

**OFFERING MEMORANDUM**

**For Sale | Turn-Key Medical Office**

13920 Osprey Court, Unit C & D, Webster, TX 77598



# EXCLUSIVELY LISTED BY:

## PRIMARY CONTACT



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Partner

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## PROPERTY AT A GLANCE

ADDRESS

**13920 OSPREY COURT UNIT C & D**

CITY, STATE, ZIPCODE

**WEBSTER, TX 77598**

LOT SIZE

**CONDO**

BUILDING SIZE

**10,436 SF**

YEAR BUILT

**2008**

PARCEL NUMBER

**1312660000003**

ZONING, COUNTY

**COMMERCIAL, HARRIS**

## EXECUTIVE SUMMARY

Partners Medical Investment Group is pleased to offer for sale a move in ready medical office featuring a highly functional layout with first-floor medical spaces and second-floor administrative facilities. It is a turnkey property, enhanced with multiple procedure rooms, ready to meet the demands of a bustling medical practice. Located with immediate access to major freeways, it benefits from strong surrounding medical demand in a region experiencing unprecedented market growth. The office is ideally situated in the Houston MSA, the heart of the U.S. energy sector and a global hub for the life sciences, boasting the world's largest medical complex and a vibrant network of over 1,760 biotechnology companies. This strategic location coupled with state-of-the-art facilities makes it a compelling choice for healthcare providers and investors alike.

**Please contact Ryan McCullough with inquiries (512) 580-6224**



# OFFERING DETAILS



SALE PRICE  
**\$1,995,000**



PRICE PER SF  
**\$191.16**



OCCUPANCY  
**Vacant**



BUILDING SIZE  
**10,436 SF**



LOT SIZE  
**Condo**



YEAR BUILT  
**2008**



PARKING RATIO  
**Shared**



HOA MONTHLY DUES  
**\$1,250**



# PROPERTY HIGHLIGHTS

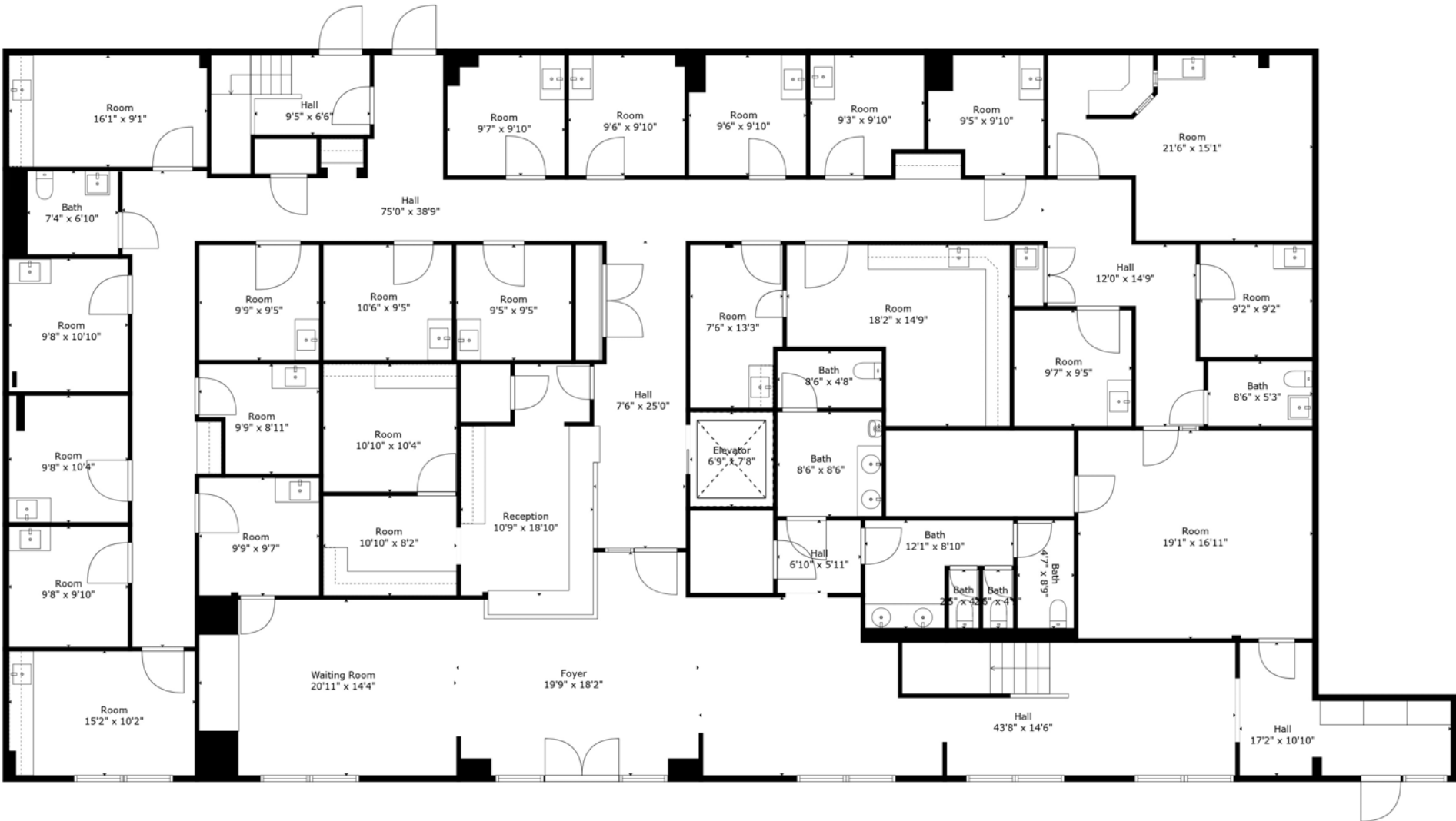
- /// **TURN KEY HIGHLY IMPROVED MEDICAL OFFICE WITH MULTIPLE PROCEDURE ROOMS**
- /// **IDEAL FLOORPLAN WITH FIRST FLOOR MEDICAL AND SECOND FLOOR ADMINISTRATIVE**
- /// **STRONG SURROUNDING MEDICAL DEMAND AND IMMEDIATE ACCESS TO MAJOR FREEWAYS**
- /// **FAVORABLE STATE TAX LAWS**

Texas is one of seven states that does not impose a state income or investment tax.

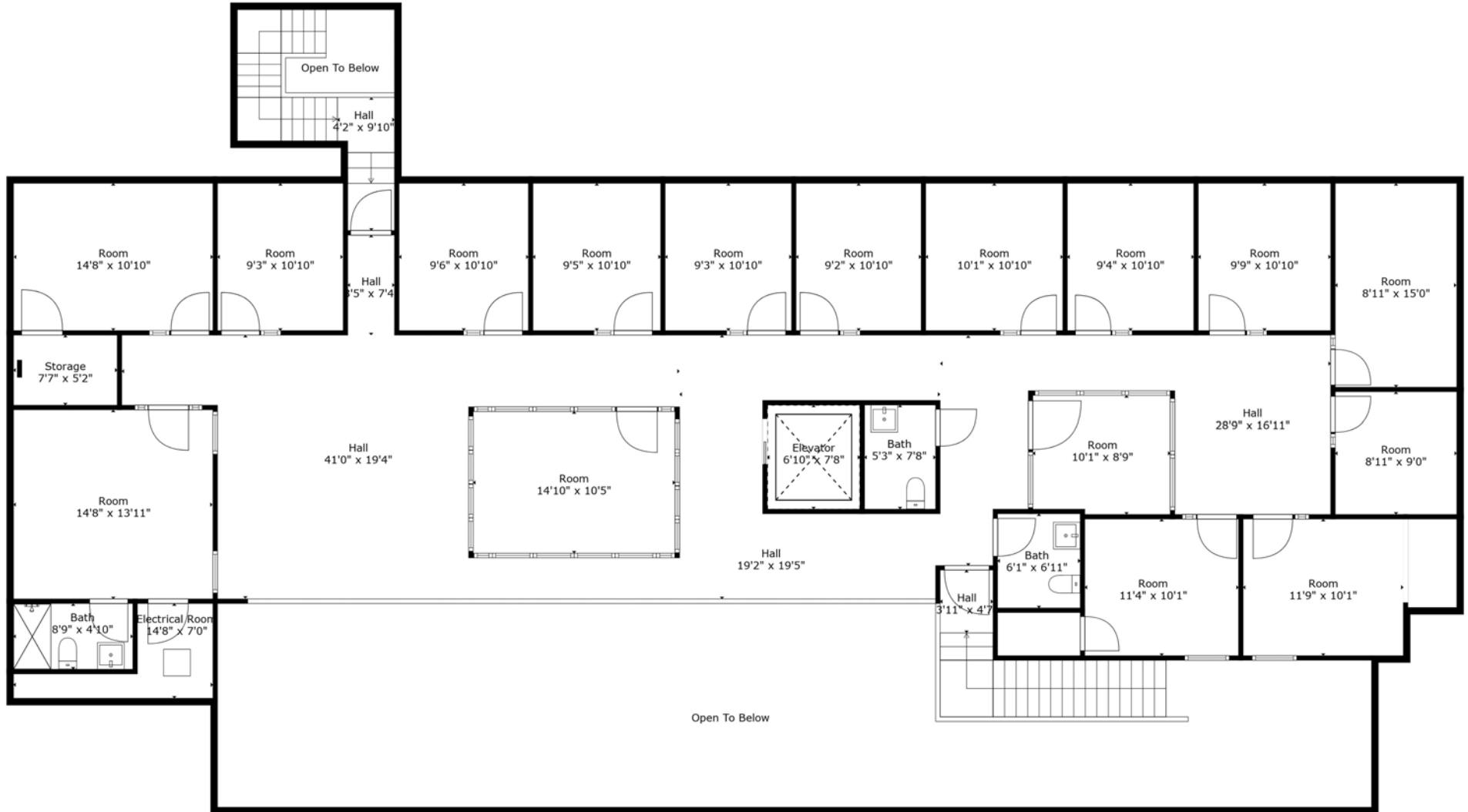
- /// **UNPARALLELED MARKET GROWTH**

In the Houston MSA, the medical office and ambulatory surgery market is buoyed by advanced facilities like Kelsey-Seybold and North Cypress Surgery Center, which exemplify the shift towards cost-effective, patient-centered outpatient care. Kelsey-Seybold, notable for being the largest freestanding center in Texas, and North Cypress, renowned for its modern surgical technologies and home recovery focus, both underscore the region's commitment to high-quality, accessible healthcare. This positive trajectory in Houston's healthcare real estate market reflects its capability to meet growing demands with efficiency and excellence.

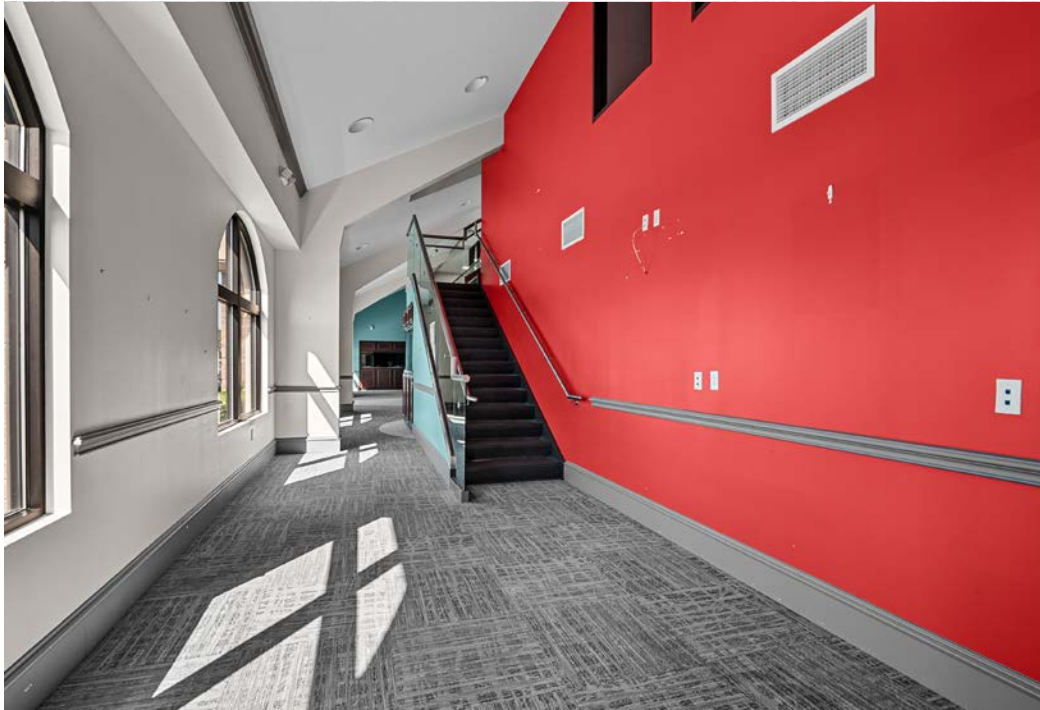
# BOTTOM FLOOR



# TOP FLOOR



# INTERIOR PHOTOS





Quinn Conway  
Senior Associate  
Loan Origination  
469.964.7487

Loan Terms	SBA 504
Max LTV (C)	90% (50% Bank / 40% SBA)
Term	25 Years
Amortization	25 Years
Rate	~6.87%
Recourse	Full
Prepayment Penalty	~Declining 3% ProRata over 10 Years

\*Rates represent preliminary quotes and represent no legal obligation

\*\*Subject to borrower review

# Loan Alternatives

- Osprey Court Medical Office

04.26.24

# DEMOGRAPHICS



## POPULATION

	1 MILE	3 MILES	5 MILES
2023 Population	4,694	63,699	197,897
2028 Population Projection	4,540	62,596	196,887
Median Age	38.2	37.3	37.1



## HOUSEHOLD

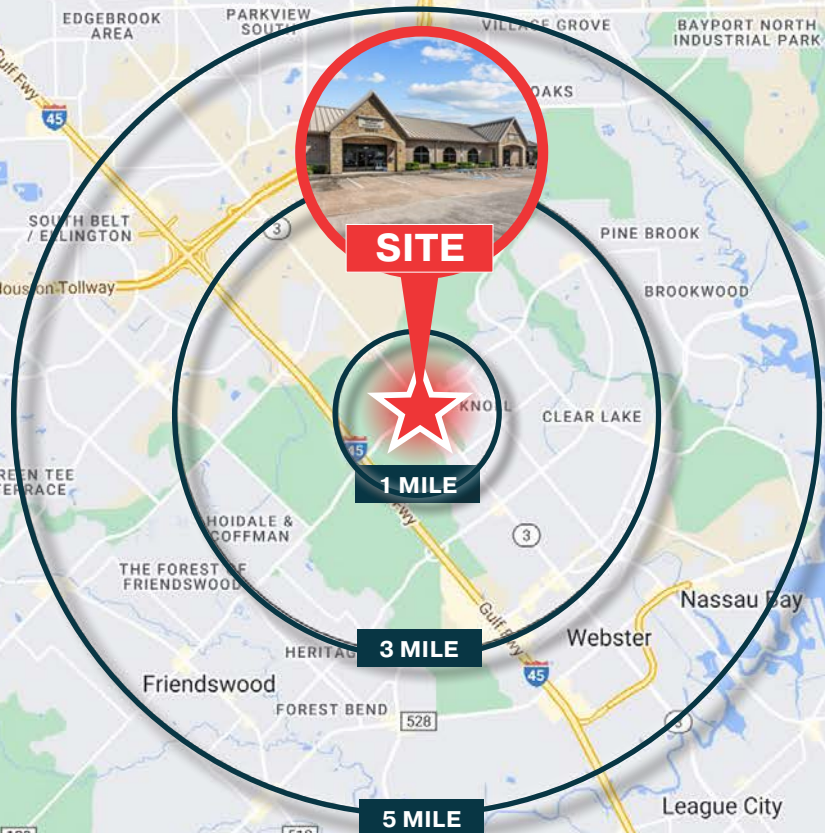
2023 Households	1,810	24,460	74,119
2028 Household Projection	1,744	23,973	73,663
Avg Household Income	\$110,941	\$100,869	\$100,709
Median Household Income	\$81,685	\$73,767	\$78,314

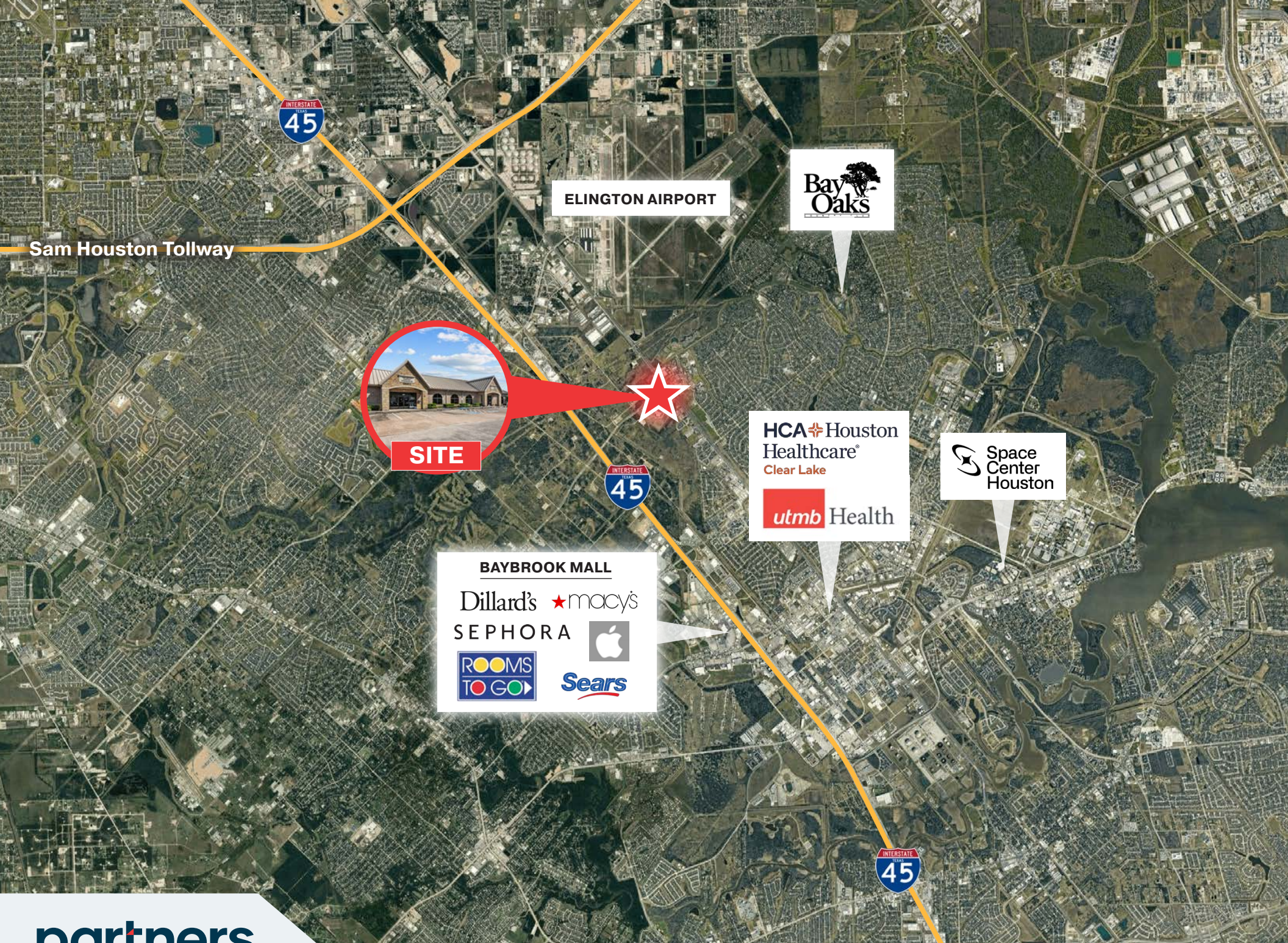


## DAYTIME EMPLOYMENT

Employee	1,624	30,746	93,362
Business	254	3,538	10,519

Source: Costar







Walmart   
sam's club 



HCA  Houston  
Healthcare<sup>®</sup>  
Clear Lake  
 Health

**BAYBROOK MALL**  
Dillard's  macy's  
SEPHORA   
 

  
Total Wine  
& MORE  
GOLF  
GALAXY

**BAYBROOK VILLAGE**  
PET SMART   
ROSS   
 



**BAYBROOK GATEWAY**  
   
 

**BAYBROOK SQUARE**  
NORDSTROM  
Marshall's  
COSTCO  
WHOLESALE

**CENTER AT BAYBROOK**  
 





 **Texas Children's**

 **CVS**  
pharmacy

Clear Lake City Blvd | 18,873 VPD

 **A'FINA**  
HOUSTON OB/GYN

 Webster Pharmacy

 CLEAR LAKE  
dermatology



Galveston Rd | 23,936 VPD



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