



PROVINCIAL PARK SURGERY CENTER  
21300 PROVINCIAL BLVD

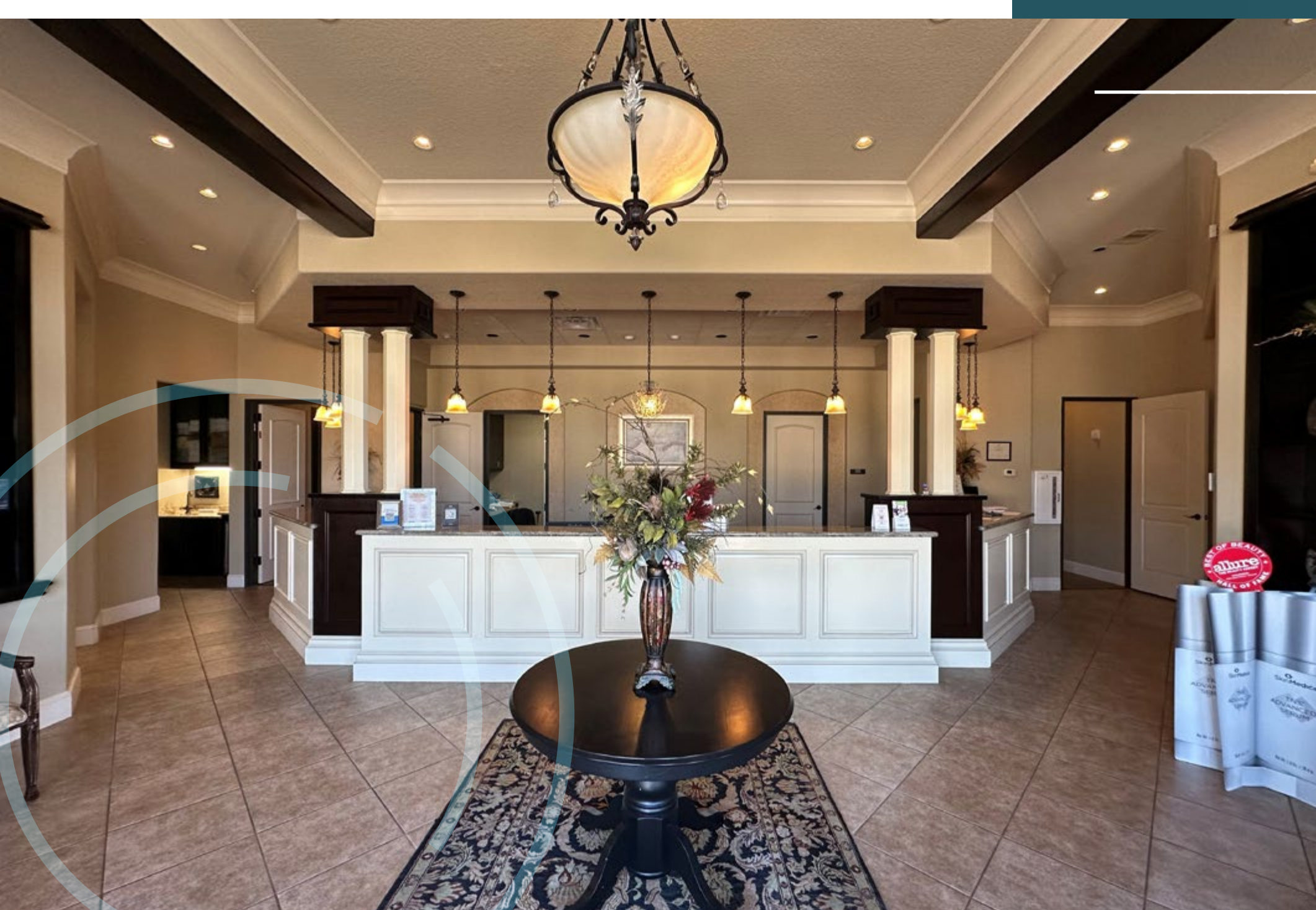
**FOR LEASE OR SALE**

STATE LICENSED AMBULATORY SURGERY CENTER  
2 OPERATING ROOMS



21300 PROVINCIAL BLVD, KATY, TEXAS 77450





## Provincial Park Surgery Center

21300 Provincial Blvd, Katy, Texas 77450

# KEY FEATURES

State Licensed Ambulatory Surgery Center with 2 Operating Rooms

Piped Medical Gas  
(O<sub>2</sub>, Nitrogen, Nitrous Oxide, Medical Air, Carbon Dioxide)

External Gas Farm

Commercial Back-up Gas Generator

Hospital Grade AAON HVAC System (3 AHU)

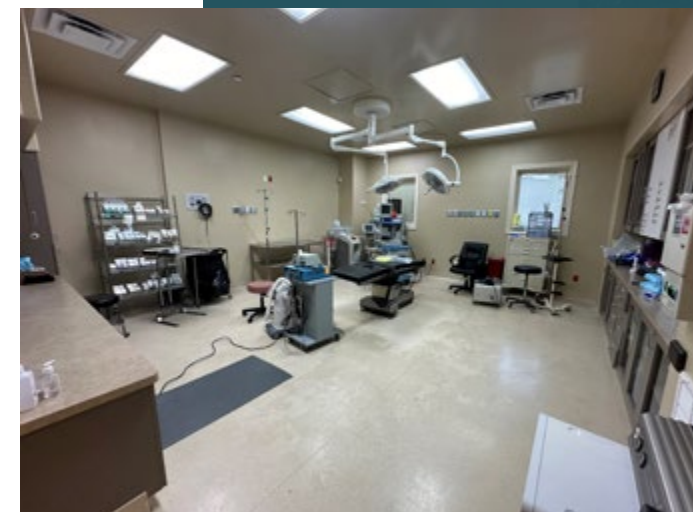
Covered Patient Pick-up

2nd floor (2,698 SF) Storage and Mechanical Area

Monument Signage



YEAR BUILT: 2008  
SIZE: 6,890 SF  
LOT SIZE: 0.58 acres (25,239 SF)

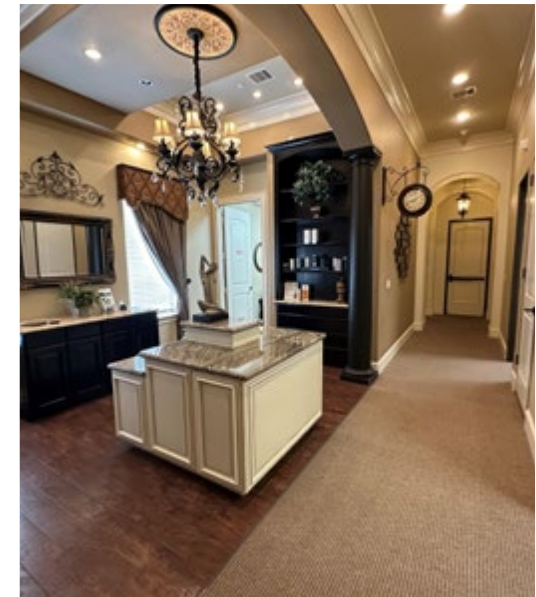
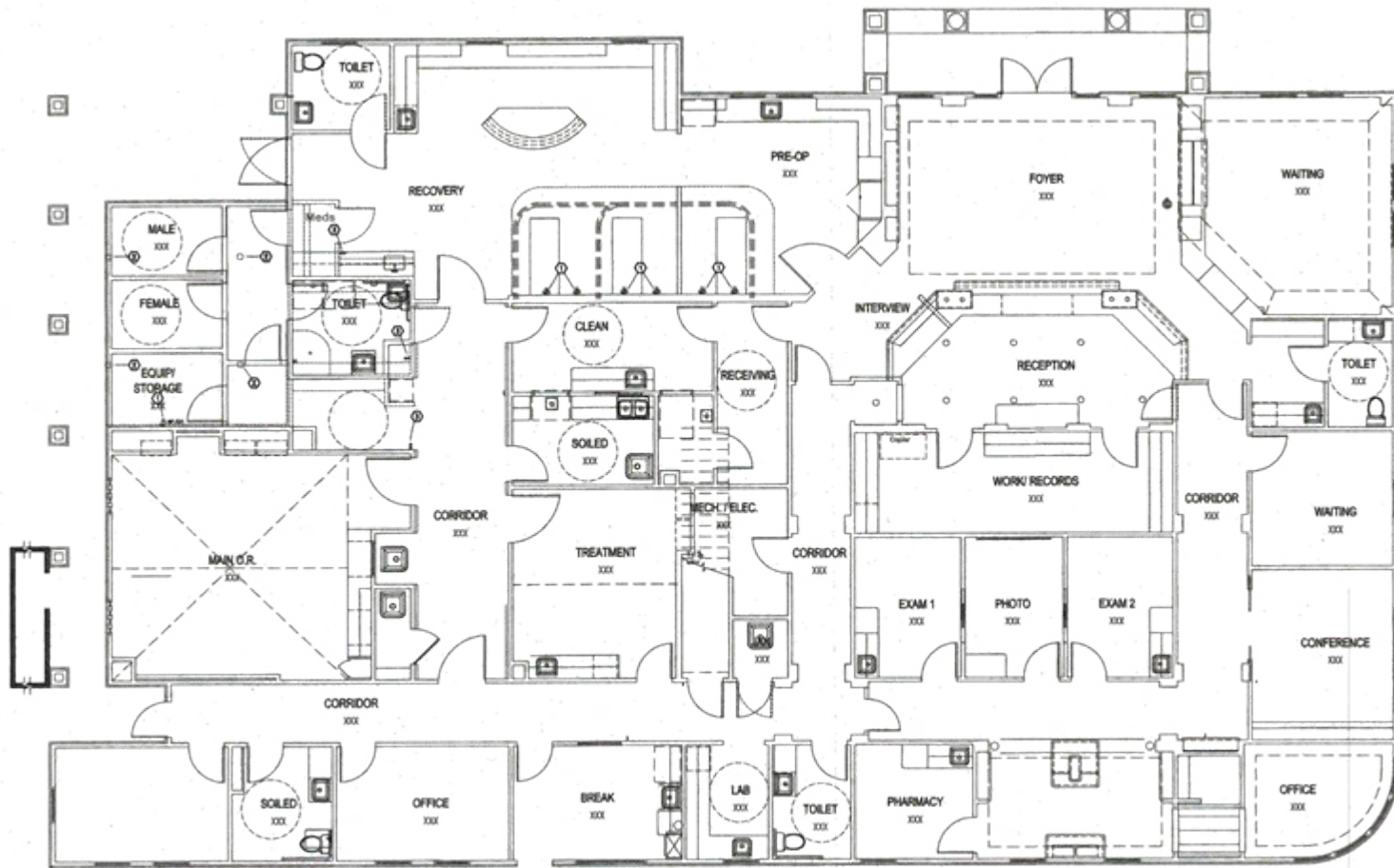




# FLOOR PLAN

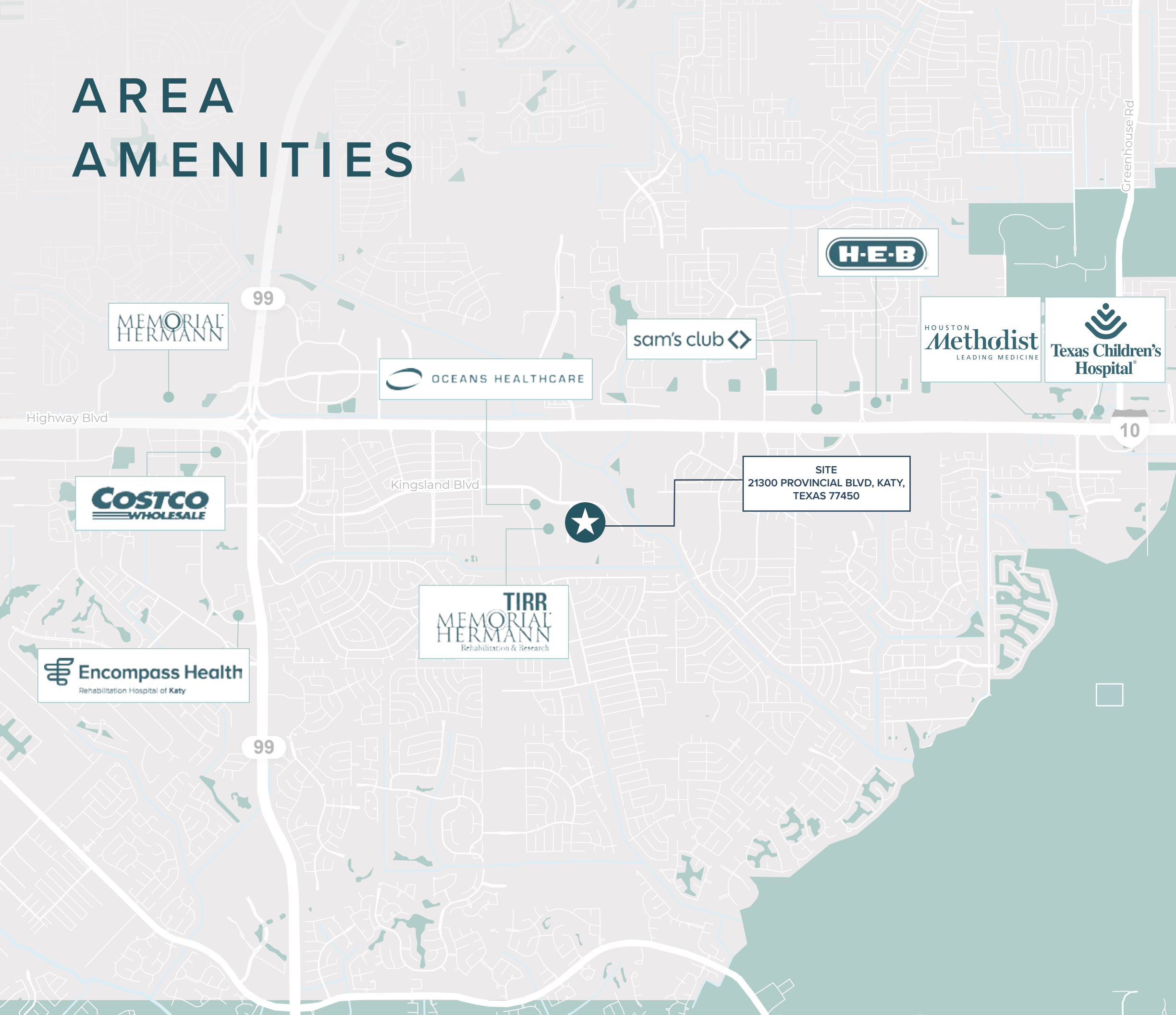
6,890 SF

- Primary OR (18'x20')
- Secondary OR (14'x16')
- Clean and Dirty Room
- Exam Rooms
- Pre-op/Post-op (3 beds + 1 recliner)
- Multiple Offices
- Conference Room
- Additional Rooms
- 2nd Floor Storage





# AREA AMENITIES



## DEMOGRAPHICS

WITHIN A 5 MILE RADIUS

### KEY FACTS

285,811  
Population

3  
Average Household Size

\$92,491  
Median Household Income

35  
Median Age

### INSURANCE MIX

5.09%  
Medicaid

66.08%  
Commercial Insurance

3.98%  
Insurance, Govt Exchange

18.73%  
Medicare

### EMPLOYMENT

4.3%  
Unemployment Rate

71%  
White Collar

17%  
Blue Collar

11%  
Services

### EDUCATION

8%  
No High School Diploma

17%  
High School Graduate

35%  
Some College

40%  
Bachelor's/Grad/Prof Degree

# AMBULATORY SURGERY CENTER

FOR LEASE OR SALE

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CALL FOR PRICING

**TIM GREGORY**

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*Gallas*  
PLASTIC SURGERY