# 21660 KINGSLAND BLVD S
# KATY, TX 77450

PREMIER MEDICAL BUILDING IN ONE OF
TEXAS' FASTEST-GROWING MARKETS

25% DOWN AND 4.5% INTEREST SELLER
FINANCING AVAILABLE

ZEUSTRA

CONFIDENTIAL INVESTMENT MEMORANDUM

# Important Information Concerning this Memorandum

This Confidential Investment Memorandum (the “Memorandum”) has been prepared by Zeustra, LLC (“Zeustra”) on behalf of the ownership and is being provided to a select group of potential investors who may be interested in evaluating a possible transaction involving the property located at 21660 Kingsland Blvd S Katy, TX 77450 the “Property”).

The Memorandum is intended solely for informational purposes to assist recipients in determining whether they wish to proceed with further investigation of the opportunity. It is provided subject to the execution of a Confidentiality Agreement, and the information contained herein is based on data obtained from sources believed to be reliable. However, neither the Company nor Zeustra makes any representations or warranties, express or implied, as to the accuracy or completeness of the information provided.

This Memorandum contains certain statements, estimates, and projections regarding the anticipated performance of the Property. These forward-looking statements reflect various assumptions that may or may not prove to be accurate. Recipients should conduct their own independent investigations and analysis. Nothing contained herein should be considered a guarantee or representation of future results.

The information in this Memorandum is not intended to be all-inclusive, and it does not constitute legal, tax, accounting, or investment advice. Only those specific representations and warranties contained in a definitive agreement, if and when executed, shall have any legal effect.

Neither the delivery of this Memorandum nor any subsequent communications shall be deemed to imply that there has been no change in the business, condition, or affairs of the Company or the Property since the date of this Memorandum. Zeustra and the Company expressly disclaim any obligation to update this Memorandum or to correct any inaccuracies that may become apparent. This Memorandum does not constitute an offer to sell, or a solicitation of an offer to buy, any securities in any jurisdiction where such offer or solicitation would be unlawful. Parties who do not wish to pursue the opportunity, or who are requested to do so by Zeustra or the Company, must promptly return or destroy all materials received, including this Memorandum and any related information, without retaining any copies.

# TABLE OF CONTENTS



Any questions or requests for additional information should be addressed to ZEUSTRA, LLC, to the attention of the following individuals.

## EXCLUSIVE ADVISORS

**LISTING BROKER**
ZEUSTRA, LLC
TX RE Lic: 9016773-BB
Jennifer D. Stein, Broker
TX RE Lic: 9012035
213-446-5366
jennifer.stein@zeustra.com

**OUT OF STATE BROKERS**

**ERIK GAINOR**
*President*
*PA RE Lic: RS272137*
**717.503.6785**
**Erik.Gainor@zeustra.com**

**RYAN LUPO**
*Senior Vice President*
*PA RE Lic: RS379091*
**732.856.4349**
**Ryan.Lupo@zeustra.com**

ZEUSTRA

Medical Real Estate Advisors

# I. EXECUTIVE SUMMARY

# EXECUTIVE SUMMARY

## OVERVIEW

Zeustra, LLC is pleased to present the exclusive opportunity to acquire 21660 Kingsland Blvd, a 15,077 square foot multi-tenant medical office building situated on 3.10 acres within Katy's premier medical corridor. Currently 94% occupied with a diversified healthcare tenant base, the property delivers stable in-place cash flow alongside meaningful near-term upside through lease-up of the remaining vacancy.

The asset's most compelling attribute is its irreplaceable location — positioned directly adjacent to the hospital and surrounded by one of Greater Houston's most concentrated clusters of medical users. This adjacency drives durable, long-term demand for outpatient services and provides tenants

The surrounding trade area reinforces the investment thesis: within a 5-mile radius, the submarket supports more than 291,000 residents, over 97,000 households, median household income exceeding $101,000, and nearly 9,800 businesses — demographic fundamentals that underpin sustained demand for healthcare services.

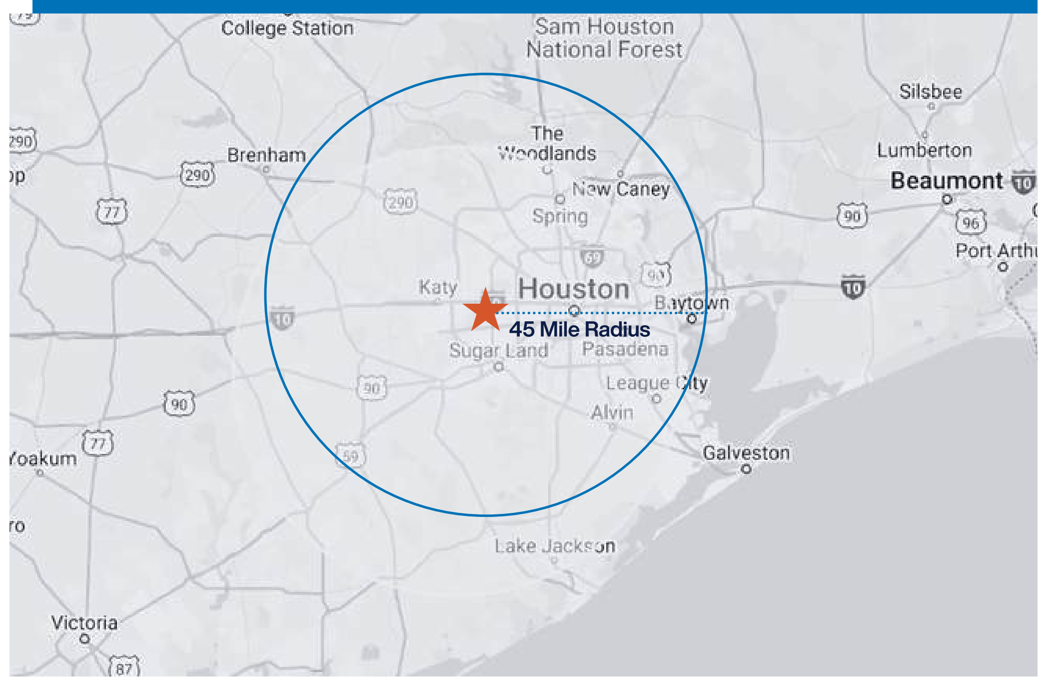
21660 Kingsland presents a differentiated opportunity. The property's varied lease term profile offers the ability to mark rents to market over time, while the 3.10-acre site carries meaningful underlying land value — providing optionality for future expansion or redevelopment in one of Katy's most established healthcare nodes. Recent capital improvements, including a new 20-year roof and 8.0 parking spaces per 1,000 square feet, further reduce near-term capital requirements and position the asset for long-term institutional quality.

### Property Information

**$5,450,000 | 6.80% Cap Rate**

| | |
|---|---|
| **Total SF** | 15,077 +/- |
| **Property Occupancy** | 94% |
| **Total Net Operating Income (Year 1)** | $355,300 |
| **Lease Structure** | Triple-Net |
| **Year Built** | 1986/2018 |
| **WALT** | 5.42 Years |

**25% Down and 4.5% Interest seller Financing Available**



# EXECUTIVE SUMMARY

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BLUVIDA
Precision Health & Wellness
NO SMOKING
FDC
NO SMOKING

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## INVESTMENT HIGHLIGHTS

### Well-Maintained Asset With Long-Term Functional Utility

- 15,077 SF medical office building on 3.10 acres in the heart of Katy's established medical corridor, directly adjacent to the hospital.
- New 20-year roof recently installed, significantly reducing near-term capital exposure and reinforcing the long-term durability of the asset.
- 8.0 parking spaces per 1,000 SF — well above market standard — supporting high-volume outpatient medical use and strong tenant retention.
- Diversified mix of outpatient medical and healthcare-related tenants provides a stable, resilient rent roll with broad leasing relevance across specialties.
- 3+ acre land position offers meaningful optionality for future expansion or redevelopment — a rare attribute in one of Greater Houston's most established healthcare nodes.

### Strategic Market in the Houston Metro Area with Strong Healthcare Fundamentals

- Situated in Katy, Texas — one of Greater Houston's fastest-growing and most affluent suburban markets, with sustained population and household income growth.
- Within a 5-mile radius: 291,000+ residents, 97,000+ households, and median household income exceeding $101,000 — demographics that directly support outpatient healthcare demand.
- Nearly 9,800 businesses and 86,000+ employees in the surrounding trade area create a deep, self-reinforcing patient and workforce base.
- Hospital-adjacent location provides tenants with irreplaceable clinical proximity, driving long-term lease relevance that generic suburban office cannot replicate.
- Strong residential density and continued suburban expansion position this corridor for durable, long-term appreciation — making this an ideal hold for a locally-oriented investor.

# KEY CONSIDERATIONS

## LOCATION AND MARKET HIGHLIGHTS

21660 Kingsland Blvd is strategically located in Katy, Texas, a mature and high-performing suburban submarket within the Houston MSA. Surrounded by dense residential communities and strong commercial activity, the property benefits from a large and established patient base that supports long-term outpatient healthcare demand. Within a 5-mile radius, the area includes more than 291,000 residents, over 97,000 households, and median household income in excess of $101,000, reinforcing the property's position within a fundamentally strong medical office corridor.

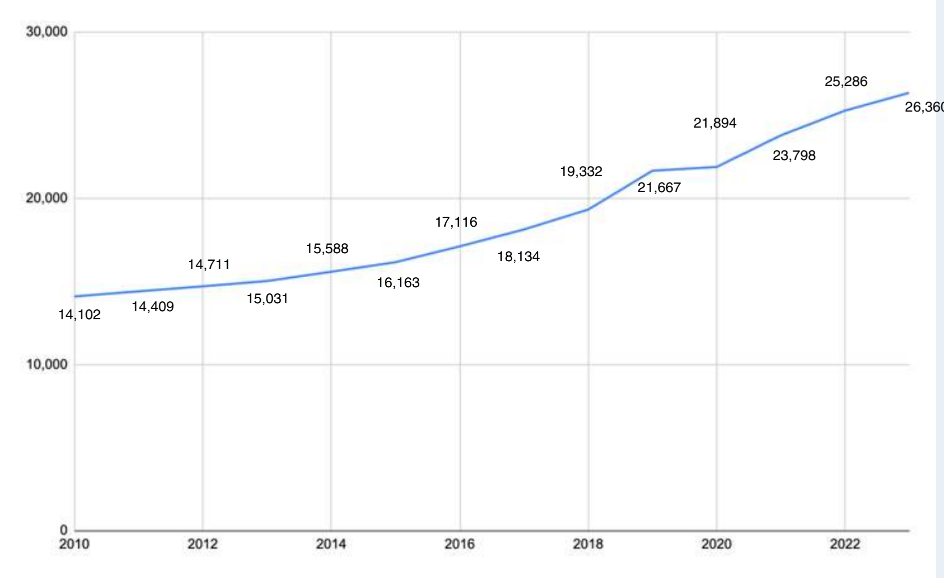
The surrounding trade area also includes nearly 9,800 businesses and more than 86,000 employees, providing additional daytime population and economic support for healthcare-oriented tenancy. These demographics, combined with the broader growth and durability of the Houston metro, continue to make Katy an attractive location for outpatient medical services and long-term real estate investment.

Medical office properties in well-located suburban markets continue to benefit from the essential nature of healthcare delivery and the ongoing shift toward outpatient care. 21660 Kingsland Blvd is well positioned within that trend, offering investors a 100% occupied, renovated medical office building with diversified tenancy and a NNN lease structure that supports durable cash flow characteristics.

With stable in-place income, strong demographics, and a proven location in one of Greater Houston's most established suburban markets, 21660 Kingsland Blvd represents an opportunity to acquire a stabilized medical office asset with lasting functional utility and long-term investor appeal.

## Yearly Population Growth

CAGR 4.95%




# RENT ROLL

| Tenant | Suite # | SF | Annual Rent | Lease Commence | Lease Expiration | Lease Type |
|---|---|---|---|---|---|---|
| Harris County | 100 | 3,973 | $99,325.00 | 5/1/25 | 4/30/28 | NNN |
| Functional Flow Health, LLC* | 200 | 3,632 | $98,616.00 | 7/1/24 | 6/30/27 | NNN |
| Hugo M. Toro, MD | 300 | 5,608 | $132,124.48 | 1/1/17 | 6/30/37* | NNN |
| Vacant | 400 | - | | - | - | |
| SCH MSO, LLC | 500 | 980 | $25,235.00 | 2/1/25 | 1/31/28 | NNN |

| | |
|---|---|
| **Net Operating Income** | **$ 355,300** |

# II. DEMOGRAPHIC & MARKET OVERVIEW

# LOCATION & ECONOMIC OVERVIEW

**Explosive Regional Growth**

Harris County, Texas is the largest county in Texas and one of the most populous counties in the United States, with a population exceeding 5.0 million. Since 2020, the county has grown by roughly 6.7%, reinforcing its position as one of the country's most important long-term demand drivers for healthcare real estate. In the latest Census release, the Houston metro posted the largest numeric population gain of any U.S. metro area, adding more than 126,000 residents in the most recent annual period.

**Healthcare Demand Tailwinds**

As healthcare delivery increasingly shifts toward outpatient settings, demographic expansion in one of the nation's largest metro areas helps drive sustained utilization and reinforces the long-term relevance of well-located medical properties. Nationally, the medical outpatient sector remains tight, with record-high occupancy of 92.7% in Q4 2025, reflecting durable tenant demand and limited available supply.

**Why It Matters**

Powerful demographic growth, expanding outpatient healthcare demand, and tightening medical vacancy continue to support the long-term outlook for healthcare real estate across Harris County and the broader Houston metro. With Harris County now exceeding 5.0 million residents, Houston leading the nation in recent metro population growth, and local medical office vacancy falling to 10.9%, the market continues to demonstrate the scale, demand, and limited supply dynamics that underpin durable occupancy. For investors, these trends help position well-located outpatient medical assets to benefit from sustained tenant demand, defensive sector fundamentals, and long-term real estate relevance.

# ECONOMICS & DEMOGRAPHICS

Harris County's population reached 5,009,302 and grew 6.7% from April 2020 to July 2025; from 2023 to 2024 alone, the county added 105,852 residents, the largest numeric gain of any county in the United States.

**$113,189** One of the largest and most economically significant county economies in Texas

Median Household Income

**36.9** years

Median Age

**6.7%**

Recent Population Growth (Since 2020)

**34.2%** of residents

Bachelor's Degree or Higher

**5,045,026**

Total Population (2023 est.)

Houston's economy is broad, deep, and diversified well beyond any single industry.

Primary Economic Drivers

Global economic scale, a diverse employment base, strong healthcare infrastructure, and powerful long-term population growth that continues to support outpatient medical demand.

Known For

## UNITED STATES

**$74,580**

Median Net Worth

**0.8%**

2025-2030 CAGR for Population

**2.7%**

2025-2030 CAGR for Average Household Income

**38.5**

2024 Median Age

**2.6%**

2025-2030 CAGR for Per Capita Income

*Source: ESRI*

# REGIONAL SNAPSHOT

**Combined Regional Population:**

- Houston-The Woodlands-Sugar Land Metro: 7,300,000+
- Harris County: 5,009,000+
- 3-Mile Radius: 111,000+
- 5-Mile Radius: 318,000+
- 10-Mile Radius: 948,000+

**Median Household Incomes:**

- Houston–The Woodlands–Sugar Land Metro: approximately $81,000+
- Harris County: approximately $71,000+

**Harris County** represents one of the most important healthcare real estate markets in the country, supported by the scale of the broader Houston metro and powerful long-term demographic growth. As the largest county in Texas, with more than 5.0 million residents, Harris County continues to benefit from sustained population expansion, deep employment density, and a large, diversified economic base. The broader Houston metro added more than 126,000 residents in the latest annual Census period, the largest numeric gain of any U.S. metro area, reinforcing long-term demand for medical services and outpatient healthcare infrastructure.

**Key Regional Drivers –Houston / Harris County, TX:**

- One of the largest and fastest-growing metro areas in the United States
- Strong population growth supporting long-term demand for outpatient healthcare services
- Dense surrounding demographics with more than 318,000 residents within 5 miles
- Major regional healthcare ecosystem supported by hospitals, physicians, and specialty providers
- Strategic Houston location with direct access to major population corridors and healthcare demand nodes