

FOR LEASE

# UNIVERSITY MEDICAL PLAZA

20303 S UNIVERSITY BLVD  
MISSOURI CITY, TX 77459

Oldham  
Goodwin 



**GLA**  
7,000 SF



**SITE**  
56,628 SF



**YEAR BUILT**  
2017



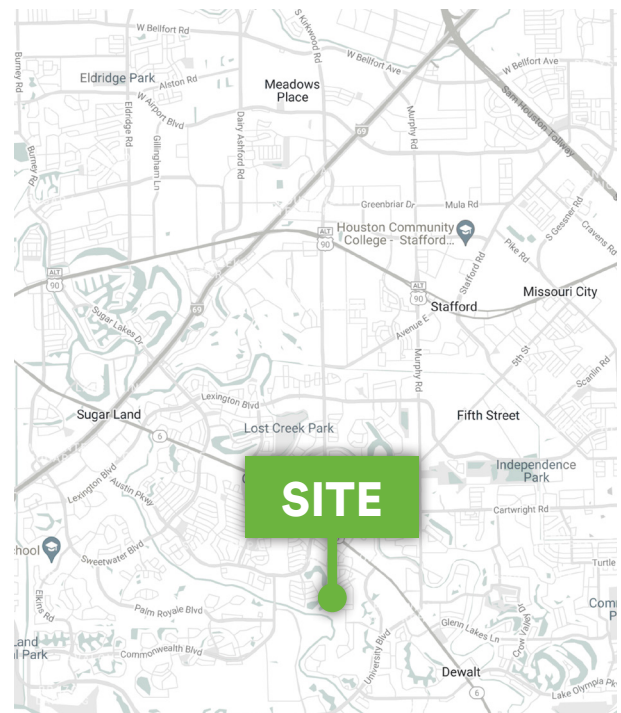
**ZONING**  
NONE



**RENTAL RATE**  
CONTACT BROKER

## PROPERTY HIGHLIGHTS

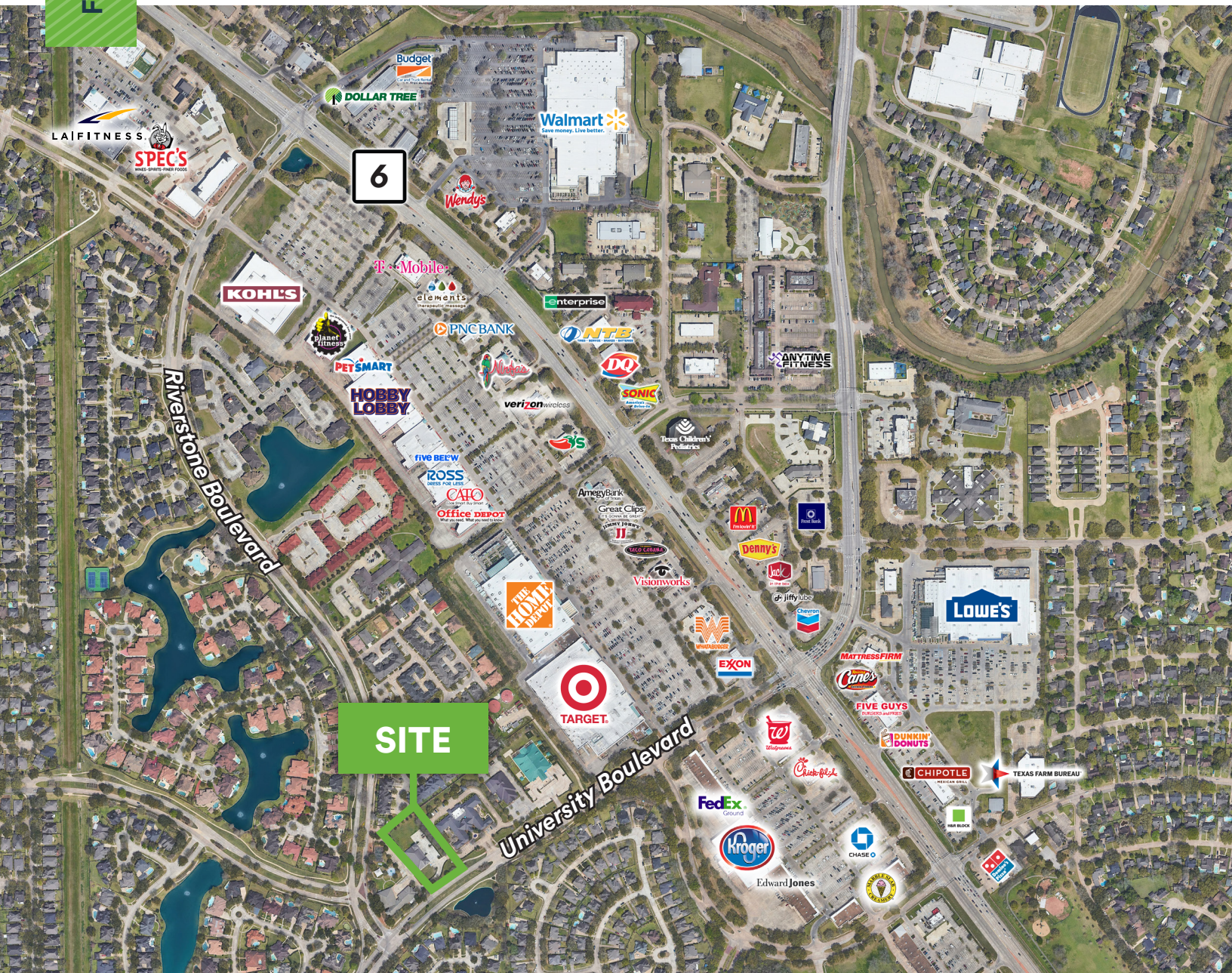
- 3,500 SF second generation dental/medical space with ten exam rooms with plumbing, break room with full kitchen, lab, private entrance and restrooms
- 3,500 SF partial white box space. Landlord will provide attractive, above market TI commensurate with lease terms
- In-place tenant will stay in place if tenant prefers building out vacant space, or will move to vacant space if tenant prefers existing second generation space
- Co-tenancy with established pediatric physician with a client base of over 20,000 patients with average growth of 1,000 new patients per year
- Close proximity to main thoroughfare, State Highway 6, serving all neighborhoods from Sugar Land to Pearland
- Attractive Area demographics in income and household counts in affluent Riverstone community



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## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 Total Population	10,678	98,172	200,770
2028 Total Population	11,401	105,429	215,268
2023-2028 Growth Rate	6.77%	7.39%	7.22%
2023 Households	3,288	32,306	67,433
2028 Households	3,508	34,682	72,314
2023 Median Home Value	\$374,509	\$313,304	\$300,540
2023 Average Household Income	\$134,517	\$161,415	\$162,970
2023 Total Consumer Spending	\$153,487	\$1,367,490	\$2,696,262



17,624 VPD  
S University Blvd

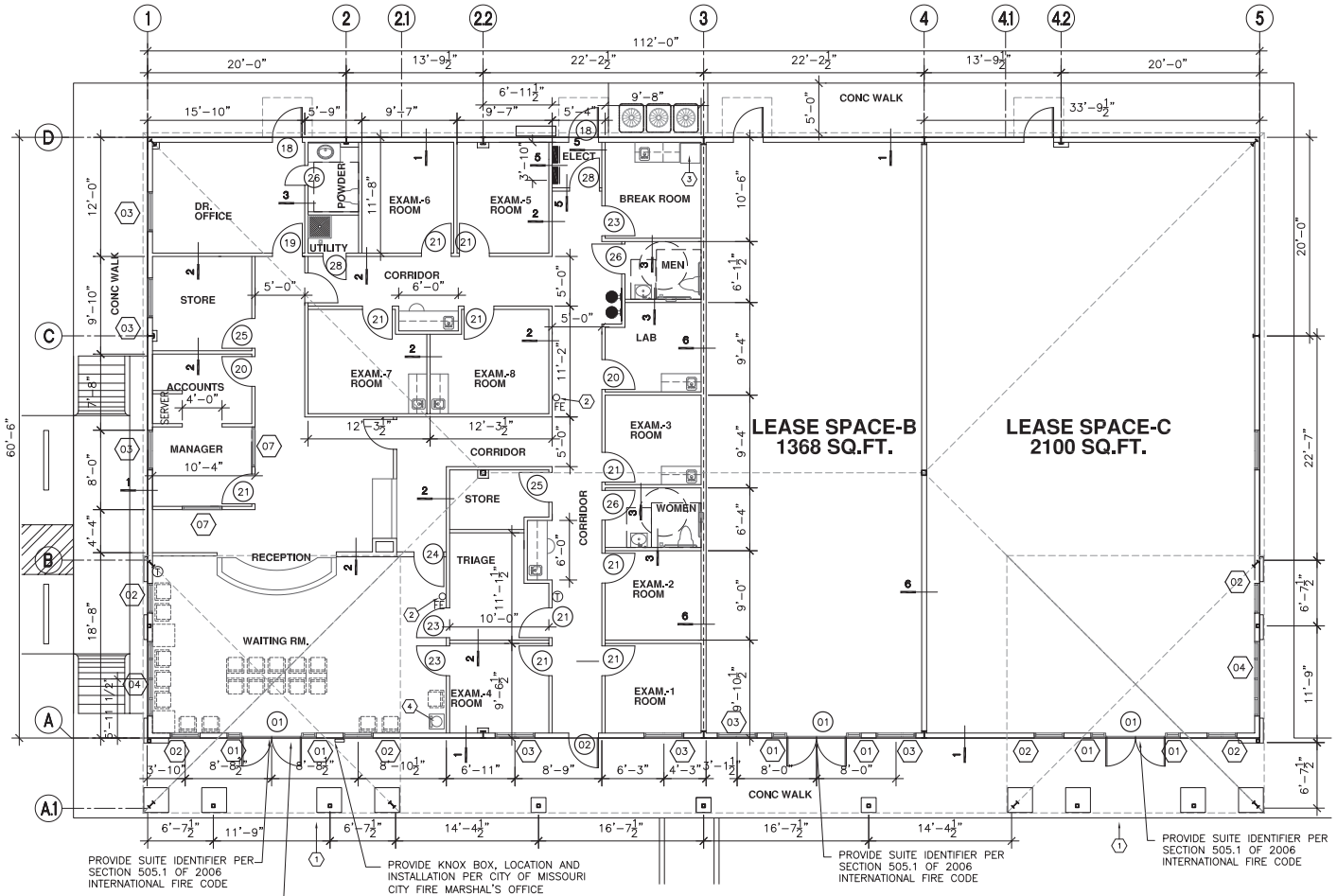
16,129 VPD  
State Highway 6



5,595  
Employees

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## SUITE

## AVAILABILITY

## BUILDOUT

101	3,500	2nd generation
102	976	Shell
103-A	1,235	Vanilla Box
103-B	1,178	Vanilla Box



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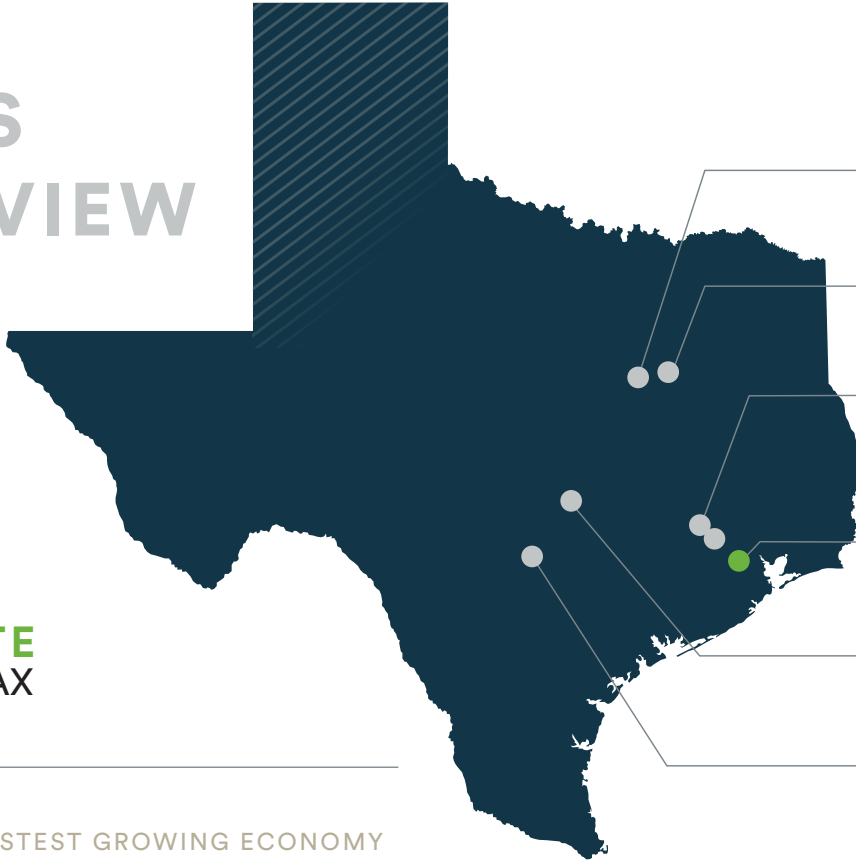
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## TEXAS OVERVIEW



**NO STATE  
INCOME TAX**



### Fort Worth

TOP CITY FOR SALES  
GROWTH IN 2018

### Dallas

TOP MSA FOR POPULATION  
GROWTH IN 2020

### Bryan/College Station

#1 BEST SMALL PLACES FOR  
BUSINESSES IN TEXAS

### Houston

4TH LARGEST POPULATION  
IN THE U.S.

### Austin

NAMED BEST CITY TO START A  
BUSINESS IN 2020

### San Antonio

2ND FASTEST GROWING CITY  
IN THE NATION

**2<sup>ND</sup>** FASTEST GROWING ECONOMY  
IN THE UNITED STATES

**#1** STATE IN AMERICA  
TO START A BUSINESS



POPULATION  
**28,995,881**

**2<sup>ND</sup>** LARGEST LABOR WORKFORCE:  
**14+ MILLION WORKERS**

**57** FORTUNE 500 COMPANIES  
CALL TEXAS HOME

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE



**BEST STATE  
FOR BUSINESS**



**TOP STATE  
FOR JOB GROWTH**



**LARGEST  
MEDICAL CENTER**

FOR LEASE

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## HOUSTON, TEXAS



POPULATION  
**7,000,000**

**21** FORTUNE 500  
COMPANIES BASED  
IN HOUSTON

**3<sup>RD</sup>** IN THE WORLD  
FOR CITIES OF THE  
FUTURE



**ENERGY CAPITAL OF THE WORLD**  
HOME TO **39** OF THE NATION'S LARGEST  
PUBLICLY TRADED OIL & GAS EXPLORATION  
& PRODUCTION FIRMS



**58 MILLION AIRLINE PASSENGERS**  
GEORGE BUSH INTERCONTINENTAL AIRPORT:  
OVER 170 DESTINATIONS W/ NONSTOP FLIGHTS  
HOBBY AIRPORT: 60 DESTINATIONS

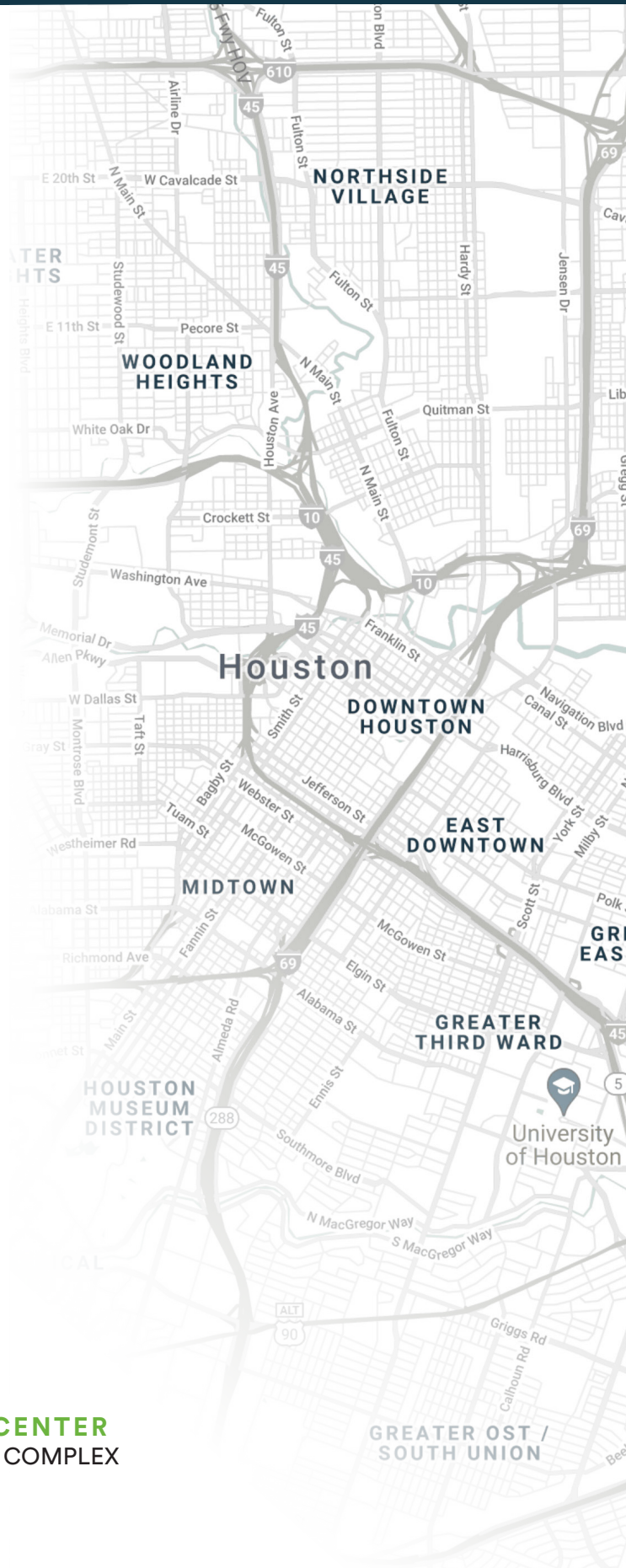


**PORT OF HOUSTON**  
LARGEST PORT ON THE GULF &  
2ND LARGEST IN THE US  
GENERATES \$5.6 BILLION IN STATE & LOCAL REVENUE

**4<sup>TH</sup>** LARGEST CITY  
IN THE UNITED STATES



**TEXAS MEDICAL CENTER**  
LARGEST MEDICAL COMPLEX  
IN THE WORLD



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## 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.

### 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.

**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.

**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.

Oldham Goodwin Group, LLC  
Licensed Broker/Broker Firm Name or Primary  
Assumed Business Name

532457  
Licensed No.

Casey.Oldham@OldhamGoodwin.com  
Email

(979) 268-2000  
Phone

\_\_\_\_\_  
Designated Broker of Firm

\_\_\_\_\_  
Licensed No.

\_\_\_\_\_  
Email

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Phone

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Licensed Supervisor of Sales Agent/Associate

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Licensed No.

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Sales Agent/Associate's Name

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Licensed No.

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Email

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Phone

\_\_\_\_\_  
Buyer / Tenant / Seller / Landlord Initials

\_\_\_\_\_  
Date

FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S  
COMMERCIAL REAL ESTATE SERVICES, PLEASE CONTACT:



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## Houston

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BRYAN | SAN ANTONIO | WACO/TEMPLE | FORT WORTH



OLDHAMGOODWIN.COM