

# KINGWOOD MEDICAL DEVELOPMENT SITE

KINGWOOD, TX

HOSPITAL-ADJACENT LAND OPPORTUNITY

5.9 AC



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**MEDICAL  
DEVELOPMENT LAND**  
KINGWOOD, TX



## Executive Summary

We are pleased to present a rare hospital-adjacent medical development land opportunity located in Kingwood, Texas. The offering consists of a strategically positioned development site situated immediately adjacent to HCA Houston Healthcare Kingwood, a major full-service acute care hospital serving the Northeast Houston market. The property sits within the established Kingwood Drive / Kingwood Medical Drive medical corridor and offers a compelling opportunity for medical office condos, outpatient care, diagnostics, rehabilitation, urgent care, or other healthcare-related development.

HCA Houston Healthcare Kingwood serves as the primary demand driver for the site. The hospital is a 451-bed acute care facility with a Level II Trauma Center, Level III NICU, accredited Chest Pain Center, and DNV-accredited Comprehensive Stroke Center, creating a strong healthcare ecosystem for physicians, patients, employees, and outpatient service providers. Its immediate adjacency positions the subject property as a natural extension of the hospital campus and supports long-term demand for complementary medical uses.

The site features developable land with wooded buffers consistent with the Kingwood environment, and the flexibility to support a campus-style medical development. The surrounding Kingwood community provides strong demographic fundamentals, with median household income reported around \$117,000–\$123,000+, reinforcing demand for high-quality healthcare services close to home. This hospital-adjacent land opportunity offers a compelling platform for a purpose-built medical project in a high-income, supply-constrained Northeast Houston submarket.

# PROPERTY OVERVIEW

The property consists of a rare hospital-adjacent medical development land opportunity located in Kingwood, Texas. Positioned immediately adjacent to HCA Houston Healthcare Kingwood, the site benefits from direct proximity to one of the primary healthcare anchors serving the Northeast Houston market. The property is located within the established Kingwood Drive / Kingwood Medical Drive medical corridor, making it well suited for future medical office condos, outpatient healthcare, diagnostics, rehabilitation, urgent care, or other healthcare-related development.

The site's primary value driver is its adjacency to HCA Houston Healthcare Kingwood, a major full-service acute care hospital with approximately 451 beds and a broad range of advanced medical services. The hospital's presence creates a built-in demand base supported by physicians, patients, hospital employees, specialty providers, and outpatient care operators seeking proximity to a major healthcare campus. This location allows the property to function as a natural extension of the surrounding medical environment.

The land offers flexibility for a campus-style medical development, with developable acreage, and wooded buffers consistent with the established Kingwood setting. This configuration supports a thoughtful development program that can combine visibility, access, patient convenience, and a professional healthcare setting while maintaining the natural character of the surrounding community.

Overall, this hospital-adjacent development site represents a compelling opportunity to create a purpose-built medical project in a high-income, supply-constrained Kingwood submarket. Its location, healthcare adjacency, and surrounding demographic profile make it well positioned for long-term medical tenancy and future value creation within the Northeast Houston healthcare market.



# PROPERTY DETAILS

|                                   |   |
|-----------------------------------|---|
| <b>Property Type</b>              | Medical Development Land  |
| <b>Location</b>                   | Kingwood, Texas   |
| <b>Address</b>                    | No formal street address / land parcel  |
| <b>Positioning</b>                | Adjacent to HCA Houston Healthcare Kingwood   |
| <b>Corridor</b>                   | Kingwood Drive / Kingwood Medical Drive<br>Medical Corridor   |
| <b>Primary Use Opportunity</b>    | Medical Office / Healthcare-Related Development   |
| <b>Hospital Anchor</b>            | HCA Houston Healthcare Kingwood   |
| <b>Hospital Profile</b>           | ±451-bed full-service acute care hospital   |
| <b>Key Hospital Services</b>      | Level II Trauma Center, Comprehensive Stroke Center, Level III NICU, Chest Pain Center  |
| <b>Potential Development Uses</b> | Medical office building, specialty clinics, imaging / diagnostics, ambulatory surgery, physical therapy / rehab, urgent care, assisted living |
| <b>Site Characteristics</b>       | 5.9 wooded acres  |
| <b>Frontage</b>                   | 403 feet on Kingwood Dr.  |
| <b>Environmental Character</b>    | Wooded buffers consistent with the Kingwood setting   |
| <b>Development Format</b>         | Campus-style medical development potential  |
| <b>Market Position</b>            | Hospital-adjacent site within an established Northeast Houston medical corridor   |
| <b>Demand Drivers</b>             | Hospital proximity, physician demand, outpatient care growth, patient convenience, affluent residential base                                  |
| <b>Investment Profile</b>         | Rare hospital-adjacent medical development opportunity in a high-income, supply-constrained market  |







**SUBJECT PROPERTY**

SouthState

THE UPS STORE  
verizon  
AmegyBank  
petco  
Telbets  
ExtraSpace Storage  
Wendy's

Audio Nova

AMEDEO'S

U-HAUL

JUST FOR STORAGE

FARMER'S FRIDGE

Denny's

LOWE'S

HCA Houston Healthcare  
Kingwood

Public Storage

Comfort SUITES

LONE STAR COLLEGE

WEST FORD HIGH SCHOOL

MUSICAL ARTS SOCIETY

Sorters McClellan Rd

Sorters McClellan Rd





Foster Elementary School

The Covenant Preparatory School

SUBWAY Walmart Exxon  
Walgreens POSTAL ANNEX DUNKIN'  
AUTO PARTS Advance Auto Parts IQ  
Starbucks Dunkin' McDonald's Firehouse Subs

1STEP UNIVERSITY CHILD CARE

Walgreens CHASE CVS  
SUBWAY DOLLAR TREE  
ROTO-ROOTER Huntington BR  
Starbucks Dunkin' Shell Taco Bell ALDI KFC WELLS FARGO

Marshalls Party City OLD NAVY  
Bath & Body Works ASHLEY  
Office DEPOT BEST BUY ULTA Portillo's  
PAPA JOHN'S DISCOUNT TIRE PETS MARY  
Chips THE HOME DEPOT JAMES WERT THIRD COAST LANE

7-ELEVEN DUNKIN' CVS  
PNC Luby's Exxon Chick-fil-A  
Public Storage TACO BELL IHOP SONIC  
Starbucks Dunkin' McDonald's Firehouse Subs

UPS THE UPS STORE petco verizon  
FARMER'S FRIDGE Amegy Bank U-HAUL  
JUST FOR U Audio Nova SouthState  
Wendy's Dunkin' ExtraSpace Storage LOWE'S

**SUBJECT PROPERTY**

CHASE H-E-B  
CIRCLE K 7-ELEVEN  
Starbucks Dunkin' McDonald's Firehouse Subs

West Fork High School

Humble Elementary School

HCA Houston Healthcare Kingwood

Brookwood Forest Elementary School



Public Storage TACO BELL  
Denny's Dunkin' Dunkin' Donuts

T-Mobile JCPenney macys  
TARGET verizon Dillard's  
HOBBY LOBBY Buckle  
COSTCO chair king ROUND1 Valvoline  
WB Dunkin' NITE Dunkin' Dunkin' Dunkin'

NORTH PARK WOODS PARK

# INVESTMENT HIGHLIGHTS

- Rare hospital-adjacent medical development land opportunity positioned immediately adjacent to HCA Houston Healthcare Kingwood, a major regional healthcare anchor serving the Northeast Houston market.
- Strategically located within the established Kingwood Drive / Kingwood Medical Drive medical corridor, supporting strong visibility, accessibility, and healthcare-oriented development potential.
- HCA Houston Healthcare Kingwood is a full-service acute care hospital with approximately 451 beds, creating built-in demand from patients, physicians, hospital staff, and outpatient medical providers.
- Hospital adjacency supports a wide range of medical uses, including medical office buildings, specialty clinics, imaging and diagnostics, ambulatory surgery, physical therapy / rehabilitation, urgent care, and senior-care related development.
- The site functions as a natural extension of the hospital campus, offering strong positioning for healthcare users seeking proximity to acute-care services, referral networks, and patient convenience.
- 5.9 acres of land ready for development, offering flexibility for phased development, campus-style planning, or future expansion potential.
- Wooded buffers and natural surroundings are consistent with the established Kingwood environment, supporting a professional medical campus setting with a strong sense of place.
- Located in an affluent and stable residential market, with Kingwood household income levels supporting demand for high-quality healthcare services close to home.
- Limited availability of hospital-adjacent land creates a supply-constrained investment profile, enhancing the long-term strategic value of the site.
- Strong long-term investment thesis supported by hospital proximity, outpatient healthcare demand, favorable demographics, and the opportunity to create a purpose-built medical development in a high-income Northeast Houston submarket.

# PROPERTY PHOTOS



# PROPERTY PHOTOS



# KINGWOOD, TEXAS

## SUBMARKET QUICK FACTS

The subject property is positioned in Kingwood, Texas, within the Northeast Houston medical and residential corridor. Located adjacent to HCA Houston Healthcare Kingwood, the site benefits from immediate proximity to one of the area's primary healthcare anchors, a full-service 451-bed acute care hospital with a Level II Trauma Center, Level III NICU, accredited Chest Pain Center, and DNV-accredited Comprehensive Stroke Center. The Kingwood area is an affluent, established residential market with strong household income levels, mature neighborhoods, and convenient regional access via Interstate 69 / Highway 59, Beltway 8, and the Grand Parkway.

### A STRONG AND ESTABLISHED MEDICAL CORRIDOR

- Kingwood serves as a key Northeast Houston healthcare hub, anchored by HCA Houston Healthcare Kingwood and supported by surrounding medical office, outpatient, specialty care, and wellness-related users.
- Hospital adjacency creates a strong location advantage for physicians, outpatient providers, diagnostics, rehabilitation, urgent care, and specialty clinics seeking proximity to acute-care services.
- The site is positioned within the Kingwood Drive / Kingwood Medical Drive medical corridor, allowing future development to function as a natural extension of the hospital campus environment.

### EMPLOYMENT & DEMOGRAPHIC DRIVERS

- Kingwood is an affluent and stable residential community, with the City of Houston's 2024 Super Neighborhood profile reporting median household income of approximately \$115,163 and median home value of approximately \$356,621.
- Third-party demographic data reports Kingwood average household income of approximately \$134,033 and median household income of approximately \$117,422, supporting demand for high-quality healthcare services close to home.
- The surrounding residential base generates recurring patient demand for primary care, specialty practices, outpatient procedures, imaging, diagnostics, and rehabilitation services.

### ACCESSIBILITY & CONNECTIVITY

- The hospital campus is located along the Interstate 69 / Highway 59 North corridor, north of Beltway 8 and south of Highway 99 / Grand Parkway, providing regional connectivity across Northeast Houston.
- Kingwood Drive and Kingwood Medical Drive support convenient local access for patients, staff, physicians, and service providers.
- The location offers connectivity to surrounding communities including Humble, Atascocita, Porter, New Caney, and the broader Northeast Houston growth corridor.

### DEVELOPMENT & GROWTH TRENDS

- Healthcare real estate remains supported by long-term outpatient care expansion, physician demand for hospital proximity, and patient preference for convenient access to care.
- Limited availability of hospital-adjacent land in established suburban medical corridors supports the strategic value of the site.
- The property's adjacency to a major acute-care hospital, combined with Kingwood's affluent residential base, creates a strong platform for future medical office, specialty care, diagnostics, rehab, urgent care, or senior-care related development.

# LOCATION OVERVIEW

The subject property is strategically positioned in Kingwood, Texas, immediately adjacent to HCA Houston Healthcare Kingwood, a major full-service hospital serving the Northeast Houston market. Located within the Kingwood Drive / Kingwood Medical Drive medical corridor, the site benefits from strong healthcare adjacency, convenient patient access, and proximity to an established residential base. The location is well suited for medical office, outpatient care, diagnostics, rehabilitation, urgent care, and other healthcare-related development seeking direct alignment with a major hospital campus.

## Accessibility and Transportation

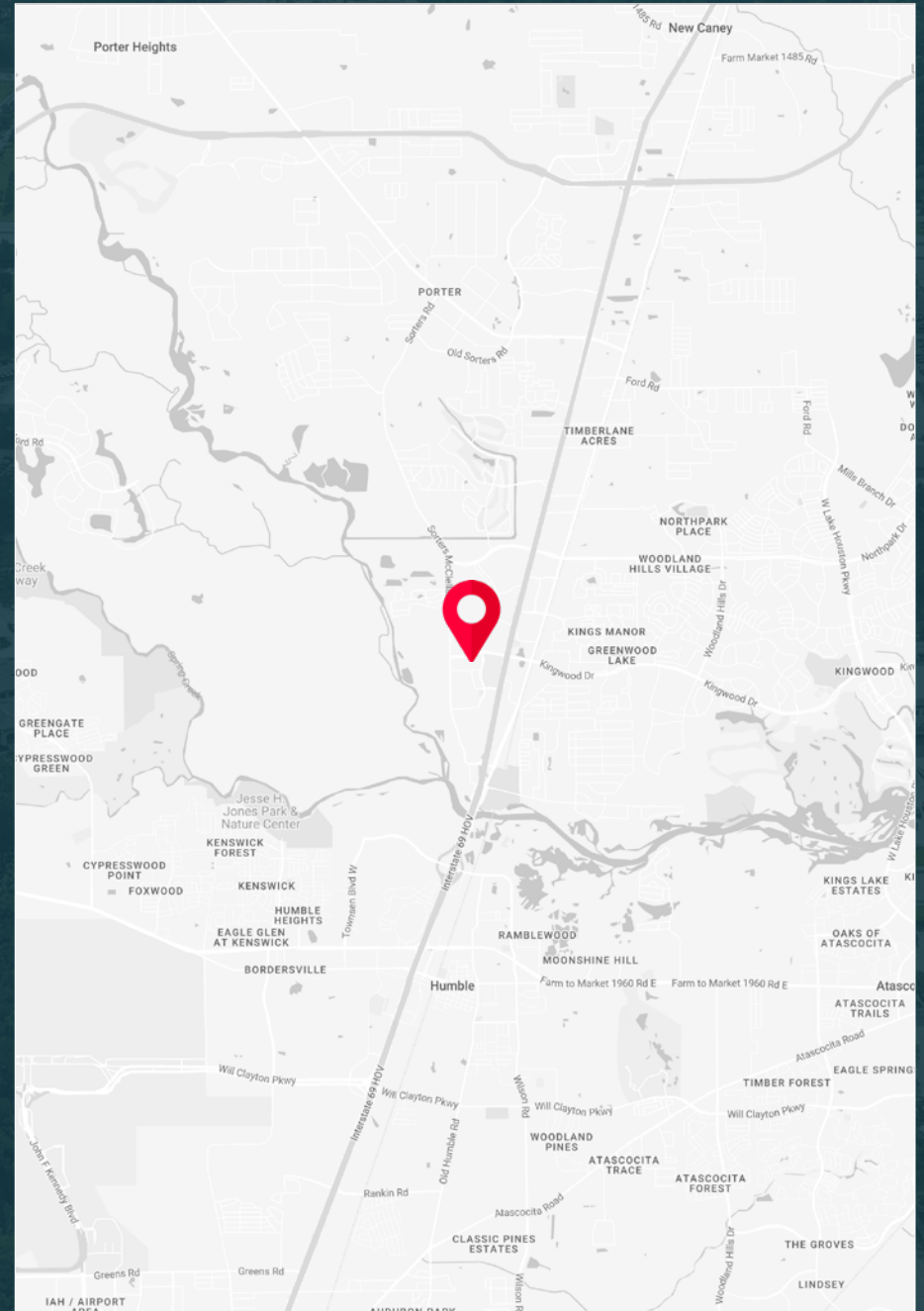
The property benefits from convenient access to key Northeast Houston transportation routes, including Interstate 69 / Highway 59, Beltway 8, and Highway 99 / Grand Parkway. These corridors provide regional connectivity to Humble, Atascocita, Porter, New Caney, The Woodlands, Downtown Houston, and the broader Houston MSA. Local access via Kingwood Drive and Kingwood Medical Drive supports efficient ingress and egress for patients, physicians, staff, and service providers.

## Surrounding Amenities

The surrounding Kingwood area offers a strong mix of residential neighborhoods, medical facilities, retail centers, restaurants, grocery stores, banks, schools, and professional services. HCA Houston Healthcare Kingwood serves as the primary medical anchor, with approximately 451 beds, a Level II Trauma Center, Level III NICU, accredited Chest Pain Center, and Comprehensive Stroke Center. This concentration of healthcare infrastructure reinforces the area's role as a Northeast Houston medical destination and supports demand for complementary outpatient services.

## Economic and Demographic Context

Kingwood is an affluent and established residential community with strong income fundamentals. Recent demographic sources report median household income in Kingwood at approximately \$117,000–\$123,000+, with average household income around \$134,000, supporting demand for high-quality healthcare services close to home. The area's stable residential base, hospital adjacency, and regional connectivity make the site increasingly attractive for healthcare users seeking patient convenience, physician proximity, and long-term medical demand.





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Maier M. Moukarim is a broker with Capital Heights Properties, a commercial real estate firm specializing in the sale and leasing of healthcare and investment-grade assets. Based in Houston, Capital Heights Properties focuses on representing medical office, retail, and office properties throughout the Greater Houston area. Maier brings a targeted, hands-on approach to each assignment, with particular expertise in medical office campuses and single-tenant healthcare investments.

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