

FOR LEASE & FOR SALE

17085 TEXAS AVE, WEBSTER, TX 77598
21,696 SF CLASS A MEDICAL/OFFICE SHELL BUILDING



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[DRONE OVERVIEW](#)




[GOOGLE MAP](#)

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 **ASKING RATE**
\$33.00 PSF NNN
Contact Broker for
Sale Pricing

 **BUILDING SIZE**
21,696 SF
leasable space

Stories:	1
Year Built:	2022
Land Area:	1.48 Acres (64,590 SF per Survey)
Parking:	±92 Surface Spaces
Construction:	Steel Construction
Zoning:	City of Webster, Zoned O – Office District (Medical Permitted by Right)
Building Class:	Class A
Lease Type:	NNN
Tenants:	Single Tenant (preferred) or Max 2 Tenants
Availability:	Immediate



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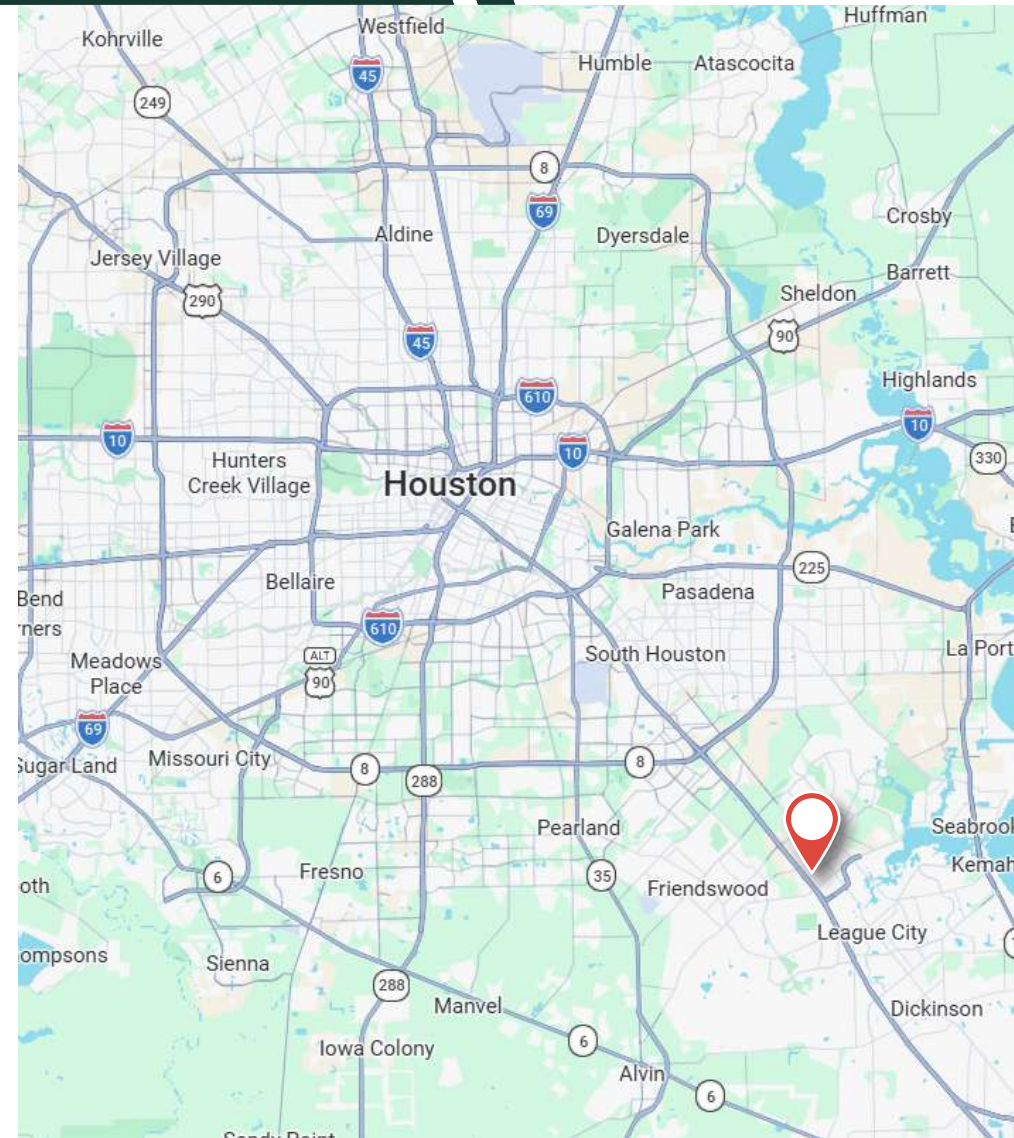
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PROPERTY FEATURES

- Shell building configuration allows full customization of interior layout to tenant's clinical/operational specifications
- 480V / 3-Phase Electric (MRI, CT, Surgical Center Ready)
- Exterior wall: concrete tilt up
- Canopy roof and slab
- Heavy concrete paving
- Well-insulated, energy-efficient shell building
- 18' wall height
- Monument and building signage opportunities available
- Single-story – no elevator dependency; ideal for patient-care traffic flow
- Single Tenant (Preferred) | Max 2 Tenants

LOCATION HIGHLIGHTS

- Located on North Texas Avenue, Webster's premier medical and professional office corridor
- 2 minutes from UTMB Clear Lake Campus and HCA Clear Lake, one of the strongest medical referral networks in Houston
- Easy I-45, Hwy 3 & Bay Area Blvd Access
- I-45 Corridor – Easy accessibility for patients from Webster, League City, Friendswood, Pearland, Galveston, Nassau Bay, and Clear Lake City



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DEMOGRAPHICS

2025 SUMMARY	3 MILE	5 MILE	10 MILE
Population	10,295	79,068	212,580
Households	4,460	35,316	86,036
Families	2,247	19,082	55,506
Average Household Size	2.26	2.22	2.46
Owner Occupied Housing Units	1,130	14,669	51,471
Renter Occupied Housing Units	3,330	20,647	34,565
Median Age	32.9	36.9	38.8
Median Household Income	\$67,498	\$72,705	\$100,747
Average Household Income	\$85,291	\$101,504	\$130,715

BUSINESSES - 5 MILES

8,688

TOTAL BUSINESSES

90,818

TOTAL EMPLOYEES

INCOME - 5 MILES

\$100,747

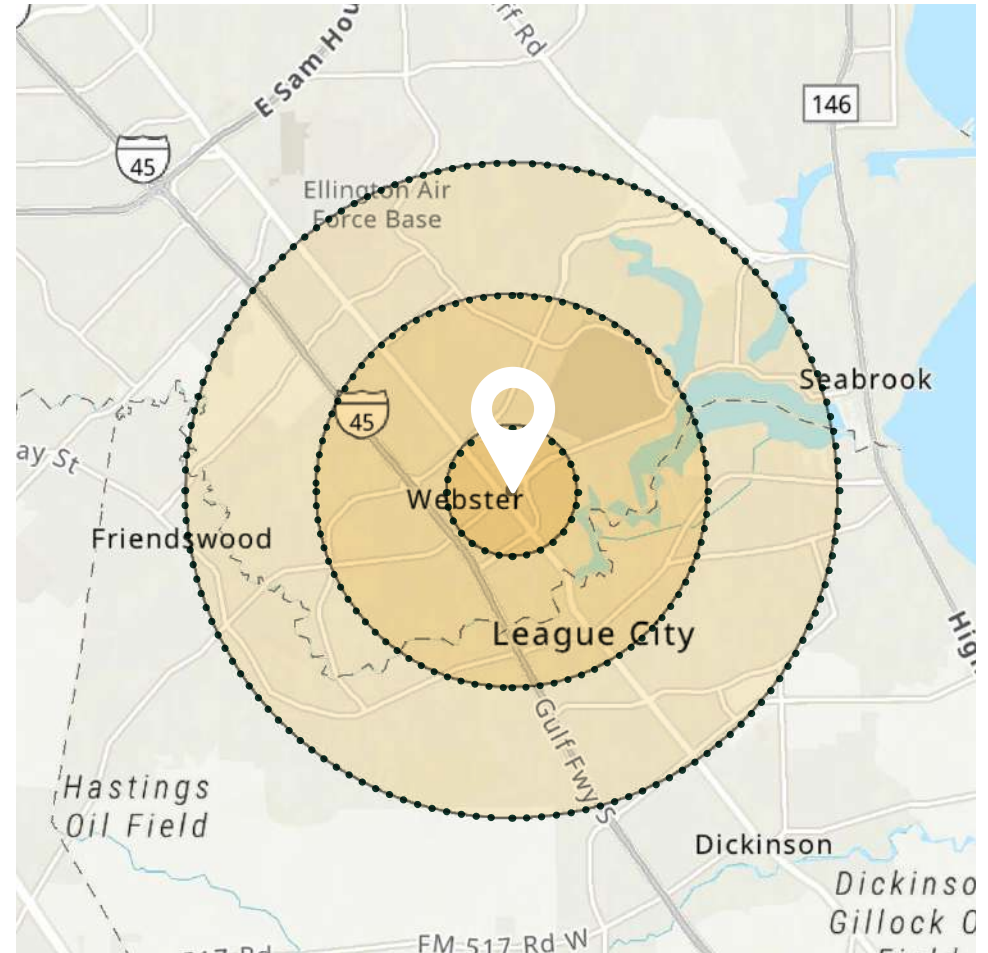
AVERAGE HH
INCOME

\$52,910

PER CAPITA
INCOME

\$291,037

MEDIAN
NET WORTH



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IDEAL TENANT PROFILE

The building's infrastructure and location make it ideal for the following healthcare and professional tenant types:

- Diagnostic Imaging Centers (MRI, CT, PET-CT, X-Ray – 480V/3-phase power ready)
- Specialty Medical Practices (Cardiology, Oncology, Orthopedics, Neurology)
- Ambulatory Surgery Center (subject to SUP – consult Webster Planning & Zoning)
- Multi-Specialty Medical Group
- Physical / Occupational Therapy
- Urgent Care / Freestanding ER (verify with City of Webster)
- Clinical Research Organization / CRO
- Medical Technology / Health IT Company
- Data Center / High-Energy Technology Operations

TAX INFORMATION

HCAD Account Number	1391420010001
Legal Description	LT 1 BLK 1 PATEL MEDICAL OFFICE
2025 Market Value (HCAD)	\$2,963,927
Land Value	\$516,728
Improvement Value	\$2,447,199
Total Appraised Value	\$2,963,927
Estimated Annual Property Taxes	\$29,811/year (\$2,484/month)
Tax Record Year	2024
Building Size (HCAD)	22,356 SF
Lot Size (HCAD)	64,591 SF (1.48 acres)
Year Built (HCAD)	2022
HCAD Property Classification	Medical Buildings

The information contained herein has been obtained from sources deemed reliable but is not guaranteed. All figures, including building size, tax values, and parking counts, should be independently verified by the prospective tenant and their advisors. Zoning classification and permitted uses should be confirmed with the City of Webster Planning & Zoning Department (281-332-1826). Tax data sourced from Harris Central Appraisal District (hcad.org) and reflects 2024 assessed values; prospective tenants should verify current year obligations. Oxford Partners represents the landlord in this transaction. Floor plans, renderings, and additional due diligence materials available upon request.

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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'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.

Oxford Partners - Houston, LLC	9002954	swhite@oxfordcres.com	713-316-0545
_____ Licensed Broker/Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
Ryan Hartsell	594636	rhartsell@oxfordcres.com	713-575-2585
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
Sales Agent/Associate's Name	License No.	Email	Phone
_____ Buyer/Tenant/Seller/Landlord Initial		_____ Date	