

CONFIDENTIAL OFFERING MEMORANDUM

HOSPITAL ADJACENT PARCEL – KINGWOOD

22659 HIGHWAY 59 N. | KINGWOOD, TEXAS 77339

 TRANSWESTERN

Transwestern Healthcare
Capital Markets Group

Disclaimer

Transwestern ("Agent") have been engaged as an agent for the sale of 2.923 acres of vacant land located at 22659 Highway 59 N, Kingwood, Texas ("Property"), by the owner of the Property ("Seller"). The Property is being offered for sale in an "as-is, where-is" condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum.

The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed, should be registered with Transwestern as a "Registered Potential Investor" or as "Buyer's Agent" for an identified "Registered Potential Investor." The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum. The enclosed materials are being provided solely to facilitate the prospective investor's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein.

Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent or the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/ or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller. Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions to Seller's obligations thereunder have been satisfied or waived. By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to Transwestern.

FOR ADDITIONAL INFORMATION PLEASE CONTACT:

TRANSWESTERN

Steve Leathers

Senior Managing Director
305.357.3830
steve.leathers@transwestern.com

Bill Boyd

Senior Vice President
972.361.1152
bill.boyd@transwestern.com

Seth Gilford

Vice President
512.314.3975
seth.gilford@transwestern.com

Rachel Glass

Vice President
713.270.3327
rachel.glass@transwestern.com

Vivian Hynes

Associate
214.292.6474
vivian.hynes@transwestern.com

Angela Heidman

Marketing & Transaction Coordinator
214.446.4554
angela.heidman@transwestern.com

HOUSTON CONTACT

Eric Johnson

Executive Managing Director, National Healthcare Advisory Services
713.272.1217
eric.johnson@transwestern.com

Kingwood Land Parcel

THE OFFERING

Submarket	Kingwood
Type	Raw land
Utilities	Utilities run to I-69/Highway 59 and Kingwood Dr.
Address	22659 Highway 59 N, Kingwood, Texas 77339
County	Montgomery
Property Size	±2.923 Acres with a shared private access road
Zoning	None
Restrictions	Subject to Special Warranty Deeds, preventing offensive or prohibited uses
Tax Account Number	838807
Highest & Best Use:	Outpatient Medical or Retail
Asking Price:	\$2,000,000 gross \$684,331 per acre \$15.71 PSF

Transwestern Healthcare Capital markets ("Transwestern") is pleased to offer for sale the fee simple interest in a ±2.923-acre tract of land located at 22659 Highway 59 N. in the Houston suburb, Kingwood, Texas ("the Property"). There are no zoning restrictions limiting the highest and best use. The property is adjacent to a medical building and it is one block south of HCA Houston Kingwood, a full-service, 451-bed acute care hospital, while in close proximity to Highway 59 N.



EXECUTIVE SUMMARY

The Property

The Property at 22659 Highway 59 N., is positioned west of an adjacent medical building away from the noise of the interstate. A private concrete driveway runs through the north side of the tract connecting the Property and neighboring building to Highway 59 N. to the east and Kingwood Place Drive to the west with a single curb cut on each side.

Location Highlights

22659 Highway 59 N. is in the deed restricted Kingwood community, a suburb of Houston, the nation's fifth ranked MSA by population. Kingwood is heavily wooded with over 500 acres of private nature preserve and parks and has over 75 miles of hike and bike trails. The Property sits along Interstate 69 which spans from southwest Texas to northeast Texas and is known as Highway 59 locally. The stretch of highway near the site has numerous convenience amenities, while Kingwood Town Center seven miles east offers a traditional village square with restaurants and retail.

Proximity to HCA Houston Kingwood which Draws Visitors to the Area

The Property is one block south of HCA Houston Kingwood, a subsidiary of HCA Healthcare (NYSE: HCA), which is one of the largest for-profit hospital companies in the U.S. with 190 hospitals and 2,400 ambulatory sites in 20 states and the United Kingdom. The 451-bed Kingwood campus is equipped with a Level II Trauma Center, an accredited Chest Pain Center, a Level III Neonatal Intensive Care Unit (NICU) and is accredited by DNV - Healthcare as the only Comprehensive Stroke Center in Northeast Houston. HCA Houston Kingwood performs about 7,000 procedures per year.

HCA Healthcare's presence positively impacts commercial real estate properties in the immediate area by attracting reputable physicians to the area. Many of the campus adjacent healthcare properties are institutional owned by reputable names such as Remedy Medical Properties/Kayne Anderson Real Estate, Healthpeak Properties, Woodside Health/Heitman, and American Healthcare REIT, and their credit-worthy tenancy including Houston Methodist, Memorial Hermann, Baylor St. Lukes, Millennium Physicians, Retina Consultants of Texas, and Texas Digestive Disease Consultants.

Kingwood Market

Population growth and density are projected to have a positive correlation to the HEA patient base as Houston gained approximately 43,000 new residents between 2023 and 2024, a numeric increase that is second only to New York City (U.S. Census Bureau May 2025). There are approximately 1.4M people within a 15-minute drive of the Property. The median age of this growing pocket is 40.6 years old and 53% of them are commercially insured. Houston's Harris County has a population of 4.7 million.

Kingwood at a Glance

70K

Total Population

65K

Daytime Population

40.6

Median Age

\$148K

Average HH Income

\$380K

Average Home Value

66.1%

Private Health Insurance Coverage

\$260M

Annual Health Care Spending

Source: ACS, Esri, Esri-MRI-Simmons, Esri-U.S. BLS

INVESTMENT HIGHLIGHTS

Opportunity to acquire ±2.923-acres of land near Highway 59 and Kingwood Blvd.

- Convenient access from Highway 59 N with a traffic count of 144,224 (MPSI Estimate)
- Proximity to four major healthcare institutions that attract patients to the area, HCA Houston Kingwood, Houston Methodist, Memorial Hermann, and Baylor St. Luke's. Adjacent to a multi-tenant, outpatient medical building that is 100% occupied by leading physician practices that may serve as referral partners for potential medical practices seeking a new location or provide continuous patient flow that will be additive for retail users.
- Proximity to Houston Methodist's 33.66-acre site which may be developed at a future date

Kingwood is one of Houston's highly regarded, deed restricted communities

- Located ± 20 miles north of downtown Houston
- Kingwood is an affluent master-planned suburb known for its greenbelts, schools and highly educated demographic
- Long considered the go-to neighborhood for employees of the Exxon Spring campus, ± 20 miles west

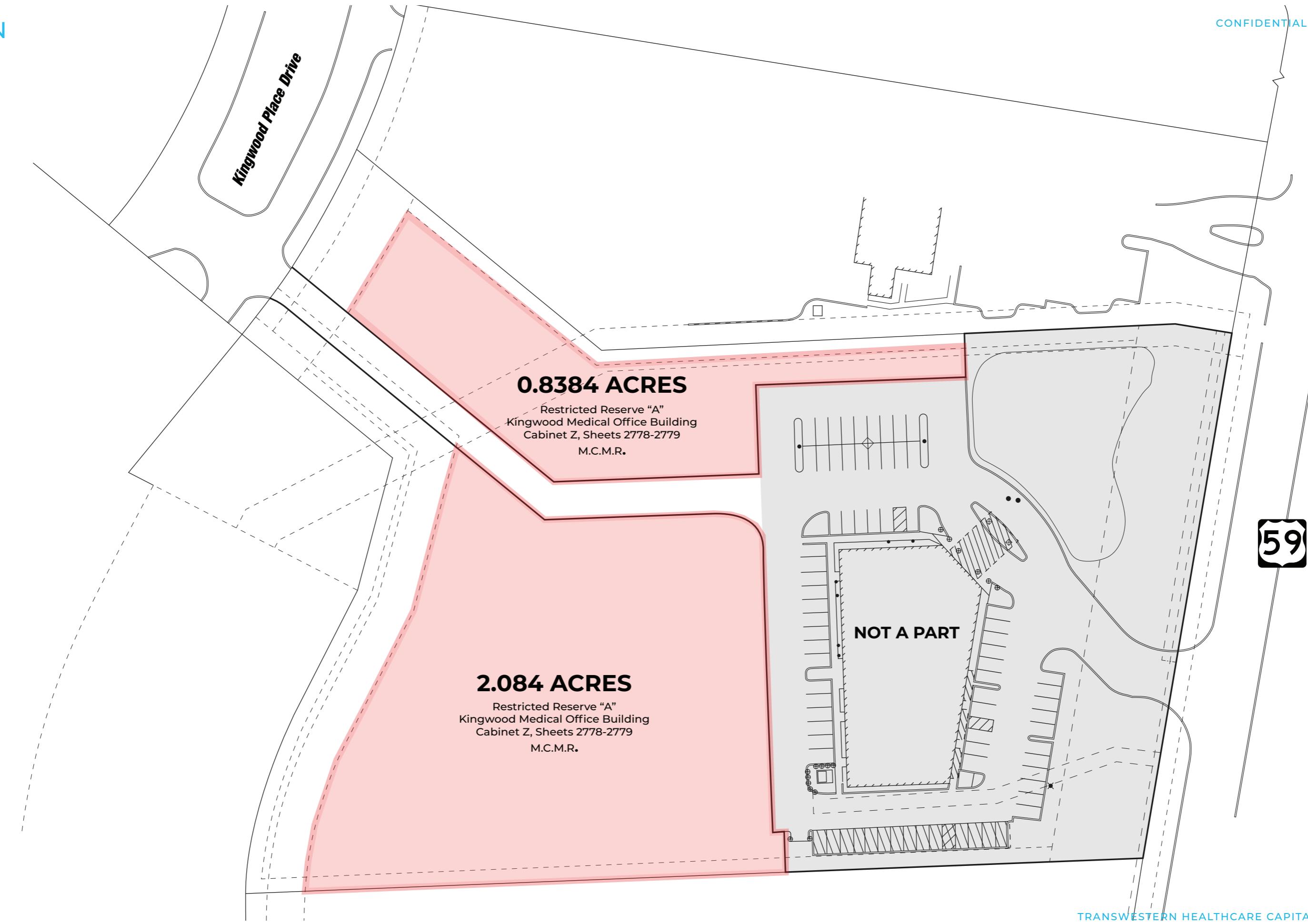
Future development opportunities

- Existing healthcare, hospitality, and education assets near the Property are well occupied with room for complimentary retail and healthcare development
- Offensive use deed restrictions promote the highest-and-best use of the Property and protect long-term market value



SITE PLAN

CONFIDENTIAL OFFERING MEMORANDUM



CONFIDENTIAL OFFERING MEMORANDUM

HOSPITAL ADJACENT PARCEL – KINGWOOD

22659 HIGHWAY 59 N. | KINGWOOD, TEXAS 77339

FOR ADDITIONAL INFORMATION PLEASE CONTACT:

TRANSWESTERN

Steve Leathers

Senior Managing Director

305.357.3830

steve.leathers@transwestern.com

Seth Gilford

Vice President

512.314.3975

seth.gilford@transwestern.com

Vivian Hynes

Associate

214.292.6474

vivian.hynes@transwestern.com

Bill Boyd

Senior Vice President

972.361.1152

bill.boyd@transwestern.com

Rachel Glass

Vice President

713.270.3327

rachel.glass@transwestern.com

Angela Heidman

Marketing & Transaction Coordinator

214.446.4554

angela.heidman@transwestern.com

HOUSTON CONTACT

Eric Johnson

Executive Managing Director

National Healthcare Advisory Services

713.272.1217

eric.johnson@transwestern.com



www.transwestern.com

TRANSWESTERN makes no representations or warranties as to the accuracy or completeness of the information contained in this Confidential Offering Memorandum (the "Offering Information") or that actual results will conform to any projections contained therein. The information used to prepare the Offering Information was furnished to Transwestern by others and has not been independently verified by Transwestern. The Offering Information does not purport to be all inclusive or to contain all the information a potential investor may desire. Transwestern expressly disclaims any and all liability for representations or warranties, express or implied, contained in the Offering Information. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. Copyright © 2026 Transwestern.