



## Medical Office Park Huntsville

102 Medical Park Lane, Huntsville, TX 77340



**Barkley Dominey**

ProMed Realty Services, LLP

100 Medical Center Blvd., Ste. 204, Conroe, TX 77304

[bdominey@promedrealty.com](mailto:bdominey@promedrealty.com)

(936) 441-4102

License: 612403



Looking East at Property and Adjacent Huntsville Memorial Hospital Campus

# Medical Office Park Huntsville

\$17.50 /SF/Year

Located adjacent to hospital campus in Huntsville, Texas.

- Adjacent to Huntsville Hospital Campus
- Located in growing Medical development
- Easy access to I-45
- Large complex with a variety of medical tenants

For more information visit:

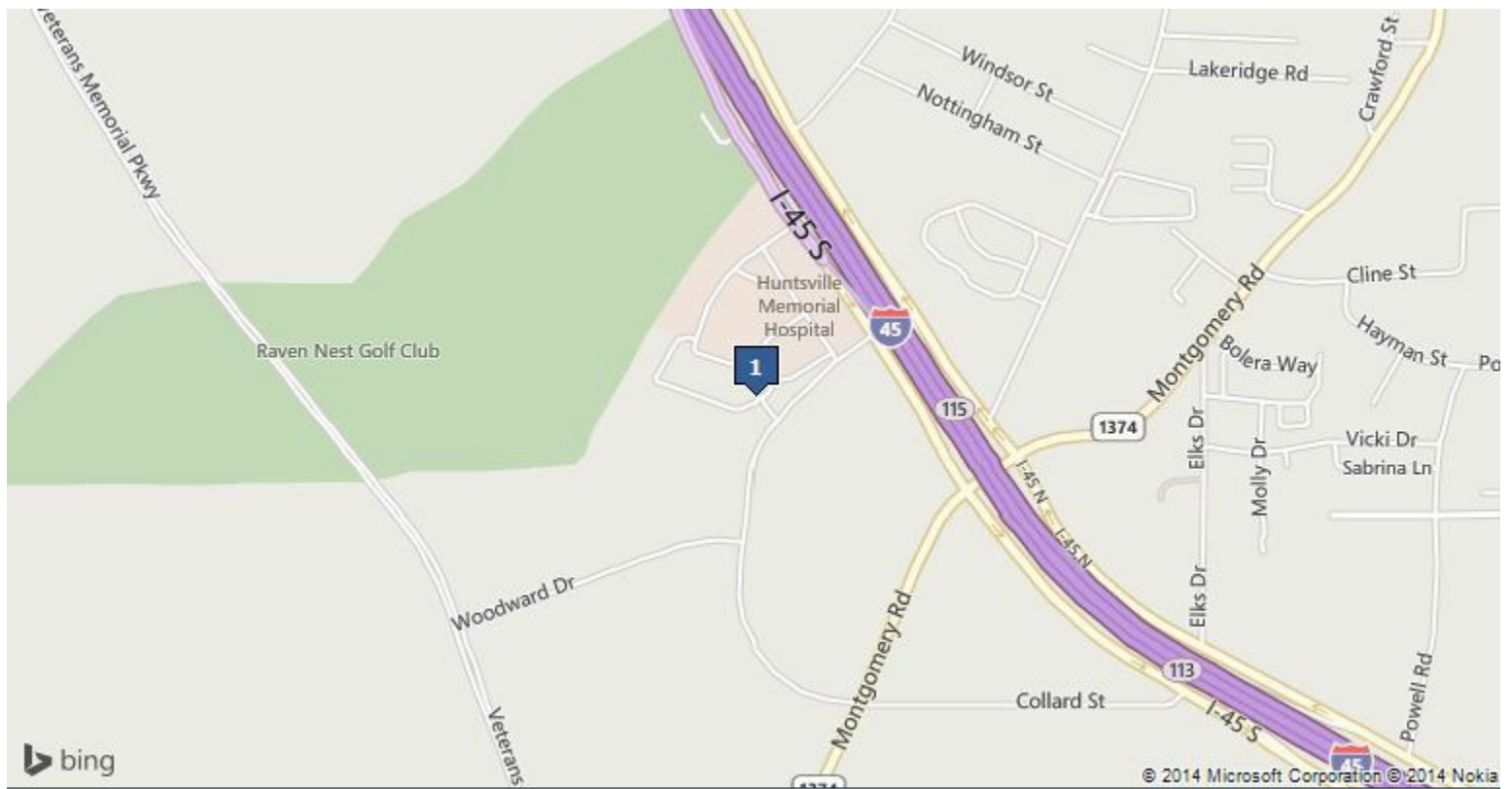
<http://www.crelisting.net/ZzL4Tq64Q/?StepID=107>

Total Space Available:	1,500 SF
Rental Rate:	\$17.50 /SF/Year
Property Type:	Medical Office Complex
Property Sub-type:	Medical Office
Building Size:	100,000 SF
Building Class:	A
Year Built:	2007
Lot Size:	15.44 Acres



**Space 102 B**

Space Available	1,500 SF
Rental Rate	\$17.50 /SF/Year
Space / Lot Type	Medical Office
Additional Space / Lot Types	Lab, Office-R&D,Office Building
Lease Type	NNN
Date Available	Jul 2014
Lease Term	60 Months

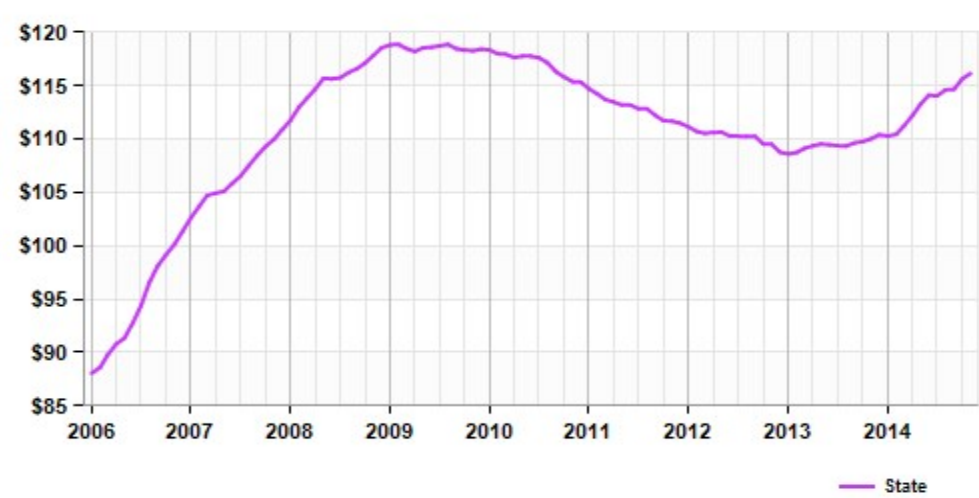


## 102-B Medical Park Lane, Huntsville, TX 77340

Sitting on the edge of the Piney Woods in Huntsville, Texas; Medical Office Park-Huntsville is a 100,000 SF medical office park located on the west side of Huntsville Memorial Hospital with easy access to Robinson Creek Parkway, and Interstate-45. Property in Huntsville, Texas.

# Market Trends

Asking Prices Office for Sale Huntsville, TX (\$/SF)



	Nov 14	vs. 3 mo. prior	Y-O-Y
State	\$116	+1.3%	+5.6%

Asking Rent Office for Lease Huntsville, TX (\$/SF/Year)



	Nov 14	vs. 3 mo. prior	Y-O-Y
State	\$16.92	+0.9%	+2.8%

# Demographics

Population	1-mi.	3-mi.	5-mi.
2013 Male Population	3,035	19,452	23,769
2013 Female Population	3,240	13,139	16,694
% 2013 Male Population	48.37%	59.69%	58.74%
% 2013 Female Population	51.63%	40.31%	41.26%
2013 Total Population: Adult	5,303	28,293	34,830
2013 Total Daytime Population	5,221	35,853	46,526
2013 Total Employees	2,250	13,116	18,812
2013 Total Population: Median Age	24	26	29
2013 Total Population: Adult Median Age	25	33	37
2013 Total population: Under 5 years	418	1,495	1,842
2013 Total population: 5 to 9 years	251	1,076	1,467
2013 Total population: 10 to 14 years	188	1,011	1,401
2013 Total population: 15 to 19 years	444	3,517	3,852
2013 Total population: 20 to 24 years	2,491	8,255	8,613
2013 Total population: 25 to 29 years	744	3,152	3,557
2013 Total population: 30 to 34 years	298	2,109	2,574
2013 Total population: 35 to 39 years	196	1,923	2,462
2013 Total population: 40 to 44 years	167	1,924	2,452
2013 Total population: 45 to 49 years	181	2,020	2,643
2013 Total population: 50 to 54 years	162	1,762	2,414
2013 Total population: 55 to 59 years	179	1,420	2,009
2013 Total population: 60 to 64 years	101	947	1,531
2013 Total population: 65 to 69 years	98	612	1,136
2013 Total population: 70 to 74 years	75	409	854
2013 Total population: 75 to 79 years	82	335	670
2013 Total population: 80 to 84 years	91	288	493
2013 Total population: 85 years and over	109	336	493
% 2013 Total population: Under 5 years	6.66%	4.59%	4.55%
% 2013 Total population: 5 to 9 years	4.00%	3.30%	3.63%
% 2013 Total population: 10 to 14 years	3.00%	3.10%	3.46%
% 2013 Total population: 15 to 19 years	7.08%	10.79%	9.52%
% 2013 Total population: 20 to 24 years	39.70%	25.33%	21.29%
% 2013 Total population: 25 to 29 years	11.86%	9.67%	8.79%
% 2013 Total population: 30 to 34 years	4.75%	6.47%	6.36%
% 2013 Total population: 35 to 39 years	3.12%	5.90%	6.08%
% 2013 Total population: 40 to 44 years	2.66%	5.90%	6.06%
% 2013 Total population: 45 to 49 years	2.88%	6.20%	6.53%
% 2013 Total population: 50 to 54 years	2.58%	5.41%	5.97%
% 2013 Total population: 55 to 59 years	2.85%	4.36%	4.97%
% 2013 Total population: 60 to 64 years	1.61%	2.91%	3.78%
% 2013 Total population: 65 to 69 years	1.56%	1.88%	2.81%
% 2013 Total population: 70 to 74 years	1.20%	1.25%	2.11%
% 2013 Total population: 75 to 79 years	1.31%	1.03%	1.66%



# Demographics

Population (Cont.)	1-mi.	3-mi.	5-mi.
% 2013 Total population: 80 to 84 years	1.45%	0.88%	1.22%
% 2013 Total population: 85 years and over	1.74%	1.03%	1.22%
2013 White alone	4,158	19,570	25,734
2013 Black or African American alone	1,415	8,854	10,064
2013 American Indian and Alaska Native alone	39	127	145
2013 Asian alone	146	469	543
2013 Native Hawaiian and OPI alone	3	14	22
2013 Some Other Race alone	299	2,806	3,050
2013 Two or More Races alone	215	751	905
2013 Hispanic	931	6,572	7,211
2013 Not Hispanic	5,344	26,019	33,252
% 2013 White alone	66.26%	60.05%	63.60%
% 2013 Black or African American alone	22.55%	27.17%	24.87%
% 2013 American Indian and Alaska Native alone	0.62%	0.39%	0.36%
% 2013 Asian alone	2.33%	1.44%	1.34%
% 2013 Native Hawaiian and OPI alone	0.05%	0.04%	0.05%
% 2013 Some Other Race alone	4.76%	8.61%	7.54%
% 2013 Two or More Races alone	3.43%	2.30%	2.24%
% 2013 Hispanic	14.84%	20.17%	17.82%
% 2013 Not Hispanic	85.16%	79.83%	82.18%
2000 Not Hispanic: White alone	3,355	14,731	19,672
2000 Not Hispanic: Black or African American alone	793	7,843	8,969
2000 Not Hispanic: American Indian and Alaska Native alone	20	81	88
2000 Not Hispanic: Asian alone	74	324	368
2000 Not Hispanic: Native Hawaiian and OPI alone	7	14	16
2000 Not Hispanic: Some Other Race alone	4	37	43
2000 Not Hispanic: Two or More Races	63	284	336
% 2000 Not Hispanic: White alone	70.45%	52.10%	56.17%
% 2000 Not Hispanic: Black or African American alone	16.65%	27.74%	25.61%
% 2000 Not Hispanic: American Indian and Alaska Native alone	0.42%	0.29%	0.25%
% 2000 Not Hispanic: Asian alone	1.55%	1.15%	1.05%
% 2000 Not Hispanic: Native Hawaiian and OPI alone	0.15%	0.05%	0.05%
% 2000 Not Hispanic: Some Other Race alone	0.08%	0.13%	0.12%
% 2000 Not Hispanic: Two or More Races	1.32%	1.00%	0.96%
<b>Population Change</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
Total: Employees (NAICS)	n/a	n/a	n/a
Total: Establishments (NAICS)	n/a	n/a	n/a
2013 Total Population	6,275	32,591	40,463
2013 Households	2,919	9,609	12,437

# Demographics

## Population Change (Cont.)

	1-mi.	3-mi.	5-mi.
Population Change 2010-2013	112	565	1,369
Household Change 2010-2013	12	109	400
% Population Change 2010-2013	1.82%	1.76%	3.50%
% Household Change 2010-2013	0.41%	1.15%	3.32%
Population Change 2000-2013	1,513	4,318	5,442
Household Change 2000-2013	699	1,720	2,213
% Population Change 2000 to 2013	31.77%	15.27%	15.54%
% Household Change 2000 to 2013	31.49%	21.80%	21.65%

## Housing

	1-mi.	3-mi.	5-mi.
2000 Housing Units	2,455	8,905	11,460
2000 Occupied Housing Units	2,220	7,888	10,223
2000 Owner Occupied Housing Units	347	2,820	4,679
2000 Renter Occupied Housing Units	1,873	5,068	5,544
2000 Vacant Housings Units	235	1,032	1,245
% 2000 Occupied Housing Units	90.43%	88.58%	89.21%
% 2000 Owner occupied housing units	15.63%	35.75%	45.77%
% 2000 Renter occupied housing units	84.37%	64.25%	54.23%
% 2000 Vacant housing units	9.57%	11.59%	10.86%

## Income

	1-mi.	3-mi.	5-mi.
2013 Household Income: Median	\$22,873	\$27,262	\$32,453
2013 Household Income: Average	\$38,709	\$38,622	\$46,439
2013 Per Capita Income	\$18,322	\$16,699	\$19,852
2013 Household income: Less than \$10,000	731	2,285	2,462
2013 Household income: \$10,000 to \$14,999	228	927	1,032
2013 Household income: \$15,000 to \$19,999	266	696	785
2013 Household income: \$20,000 to \$24,999	408	625	754
2013 Household income: \$25,000 to \$29,999	225	600	730
2013 Household income: \$30,000 to \$34,999	166	781	928
2013 Household income: \$35,000 to \$39,999	123	660	784
2013 Household income: \$40,000 to \$44,999	59	279	394
2013 Household income: \$45,000 to \$49,999	83	289	337
2013 Household income: \$50,000 to \$59,999	49	517	692
2013 Household income: \$60,000 to \$74,999	120	622	1,106
2013 Household income: \$75,000 to \$99,999	161	731	1,301
2013 Household income: \$100,000 to \$124,999	103	157	362
2013 Household income: \$125,000 to \$149,999	55	144	179
2013 Household income: \$150,000 to \$199,999	127	216	405
2013 Household income: \$200,000 or more	15	80	186
% 2013 Household income: Less than \$10,000	25.04%	23.78%	19.80%
% 2013 Household income: \$10,000 to \$14,999	7.81%	9.65%	8.30%



# Demographics

## Income (Cont.)

	1-mi.	3-mi.	5-mi.
% 2013 Household income: \$15,000 to \$19,999	9.11%	7.24%	6.31%
% 2013 Household income: \$20,000 to \$24,999	13.98%	6.50%	6.06%
% 2013 Household income: \$25,000 to \$29,999	7.71%	6.24%	5.87%
% 2013 Household income: \$30,000 to \$34,999	5.69%	8.13%	7.46%
% 2013 Household income: \$35,000 to \$39,999	4.21%	6.87%	6.30%
% 2013 Household income: \$40,000 to \$44,999	2.02%	2.90%	3.17%
% 2013 Household income: \$45,000 to \$49,999	2.84%	3.01%	2.71%
% 2013 Household income: \$50,000 to \$59,999	1.68%	5.38%	5.56%
% 2013 Household income: \$60,000 to \$74,999	4.11%	6.47%	8.89%
% 2013 Household income: \$75,000 to \$99,999	5.52%	7.61%	10.46%
% 2013 Household income: \$100,000 to \$124,999	3.53%	1.63%	2.91%
% 2013 Household income: \$125,000 to \$149,999	1.88%	1.50%	1.44%
% 2013 Household income: \$150,000 to \$199,999	4.35%	2.25%	3.26%
% 2013 Household income: \$200,000 or more	0.51%	0.83%	1.50%

## Retail Sales Volume

	1-mi.	3-mi.	5-mi.
2013 Childrens/Infants clothing stores	\$957,674	\$3,100,566	\$3,946,797
2013 Jewelry stores	\$655,057	\$2,179,086	\$2,581,611
2013 Mens clothing stores	\$1,783,111	\$4,379,073	\$5,097,143
2013 Shoe stores	\$1,567,265	\$4,102,243	\$4,905,539
2013 Womens clothing stores	\$2,419,123	\$6,532,714	\$7,724,195
2013 Automobile dealers	\$11,612,517	\$35,984,122	\$46,754,895
2013 Automotive parts and accessories stores	\$2,791,618	\$8,516,077	\$10,843,833
2013 Other motor vehicle dealers	\$547,643	\$1,823,879	\$2,177,151
2013 Tire dealers	\$1,242,137	\$3,769,279	\$4,816,522
2013 Hardware stores	\$34,472	\$72,590	\$91,716
2013 Home centers	\$239,462	\$600,641	\$799,679
2013 Nursery and garden centers	\$277,877	\$830,673	\$1,106,351
2013 Outdoor power equipment stores	\$1,264,832	\$2,579,565	\$2,839,078
2013 Paint andwallpaper stores	\$31,722	\$72,733	\$89,662
2013 Appliance, television, and other electronics stores	\$2,228,145	\$5,942,735	\$7,176,122
2013 Camera andphotographic supplies stores	\$156,110	\$558,238	\$735,915
2013 Computer andsoftware stores	\$4,525,939	\$13,401,604	\$16,917,577
2013 Beer, wine, and liquor stores	\$748,708	\$2,237,796	\$2,728,372
2013 Convenience stores	\$4,040,156	\$11,408,605	\$14,059,631
2013 Restaurant Expenditures	\$3,612,719	\$10,706,744	\$13,275,816
2013 Supermarkets and other grocery (except convenience) stores	\$13,652,354	\$39,352,309	\$49,089,578
2013 Furniture stores	\$1,636,222	\$4,643,593	\$5,563,497
2013 Home furnishings stores	\$4,133,820	\$10,731,104	\$13,062,267
2013 General merchandise stores	\$20,934,440	\$57,946,342	\$71,322,203
2013 Gasoline stations with convenience stores	\$11,354,962	\$33,266,670	\$41,793,359
2013 Other gasoline stations	\$7,748,168	\$23,159,802	\$29,361,647
2013 Department stores (excl leased depts)	\$20,279,383	\$55,767,256	\$68,740,591
2013 General merchandise stores	\$20,934,440	\$57,946,342	\$71,322,203
2013 Other health and personal care stores	\$1,136,386	\$3,492,960	\$4,490,297

# Demographics

Retail Sales Volume (Cont.)	1-mi.	3-mi.	5-mi.
2013 Pharmacies and drug stores	\$3,377,437	\$10,407,834	\$13,506,787
2013 Pet and pet supplies stores	\$953,843	\$2,923,767	\$3,723,168
2013 Book, periodical, and music stores	\$327,259	\$888,752	\$1,112,472
2013 Hobby, toy, and game stores	\$450,563	\$1,162,595	\$1,329,118
2013 Musical instrument and supplies stores	\$354,848	\$581,004	\$617,551
2013 Sewing, needlework, and piece goods stores	\$159,017	\$470,027	\$522,715
2013 Sporting goods stores	\$239,046	\$1,055,654	\$1,320,705