

MEDICAL OFFICE BUILDING

360 E Medical Center Blvd.
Webster, TX 77598



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This Confidential Offering Memorandum (“COM”) is provided by KW Commercial Houston solely for your consideration of the opportunity to acquire the commercial property described herein (the “Property”). This COM may be used only as stated herein and shall not be used for any other purpose or in any other manner without the prior written authorization and consent of KW Commercial Houston.

This COM does not constitute or pertain to an offer of a security or an offer of any investment contract. It contains descriptive materials, financial information, and other data compiled by KW Commercial Houston for the convenience of parties who may be interested in the Property. Such information is not all-inclusive and is not represented to include all information that may be material to evaluating the acquisition opportunity.

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The Property may be financed or withdrawn from the market without notice, and the owner(s) reserve the right to negotiate with any number of interested parties at any time. The Property is offered and sold by its owner(s) as is, where is, and with all faults, without representation or warranty of any kind, except for any customary warranties of title.

BY ACCEPTING THIS COM, YOU AGREE THAT:

1. All information contained herein, and all other information you have received or may hereafter receive from KW Commercial Houston relating to the Property, whether oral, written, or in any other form (collectively, the “Information”), is strictly confidential.
2. You will not copy, reproduce, or claim as your own—without attribution to KW Commercial Houston—all or any part of this COM or the Information.
3. Upon request by KW Commercial Houston at any time, you will return and/or certify the complete destruction of all copies of this COM and the Information.
4. For yourself and all your affiliates, officers, employees, representatives, agents, and principals, you hereby release and agree to indemnify and hold harmless KW Commercial Houston and all its affiliates, officers, employees, representatives, agents, and principals from any and all claims and liabilities arising from or related to the receipt or use of this COM and/or any other Information concerning the Property.
5. You will not provide this COM or any of the Information to any other party unless you first obtain that party’s acceptance and approval of all terms, conditions, limitations, and agreements set forth herein, making them applicable to such party as well as to yourself.
6. Monetary damages alone will not be an adequate remedy for a violation of these terms, and KW Commercial Houston shall be entitled to equitable relief, including but not limited to injunctive relief and specific performance, in connection with such a violation, without the requirement to post a bond.

OFFERED EXCLUSIVELY BY



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THE OFFERING

KW Commercial Houston is pleased to present the opportunity to acquire 360 E Medical Center Blvd, Webster, TX 77598 — a ±3,250 SF professional medical office condominium located in the heart of the Clear Lake medical district.

Strategically positioned near major medical facilities including UTMB Health, HCA Houston Healthcare Clear Lake, and PAM Rehabilitation Hospital, the property offers excellent accessibility from E Medical Center Blvd and is just minutes from Highway 3 and I-45.

Built in 2012, this well-maintained, modern construction features a functional floor plan, ample surface parking, and high-quality finishes. The property can be easily divided into ±2,000 SF and ±1,200 SF suites, offering flexibility for an owner to lease out a portion if desired.

Its location within a thriving medical hub provides an ideal setting for healthcare practitioners, specialists, or investors seeking a long-term, income-producing asset. This asset is well-suited for owner-users or as an investment opportunity with strong leasing potential in a high-demand healthcare corridor.



\$ | **Sale Price: \$1,195,000**

INVESTMENT HIGHLIGHTS

Prime Retail Corridor



- Located in the Clear Lake medical district
- Minutes to UTMB Health, HCA Houston Healthcare Clear Lake, and PAM Rehabilitation Hospital

Use Potential



- Ideal for medical
- Flexible interior layout for various healthcare specialties

Regional Access



- E. Medical Blvd – 11,852 (2021)
- Old Galveston Rd – 19,924 (2024)
- W. Bay Area Blvd – 44,876 (2024)
- W. NASA Pkwy – 24,893 (2023)

Property Features



- Built in 2012 | ±3,250 SF | ±15,698 SF Lot
- Ample surface parking | Modern construction | Quality finishes

Strong Local Demand



- Surrounded by high-density residential and medical services
- Established healthcare hub with consistent traffic flow

Growth Market



- Located in one of Houston's fastest-growing suburban markets
- Steady demand for healthcare space

Professional Setting



- Within Medical Parkway Condos
- Surrounded by established healthcare providers

Turnkey Ready



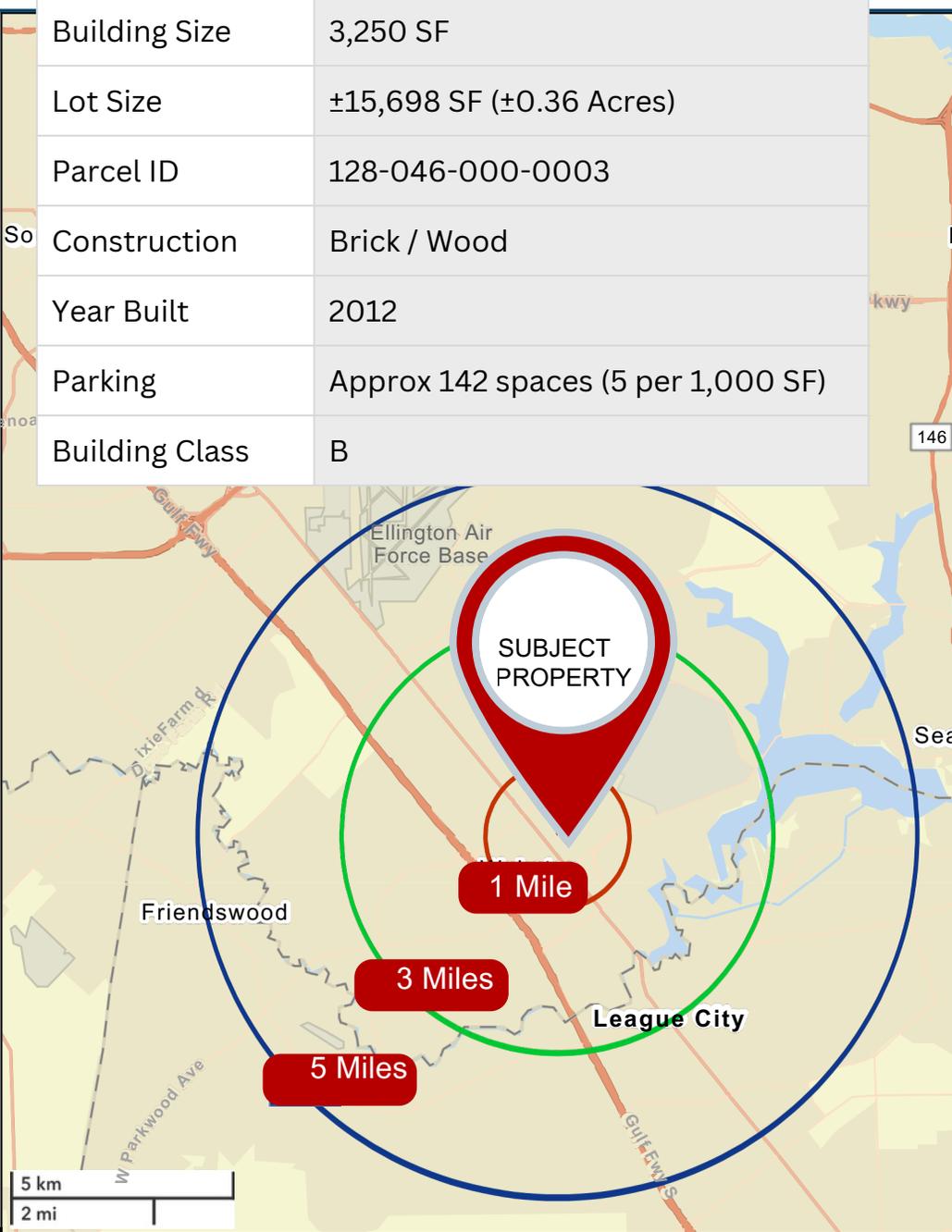
- Well-maintained and move-in ready
- Available for immediate occupancy

PROPERTY OVERVIEW

Building Size	3,250 SF
Lot Size	±15,698 SF (±0.36 Acres)
Parcel ID	128-046-000-0003
Construction	Brick / Wood
Year Built	2012
Parking	Approx 142 spaces (5 per 1,000 SF)
Building Class	B

DEMOGRAPHICS

Category	1 Mile	3 Miles	5 Miles
Population	7,612 (2025)	79,972 (2025)	207,744 (2025)
Median Age	32.4	36.7	38.9
Households	3,744	37,867	88,125
Average Household Size	2.03	2.11	2.36
Median Disposable Income	\$51,482	\$61,936	\$82,126
Housing Ownership	14.5% Owner / 85.5% Renter	43.7% Owner / 56.3% Renter	60.2% Owner / 39.8% Renter
Businesses	1,590	4,935	8,746
Employees	18,670	57,013	92,002



ADDITIONAL DEMOGRAPHICS

Tapstry Profile | 360 E Medical Center Blvd, Webster, Texas, 77598 | Ring of 5 miles

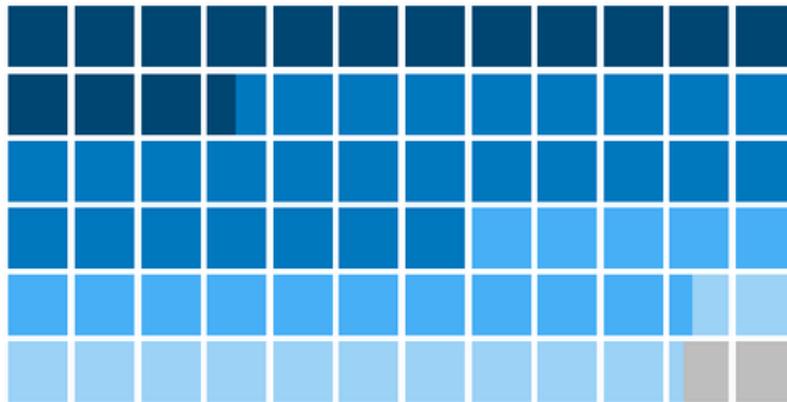


Occupation Type



Unemployment Rate
This is 3% lower than Texas.

Educational Attainment



Graduate Degree	(25,129)	Bachelor's Degree	(44,629)
Some College/No Degree	(24,969)	High School Diploma	(19,220)
No High School Diploma	(2,850)		

Population by Occupation

Occupation	Employed	Percent	U.S. Percent	Location Quotient
Total	112,105	100.0%	100.0%	-
White Collar	81,275	72.5%	62.5%	1.16
Management	14,875	13.3%	11.8%	1.12
Business/Financial	8,207	7.3%	6.4%	1.14
Computer/Mathematical	5,524	4.9%	4.0%	1.23
Architecture/Engineering	6,343	5.7%	2.3%	2.42
Life/Physical/Social Sciences	2,381	2.1%	1.3%	1.66
Community/Social Service	1,372	1.2%	1.8%	0.67
Legal	1,384	1.2%	1.2%	1.06
Education/Training/Library	9,142	8.2%	6.3%	1.29
Arts/Design/Entertainment	2,273	2.0%	2.1%	0.95
Healthcare Practitioner	8,765	7.8%	6.7%	1.17
Sales and Sales Related	11,003	9.8%	8.4%	1.17
Office/Administrative Support	10,006	8.9%	10.1%	0.89
Blue Collar	17,414	15.5%	21.0%	0.74
Farming/Fishing/Forestry	55	0.1%	0.5%	0.10
Construction/Extraction	3,130	2.8%	4.9%	0.57
Installation/Maintenance/Repair	3,644	3.3%	2.9%	1.11
Production	4,098	3.7%	5.0%	0.73
Transportation/Material Moving	6,487	5.8%	7.7%	0.75
Services	13,415	12.0%	16.5%	0.72
Healthcare Support	1,887	1.7%	3.5%	0.48
Protective Service	1,882	1.7%	2.1%	0.81
Food Preparation/Serving	5,601	5.0%	5.1%	0.98
Building Maintenance	2,141	1.9%	3.4%	0.56
Personal Care/Service	1,904	1.7%	2.4%	0.70

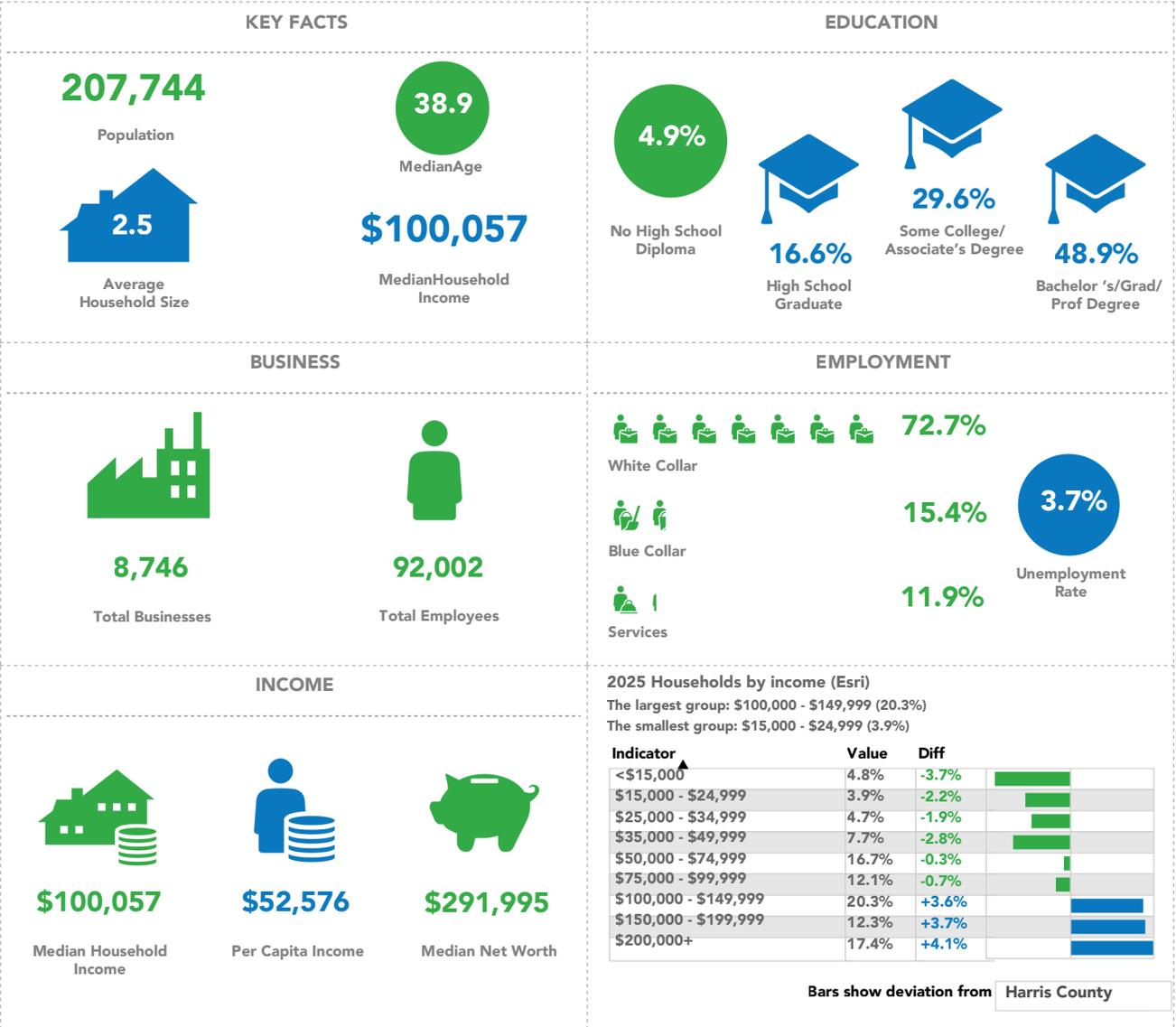
Data Note: Location Quotients compare the industry/occupation share of a local area's employment relative to that same share nationally. A value lower/greater than 1 indicates that the local area is less/more specialized in that industry or occupation category than the US as a whole.

Source: This infographic contains data provided by Esri (2025). © 2025 Esri

ADDITIONAL DEMOGRAPHICS

Key Facts

360 Medical Center Blvd, Webster, Texas, 77598
Ring of 5 miles

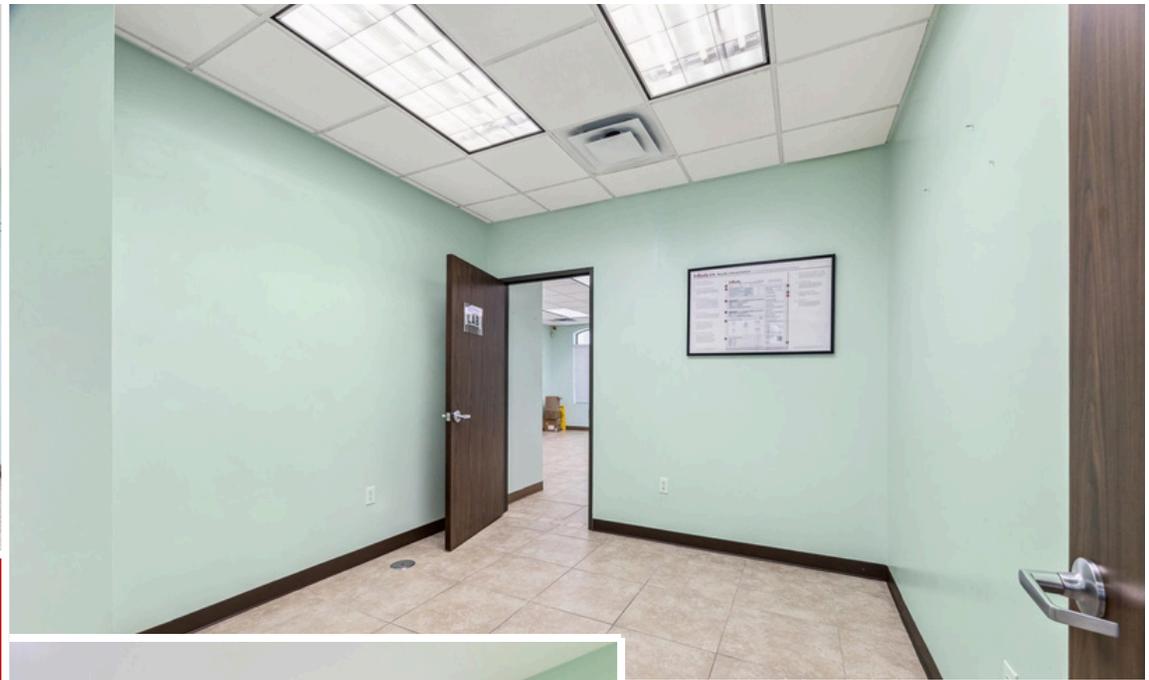


Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025). © 2025 Esri

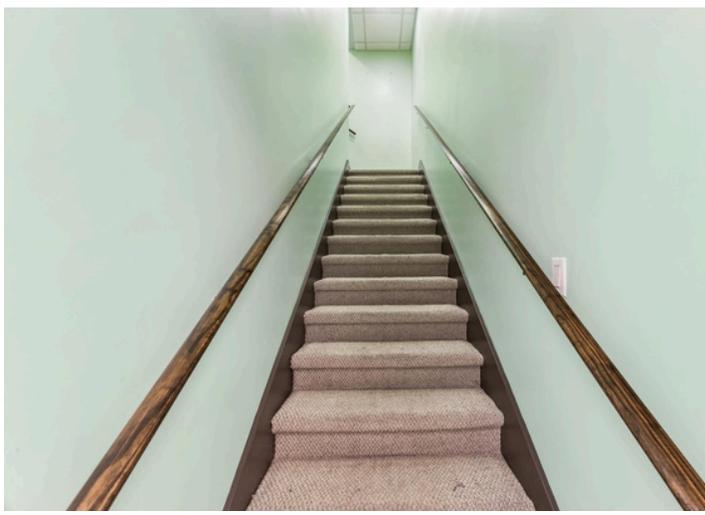


EXTERIOR PROPERTY PHOTOS





INTERIOR PROPERTY PHOTOS



Floor Plan



AMENITIES



Source: City of Webster (2025)

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KW COMMERCIALSM



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

KW COMMERCIAL HOUSTON	9011239	KWBROKERTX@GMAIL.COM	(281)335-0335
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
CYNTHIA GOMEZ	573937	KWBROKERTX@GMAIL.COM	(832)390-3444
Designated Broker of Firm	License No.	Email	Phone
CYNTHIA GOMEZ	573937	KWBROKERTX@GMAIL.COM	(832)390-3444
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
TRAM KIM	657124	TRAMKIM@KWCOMMERCIAL.COM	(713)906-4814
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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CRE: PURCHASE