

**FOR SALE & LEASE**

# Owner/User Ambulatory Surgery Center

3115 College Park Dr | UNIT 101 | The Woodlands, TX 77384





## EXCLUSIVELY LISTED BY:

### PRIMARY CONTACT

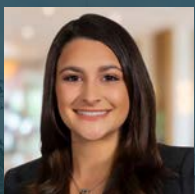


**Ryan McCullough,**  SIR

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Associate

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## PROPERTY AT A GLANCE

ADDRESS

**3115 COLLEGE PARK DRIVE - UNIT 101**

CITY, STATE, ZIPCODE

**THE WOODLANDS, TX 77384**

BUILDING SIZE (SF)

**10,000**

BUILD OUT

**AMBULATORY SURGERY CENTER WITH TWO OPERATING ROOMS**

YEAR BUILT

**2004**

LAND ACRES

**CONDO**

PARCEL NUMBER

**9700-12-00100**

ZONING, COUNTY

**COMMERCIAL/OFFICE, MONTGOMERY**



# EXECUTIVE SUMMARY

Partners Medical Investment Group is pleased to announce the opportunity to acquire a premier Ambulatory Surgery Center boasting a transferable Texas Health and Human Services license and a turnkey design. Located in the heart of The Woodlands, Texas, this property offers immediate proximity to several major hospitals, notably St. Luke's, enhancing its appeal to medical professionals and patients alike. With two fully equipped operating rooms, the facility ensures seamless operations for healthcare providers. Furthermore, the area's exceptional demographics, characterized by a median household income surpassing \$115,000, underscore the lucrative potential for investment and growth in this prime location. Don't miss the chance to acquire this strategically positioned medical building, offering both operational convenience and substantial market advantages.

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





# OFFERING DETAILS



SALE PRICE  
**\$4,800,000**



PRICE PER SQUARE FOOT  
**\$480.00**



LEASE RATE  
**\$35.00 NNN**



ESTIMATED NNN'S  
**\$8.00**



BUILDING SIZE  
**10,000 SF**



LOT SIZE  
**Condo**



YEAR BUILT  
**2004**



PARKING RATIO  
**Shared**



ASSOCIATION DUES  
**\$4,600 Quartely**



ASSOCIATION MAIN RESPONSIBILITIES  
**Roof, Common Areas,  
Landscaping, and Water**





## PROPERTY HIGHLIGHTS

### **TRANSFERRABLE LICENSE**

A Texas Health and Human Services ASC License is Ready for Transfer

### **MODERN HEALTHCARE FACILITY**

A Fully-Equipped Facility with Two Operating Rooms

### **PRIME LOCATION FOR MEDICAL PROFESSIONALS**

Adjacent to Major Hospitals Including St. Luke's

### **PREMIUM MARKET**

Where Median Incomes Surpass \$115,000 - A Magnet for Upscale Services

### **FAVORABLE STATE TAX LAWS**

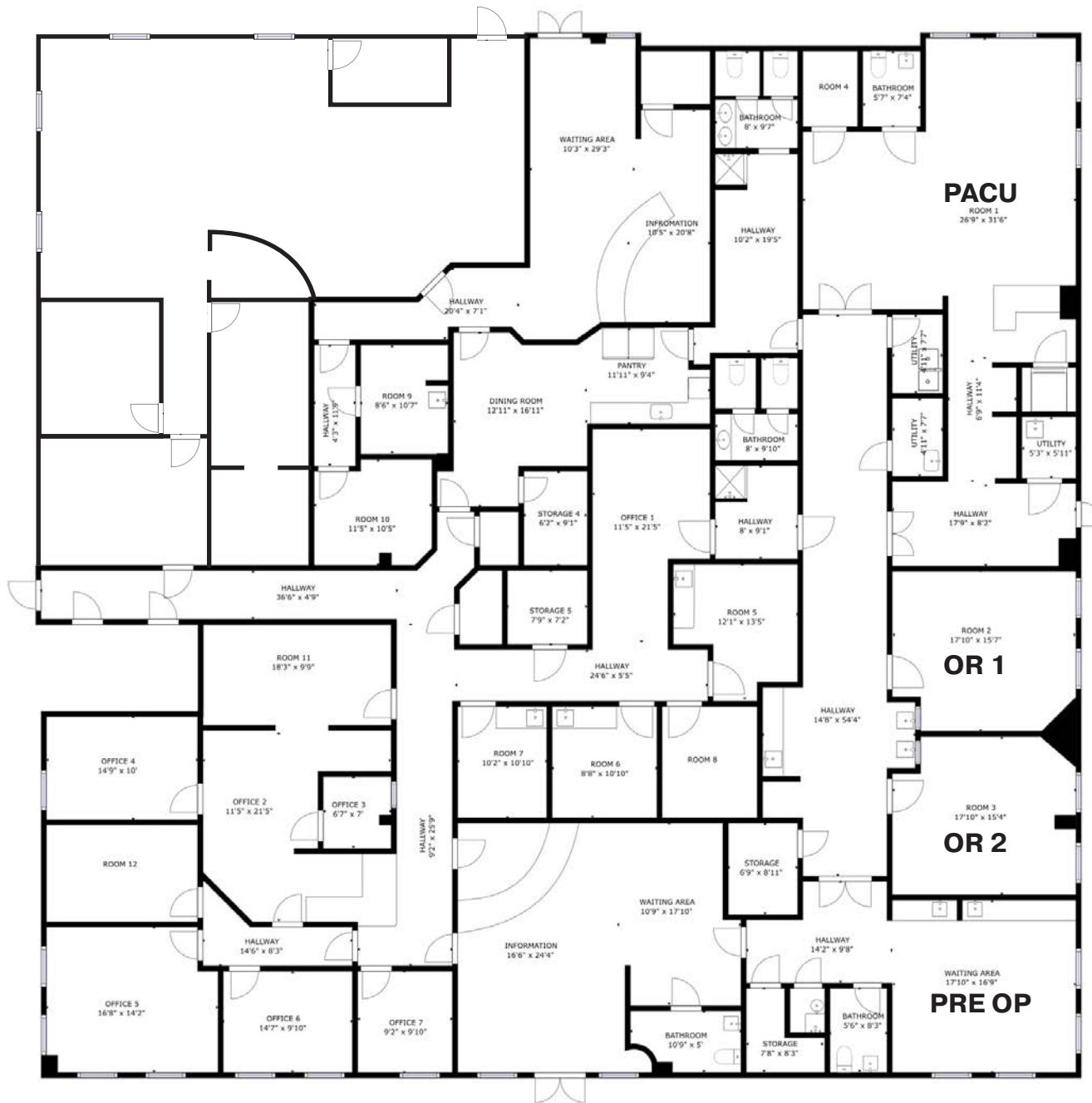
Texas is one of seven states that does not impose a state income or investment tax.

### **UNPARALLELED MARKET GROWTH**

The Houston housing market in 2024 reflects a positive trend with increasing sales and a healthy supply of homes, demonstrating the city's economic resilience. With a modest rise in the average price of single-family homes, the market offers stability and growth opportunities. Houston's robust job market, including significant growth in the healthcare sector, underscores its dynamic economy and contributes to the city's appeal as an investment destination. The city's diverse economic base, bolstered by its status as a hub for medical innovation and home to major healthcare institutions, enhances its attractiveness for residents and investors looking for a vibrant community with a high quality of life.

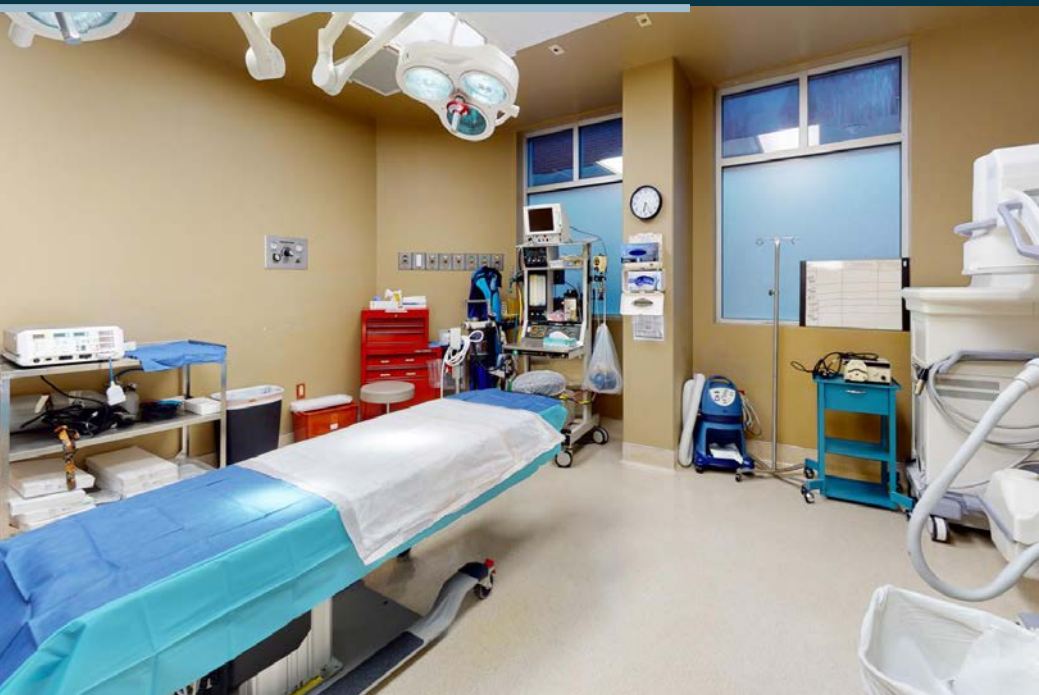


Click or Scan  
for Video Tour






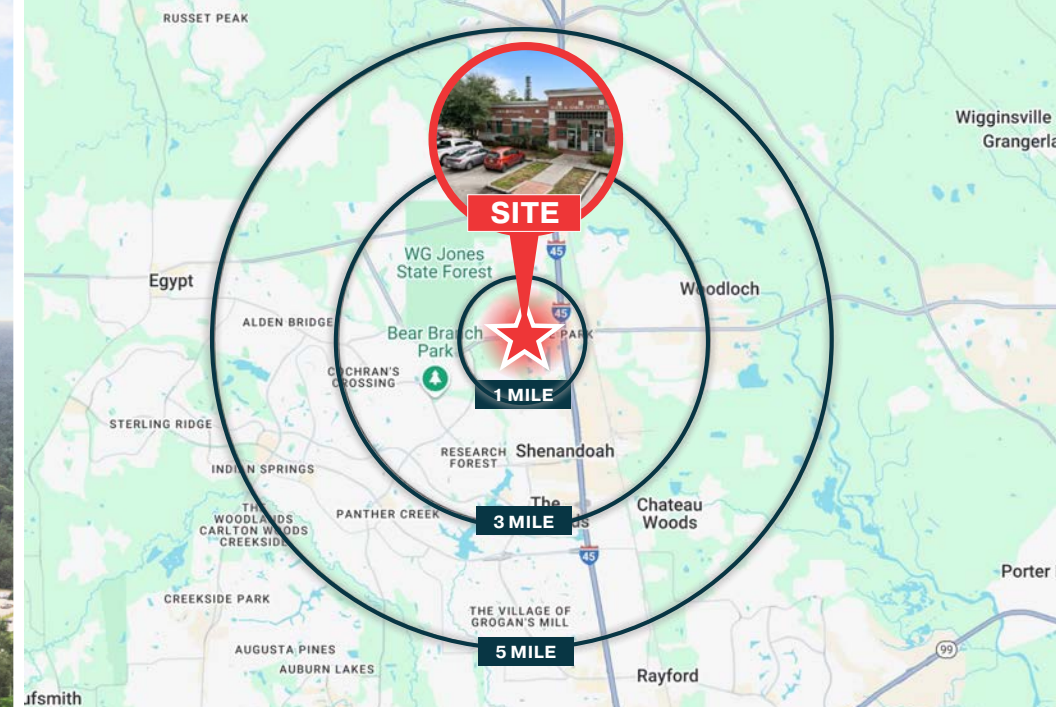
# INTERIOR PHOTOS








**THE WOODLANDS COLLEGE PARK HIGH SCHOOL**



## POPULATION

	1 MILE	3 MILES	5 MILES
2024 Population	3,994	58,315	136,925
2029 Population Projection	4,896	71,446	167,520
Median Age	49	39.8	41.2



## HOUSEHOLD

2024 Households	1,987	22,808	53,645
2029 Household Projection	2,442	28,030	65,819
Avg Household Income	\$111,963	\$136,798	\$137,405
Median Household Income	\$73,425	\$105,310	\$105,186



## DAYTIME EMPLOYMENT

Employee	7,221	44,895	75,026
Business	1,105	5,418	9,480

Source: Costar







HOUSTON  
**Methodist**  
LEADING MEDICINE  
293 BEDS

 **St. Luke's Health**  
238 BEDS

  
**Texas Children's  
Hospital**

COLLEGE PARK DR - VPD 49,641

**SITE**





COLLEGE PARK DR - VPD 49,641

SITE





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**partners**