

Offering Memorandum  
FOR SALE

1233 CAMPBELL ROAD  
HOUSTON, TEXAS 77055



Memorial Surgery Center

**partners**  
medicalcre.com

# Our Team



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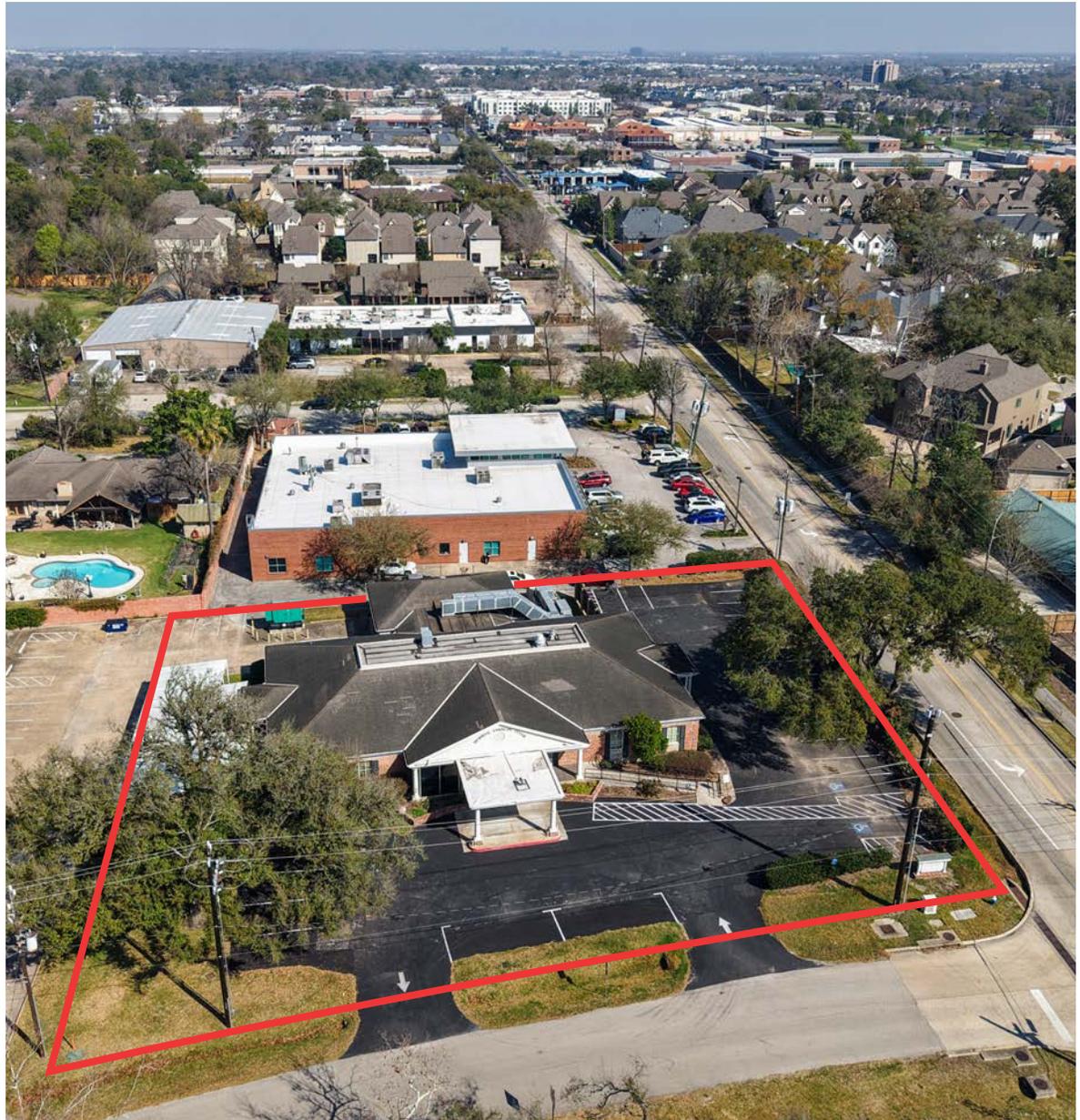
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# Investment Summary

Partners Real Estate is pleased to present 1233 Campbell Road, a fully built-out ambulatory surgery center located in the heart of Houston's coveted Memorial submarket. This 7,818-square-foot facility sits on 0.825 acres and is currently vacant, offering immediate occupancy for surgical or outpatient use. The property includes one operating room, two procedure rooms, pre-op and PACU areas, an on-site pharmacy, and a backup generator, delivering a true turnkey medical solution. Renovated in 2012, the building is positioned just half a mile from Interstate 10, surrounded by high-income residential neighborhoods and major healthcare systems. With growing healthcare demand and Houston's continued expansion as a national medical hub, this offering presents a rare opportunity to secure a premier surgery center asset in a high-barrier, high-demand location.

Price	Contact Broker
Occupancy	Vacant
Lot Size	0.825 AC
Building Size	7,818 SF
Year Built/Renovated	1992/2012



# Property Highlights

## TURNKEY AMBULATORY SURGERY CENTER

Fully equipped facility featuring one operating room, two procedure rooms, a pre-op area, PACU, and an on-site pharmacy—ideal for immediate surgical or outpatient use.

## SYNERGISTIC MEDICAL ENVIRONMENT

Surrounded by complementary medical users, the property includes a backup generator and efficient infrastructure—ensuring operational reliability and long-term stability for healthcare providers.

## PRIME MEMORIAL SUBMARKET LOCATION

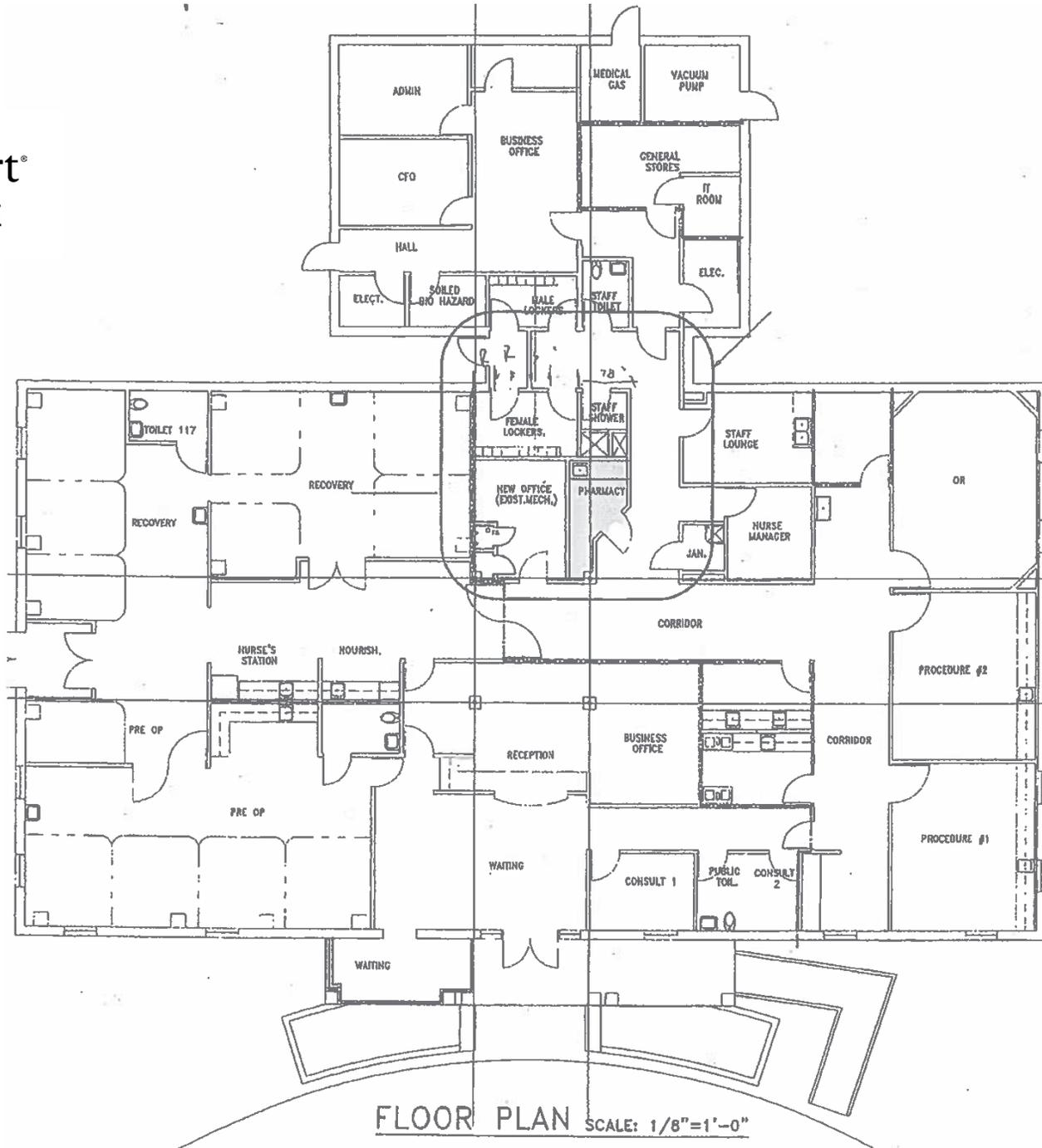
Located just half a mile from Interstate 10 in one of Houston's most affluent and established submarkets, offering exceptional accessibility and proximity to major hospitals and residential communities.

## HOUSTON MARKET GROWTH

As one of the largest healthcare hubs in the nation, Houston continues to experience sustained population growth, rising healthcare demand, and significant medical investment—driving long-term value for medical office and surgery center assets.



# Floor Plan



# Interior Photos

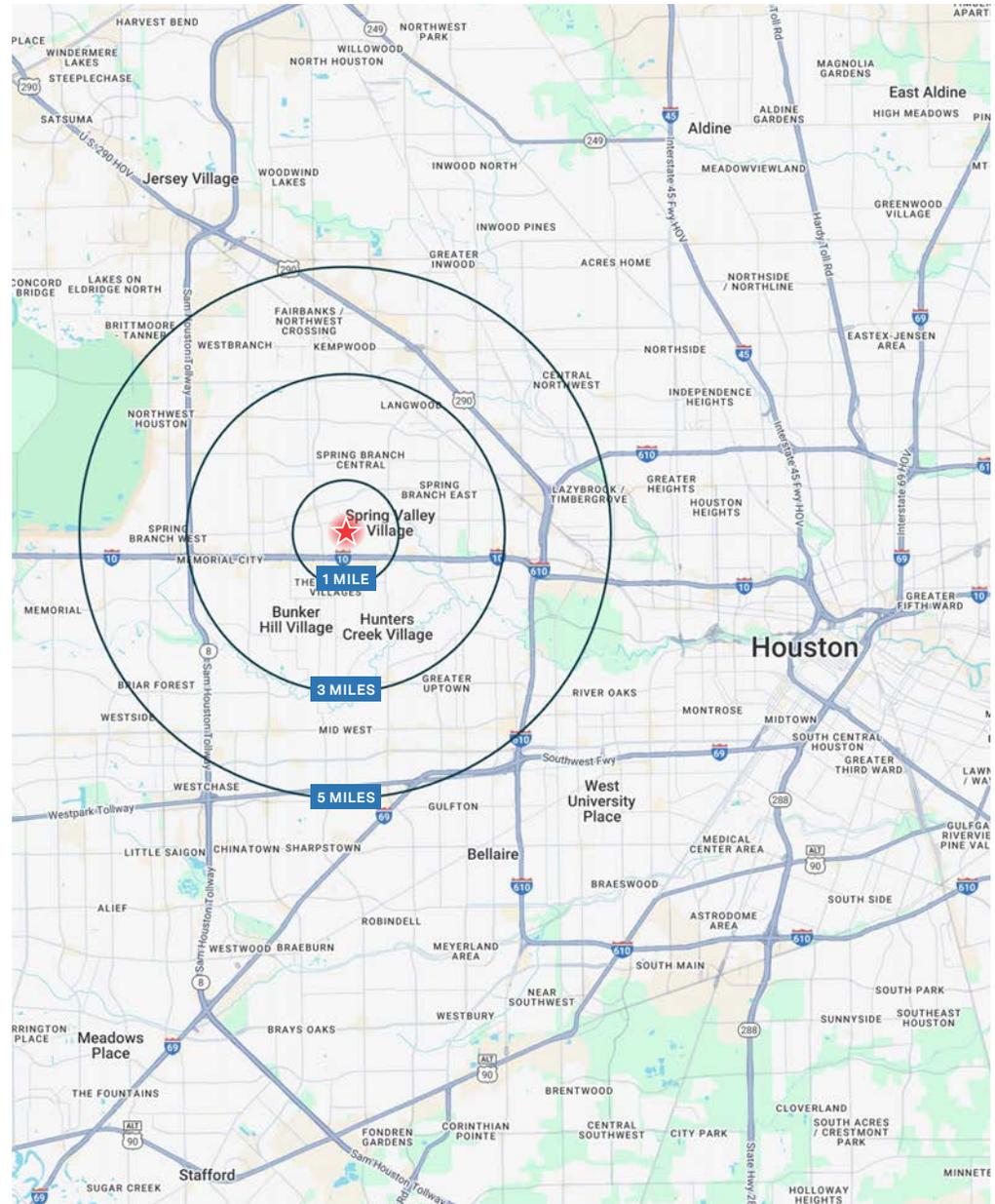


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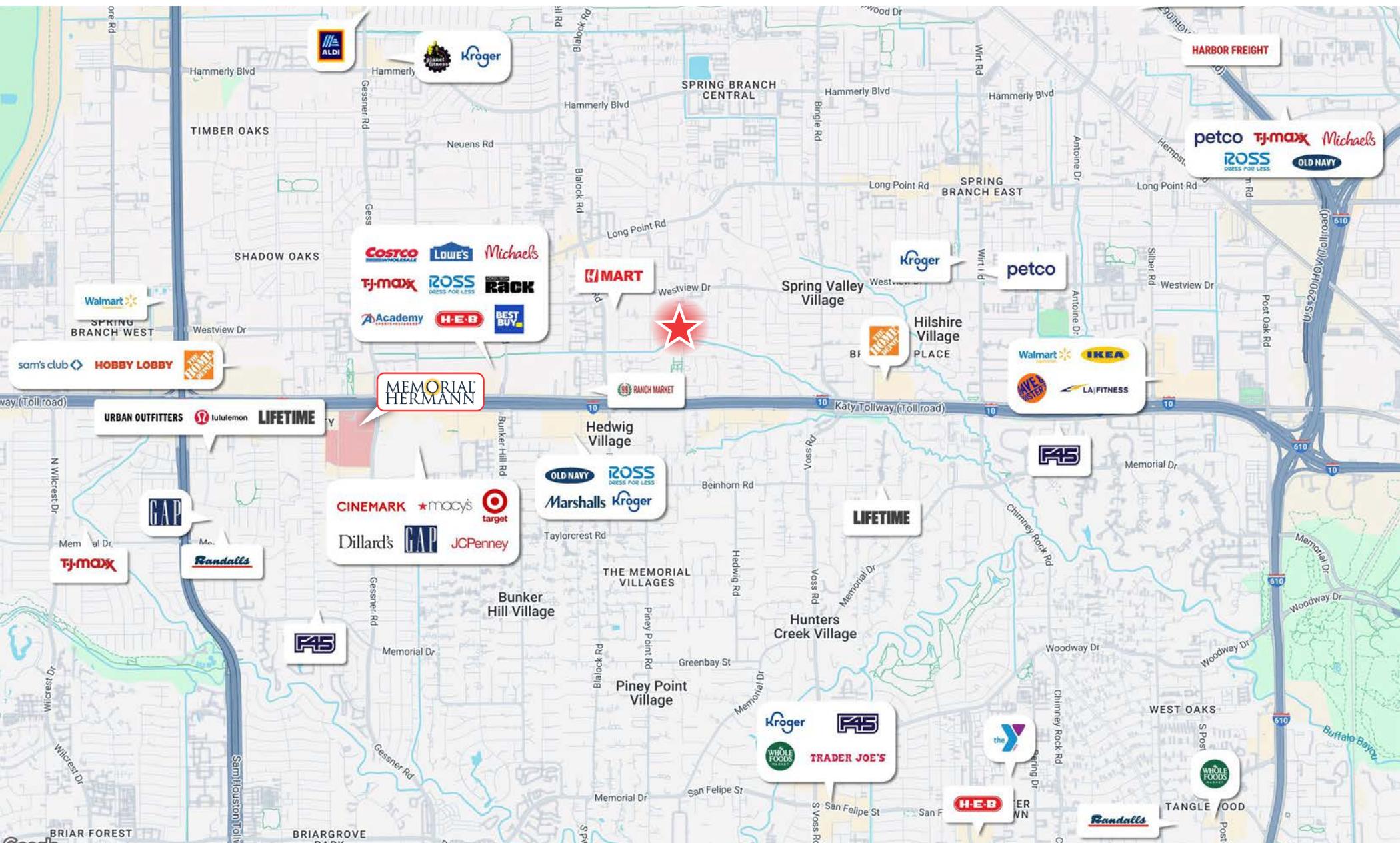


# Demographics

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2024 Population	16,523	146,465	405,748
2029 Population Projection	16,965	150,856	418,942
Median Age	35.7	37.2	36.6
<b>HOUSEHOLDS</b>			
2024 Households	5,747	55,035	171,954
2029 Household Projection	5,905	56,753	177,669
Avg Household Income	\$116,497	\$111,782	\$99,845
Median Household Income	\$61,001	\$72,880	\$64,284
<b>EMPLOYMENT</b>			
Employees	12,918	100,735	342,643
Businesses	2,037	10,704	34,628



# Nearby Businesses



# Nearby Medical



# Site Overview





**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.*



11-03-2025

**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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

**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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

**A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:**

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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.

PCR Brokerage Austin, LLC	9003950	licensing@partnersrealestate.com	512-580-6025
Name of Sponsoring Broker (Licensed Individual Or Business Entity)	License No.	Email	Phone
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Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone

Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
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Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_