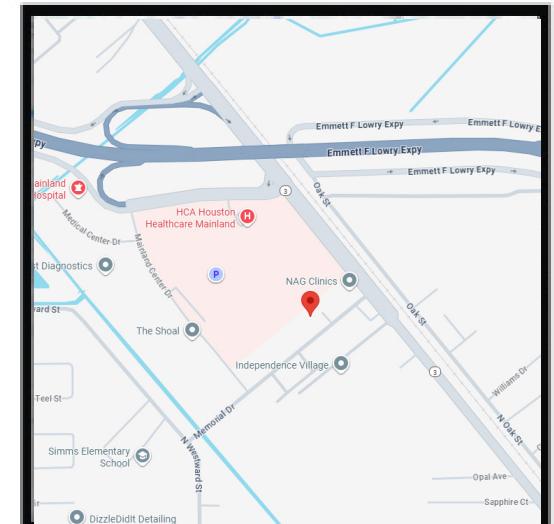
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6518 Memorial Drive
Texas City, TX 77591



OVERVIEW

A well-positioned medical and professional office property within Texas City's established Medical Corridor, offering strong visibility, stable tenancy, and an excellent opportunity for both investors and owner-users.

About the Property

6518 Memorial Drive features $\pm 13,000$ SF of single-story medical/office space on a ± 1.65 -acre lot with 400 feet of frontage along Memorial Drive. $\pm 5,300$ SF is available for lease, while $\pm 7,700$ SF is leased to US Renal Care, a national dialysis provider. The property offers convenient access, ample surface parking, and proximity to HCA Houston Healthcare Mainland.

Property Features

- 5,300 SF Available for lease
- $\pm 13,000$ SF total building size on ± 1.65 acres
- 7,700 Dialysis Unit (already leased out)
- Built in 1973-1974, recently renovated
- Year Built/ Renovated: 1973 1st & 1974 2nd building
- 35 spaces, 2.69 parking ratio

