

# FOR SALE

Call For Pricing



6518 Memorial Drive  
Texas City, TX 77591



**Tram Kim**

713-906-4814

kim@jhunterproperties.com



## 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  $\pm 1.65$ -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  $\pm 1.65$  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