



# TEXAS MEDICAL ARTS TOWER

17070 Red Oak Drive, Houston, TX 77090

\$7,000,000

# INVESTMENT SUMMARY

## HIGHLIGHTS

- + Large 3.83-Acre Value-Add Medical Opportunity Featuring a 90,512 SF Building Directly Next to HCA Healthcare Northwest Hospital
- + Located 19 Miles from Downtown Houston, the Largest MSA in Texas
- + 1 Mile Off Interstate 45 and 10 Minutes from Loops 8 and 99
- + Recent Capital Expenditures Totaling Roughly \$1 Million Deferring the Need for Additional Expenditures After Purchase
- + Ample Concrete Parking Lot, Cover & Un-Covered Parking Spots
- + Extremely Dense 5-Mile Demographics of 313,000+ Residents
- + Frontage on Red Oak Dr With 11,000+ VPD, Quick Access From FM 1960 Rd W Featuring Over 68,000 VPD
- + Additional Covered Land Available for Development, Ask Agent for Details

## EXCLUSIVELY MARKETED BY



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PRICE

\$7,000,000

## PROPERTY DETAILS

Property Name	Texas Medical Arts Tower
Address	17070 Red Oak Drive
City, ST	Houston, TX
Sale Price	\$7,000,000
NOI	\$226,799
Land Area	3.83 Acres
Building Area	90,512 SF
Year Built/Renovated	1983/2009
Price (PSF)	\$77.34
Percent Occupied	78.60%
No. of Tenant Spaces:	30 Units
Type of Ownership	Fee Simple

# OPERATING STATEMENT

INCOME SUMMARY	
Potential Base Rent Income	\$850,361.00
<b>Gross Income</b>	<b>\$850,361.00</b>

EXPENSE SUMMARY	
Inspection Fee	\$1,970.00
Insurance	\$50,000.00
Landscaping	\$5,509.00
Property Management	\$45,247.00
Repairs and Maintenance (estimated)	\$157,500.00
Property Taxes	\$50,000.00
Utilities	\$146,000.00
A/C	\$10,061.00
Cleaning	\$72,000.00
Elevator	\$14,839.00
Guard	\$33,563.00
Maintenance	\$10,000.00
Pest Control	\$2,804.00
Trash Pickup	\$12,118.00
Other	\$11,951.00
<b>Gross Expenses</b>	<b>\$623,562.00</b>

<b>Net Operating Income</b>	<b>\$226,799.00</b>
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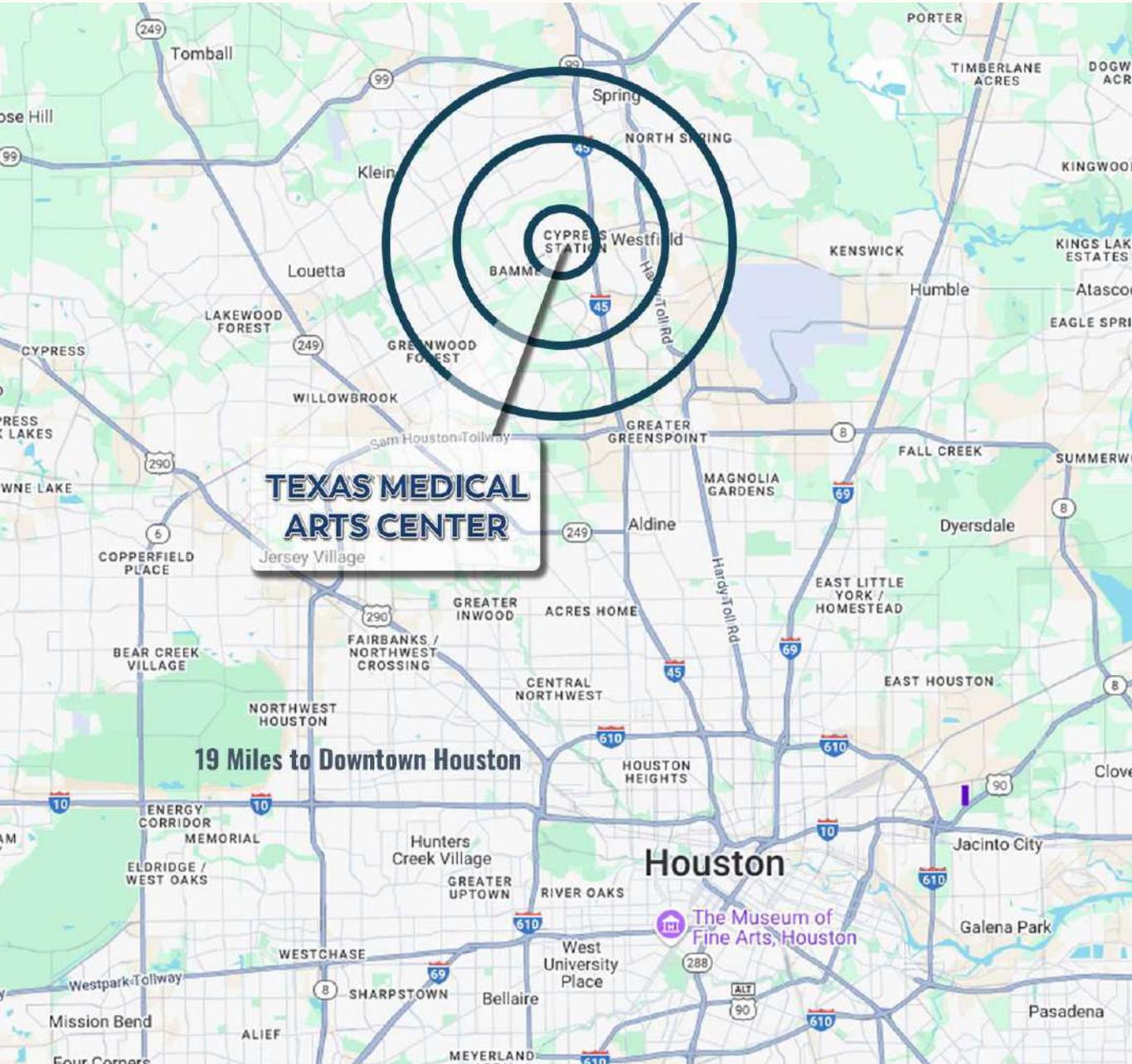
INVESTMENT OVERVIEW	
Price	\$7,000,000
Price per SF	\$77.34
Price per Unit	\$233,333

OPERATING DATA	
Net Operating Income	\$226,799

# RENT ROLL

SUITE	TENANT	RENTABLE SF	% OF TOTAL	START DATE	END DATE	RENT PSF/ ANNUAL	MONTHLY RENT	ANNUALIZED RENT
101	Surgical Solutions	3,469	4.95%	7/1/23	6/30/24	\$15.60	\$4,509.70	\$54,116.40
102	Clinical Pathology Laboratories	2,008	2.86%	6/1/19	5/31/24	\$21.00	\$3,514.00	\$42,168.00
103	Pharmacy	1,380	1.97%	6/1/19	5/31/24	\$24.00	\$2,760.00	\$33,120.00
105	Allergy Sinus & Arthritis Clinic	3,469	4.95%	4/1/21	3/31/26	\$14.44	\$4,175.00	\$50,100.00
106	Lab	1,622	2.31%	7/1/19	6/30/24	\$28.54	\$3,858.30	\$46,299.60
107	Lab	2,112	3.01%	1/1/23	12/31/23	\$24.60	\$4,329.60	\$51,955.20
200	Urology	3,900	5.56%	9/1/21	8/31/24	\$16.20	\$5,265.00	\$63,180.00
202	Pediatrics	6,316	9.01%	10/1/19	9/30/24	\$13.80	\$7,263.40	\$87,160.80
209	Psychology	1,447	2.06%	3/1/19	2/28/23	\$15.01	\$1,810.00	\$21,720.00
211	Professional Answering Service	942	1.34%	1/1/22	12/31/22	\$10.19	\$800.00	\$9,600.00
214	Pediatrics	1,830	2.61%	4/1/23	3/31/24	\$5.25	\$800.00	\$9,600.00
300	Renal Care Clinic	1,256	1.79%	9/1/18	8/31/23	\$15.60	\$1,632.80	\$19,593.60
301	Obstetrics & Gynecology	2,318	3.31%	5/1/18	4/30/20	\$15.60	\$3,013.40	\$36,160.80
303	Neurology	1,782	2.54%	5/1/21	4/30/24	\$15.00	\$2,227.50	\$26,730.00
305	Cardiology	2,430	3.47%	2/1/22	1/31/24	\$15.60	\$3,159.00	\$37,908.00
307	Women's Center	4,093	5.84%	8/1/20	7/1/25	\$14.66	\$5,000.00	\$60,000.00
309	Internal Medicine	2,390	3.41%	10/1/22	9/30/27	\$15.00	\$2,988.00	\$35,856.00
400	VACANT	2,818	4.02%					
401	VACANT	1,833	2.61%					
402	Family Care	1,421	2.03%	7/1/22	6/30/27	\$8.44	\$1,000.00	\$12,000.00
403	Family & Geriatric Clinic	1,548	2.21%	4/1/23	4/1/24	\$12.00	\$1,548.00	\$18,576.00
405	Heart & Vascular Center	3,933	5.61%	10/1/22	9/30/25	\$15.00	\$4,916.00	\$58,992.00
409	VACANT	2,390	3.41%					
500	Plastic & Reconstructive Surgery	2,979	4.25%	5/1/18	4/30/20	\$15.00	\$3,723.75	\$44,685.00
503	Pediatrics	2,488	3.55%	7/1/14	7/1/14	\$12.40	\$2,570.00	\$30,840.00
505	VACANT	1,210	1.73%					
506	Texas Arts Medical Tower, LLC	561	0.80%					
507	VACANT	2,280	3.25%					
509	VACANT	1,512	2.16%					
511	VACANT	2,389	3.41%					
<b>TOTALS</b>		<b>70,126</b>	<b>100.0%</b>				<b>\$70,863.45</b>	<b>\$850,361.40</b>

# DEMOGRAPHICS



# HOUSTON

Houston is the most populous city in Texas and the fourth-largest in the US. It boasts the world-renowned Texas Medical Center, the largest medical complex globally, along with attractions like NASA's Johnson Space Center and the Museum District.

## TOTAL POPULATION

	1 Mile	3 Mile	5 Mile
2010 CENSUS	16,853	92,116	247,294
2024 ESTIMATED	19,335	115,961	313,056
2029 PROJECTED	19,014	116,916	322,320

## POPULATION GROWTH

	1 Mile	3 Mile	5 Mile
2010 - 2024	14.73%	25.89%	26.59%
2024 - 2029	(1.66%)	0.82%	2.96%

## HOUSEHOLD INCOME

	1 Mile	3 Mile	5 Mile
Median	\$50,591	\$61,816	\$68,379
Average	\$65,609	\$90,804	\$95,683

# AREA OVERVIEW



## HOUSTON, TX

Houston lives up to its name as “The City With No Limits”. Mighty in size, this Texas city is the most populous city in the Lone Star State and 4th most populous in the US. Houston is a hub for numerous industries including energy, aerospace, manufacturing, and transportation. Home to over 24 Fortune 500 companies, the largest port in the nation, and a thriving culture, Houston’s future opportunities are truly limitless.

### ECONOMY

Known as a world capital of the oil and gas industry, Houston is one of the world’s largest manufacturing centers for petrochemicals with more than 400 establishments within the Houston Ship Channel. The Port of Houston is an essential economic engine for the region with refineries such as ExxonMobil and Valero Refining Co.

### TOURISM

In 2023, Houston saw a significant increase in tourism, with around 83 million visitors contributing to the city’s economy. The tourism sector generated approximately \$17 billion in revenue, supporting over 120,000 jobs in the area.

### ATTRACTIONS

Some of the best attractions in the city are the NASA and Houston Space Center, Houston Museum of Natural Science, Hermann Park and Buffalo Bayou Park. A visit will not be complete without sampling on Houston’s Tex-Mex cuisine and experiencing its vibrant nightlife.



POPULATION GROWTH

0.86% (2020-2024)



TOTAL POPULATION

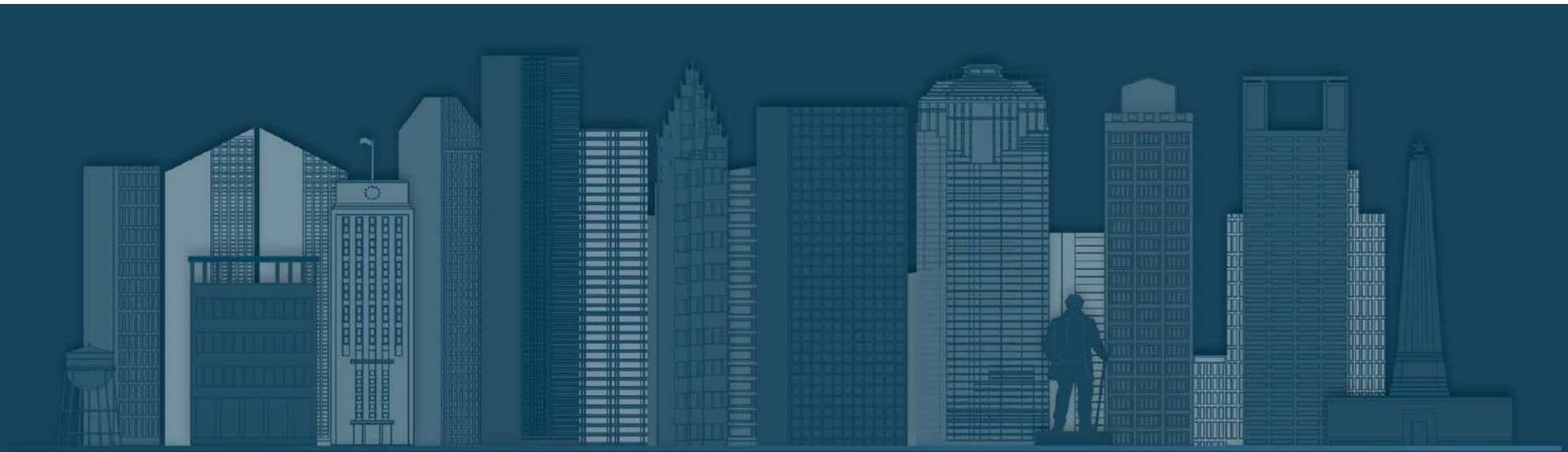
2,310,000



AVERAGE HOUSEHOLD INCOME

\$90,511

# MSA OVERVIEW



## HOUSTON METRO AREA

The Houston–The Woodlands–Sugar Land MSA is the fifth-largest metro in the U.S., with a population of over 7.5 million across nine counties. Known as the Energy Capital of the World, Houston combines global industry, world-class infrastructure, and a diverse, rapidly growing population. Its strategic Gulf Coast location, large port system, and major airports make it a key hub for commerce and international trade.

### TOURISM

Houston attracts over 22 million visitors annually, drawn to attractions like Space Center Houston, the Museum District, Houston Zoo, and Buffalo Bayou Park. The city is also home to professional teams including the Astros, Texans, Rockets, and Dynamo, along with a vibrant food and cultural scene that reflects its global population.

### ECONOMY

Houston's economy is anchored by energy, aerospace, healthcare, manufacturing, and international trade. It's home to more than 20 Fortune 500 companies, including ExxonMobil, ConocoPhillips, and Sysco. The Texas Medical Center is the largest in the world, and the Port of Houston ranks among the busiest in the U.S., reinforcing Houston's role as a global economic powerhouse.

POPULATION GROWTH (2024)

1.58%

TOTAL POPULATION (2024)

7,510,252

MEDIAN HOUSEHOLD INCOME

\$79,463

# AERIAL MAP

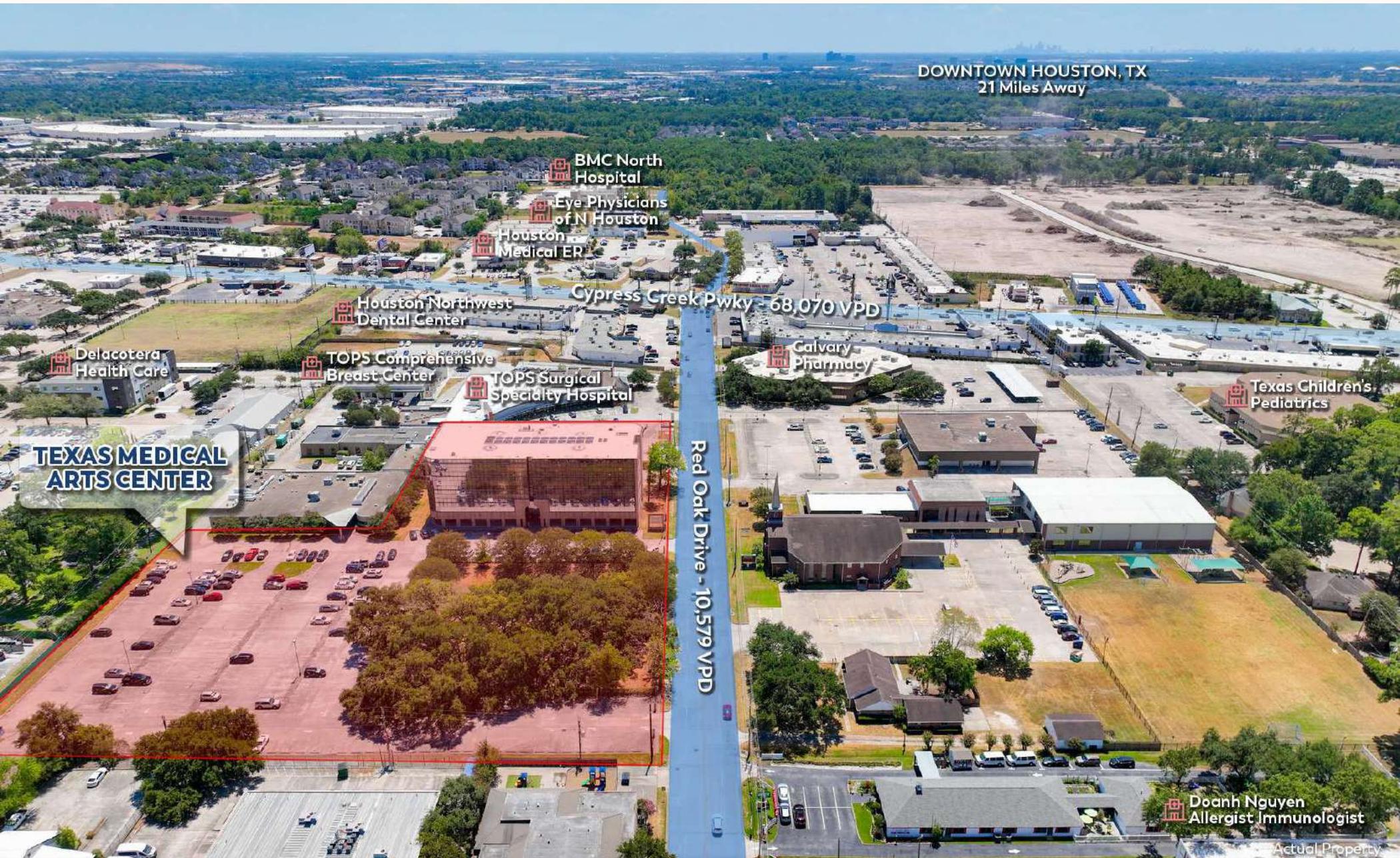


# RETAIL MAP



**TEXAS MEDICAL  
ARTS CENTER**

# RETAIL MAP



# RETAIL MAP



263,871 VPD

Houston Cancer Institute Oncologist

HCA+Houston Healthcare<sup>®</sup> HOSPITAL

Delacotera Health Care

Houston Northwest Dental Center

Houston Medical ER

Cypress Creek Pkwy - 68,070 VPD

HCA Women's Medical Center

TEXAS MEDICAL ARTS CENTER

TOPS Comprehensive Breast Center

TOPS Surgical Specialty Hospital

Northwest Medical Plaza

Calvary Pharmacy

Red Oak Drive - 10,579 VPD

Abiding Word Lutheran Church

Actual Property

# RETAIL MAP



# PROPERTY PHOTO



# PROPERTY PHOTOS



# PROPERTY PHOTOS

SUITE 214



SUITE 400



SUITE 409



SUITE 409



# PROPERTY PHOTOS

SUITE 409



SUITE 500



SUITE 507



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All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Trinity Real Estate Investment Services in compliance with all applicable fair housing and equal opportunity laws.

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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.

## FOR MORE INFORMATION

POINT OF CONTACT



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