



**2505 N SHEPHERD DR**

Houston, TX 77008

**OFFERING MEMORANDUM**

**partners**






## PARTNERS CONTACTS:

Lead Agent



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## DISCLAIMER

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Investors are required to conduct their own investigations, analysis, due diligence, draw their own conclusions, and make their own decisions. Any areas concerning taxes or specific legal or technical questions should be referred to lawyers, accountants, consultants, brokers, or other professionals licensed, qualified or authorized to render such advice.

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**PARTNERS AUSTIN**

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**PARTNERSREALESTATE.COM**

# PROPERTY OVERVIEW

**\$** **\$6,570,000**  
PRICE

**\$** **\$599.89**  
PRICE PER SF

**\$** **\$32.00 NNN**  
LEASE RATE

**\$** **\$8.00 PSF**  
ESTIMATED NNN'S

**🏠** **10,952 SF**  
BUILDING SIZE

**⚙️** **2005**  
YEAR RENOVATED

**📍** **0.60 AC**  
LOT SIZE



**SELLER FINANCING AVAILABLE**



# INVESTMENT HIGHLIGHTS

## TURN-KEY AMBULATORY SURGERY CENTER

- One Class C Operating Room and One Large Procedure Room

## CURRENT ASC LICENSE CAN BE INCLUDED WITH SALE

- 2505 N Shepherd is currently licensed with THHS until 9/30/2023

## HIGH BARRIERS TO ENTRY

- With rising construction costs and lengthy licensing timeframes, new build Ambulatory Surgery Centers are becoming increasingly challenging

## EXCELLENT UNDERLYING REAL ESTATE

- The subject property boasts gated parking in an extremely dense Neighborhood
- High visibility along North Shepherd which sees over 17,000 vehicles per day

## FAVORABLE STATE TAX LAWS

- Texas is one of seven states that currently do not impose state or investment tax

## UNPARALLELED MARKET GROWTH

- Houston MSA is the U.S. energy headquarters for virtually every segment of the oil and gas industry, and is one of the most important industrial bases in the world ranking No. 2 in manufacturing GDP in the U.S. It has the largest medical complex in the world, the Texas Medical Center, which provides health care, research, and education at its 58+ institutions. In addition, Houston MSA comprises of more than 1,760 life sciences and biotechnology companies, cutting-edge hospitals, health facilities, and research institutions

**DOWNTOWN HOUSTON - 13 MIN DRIVE**







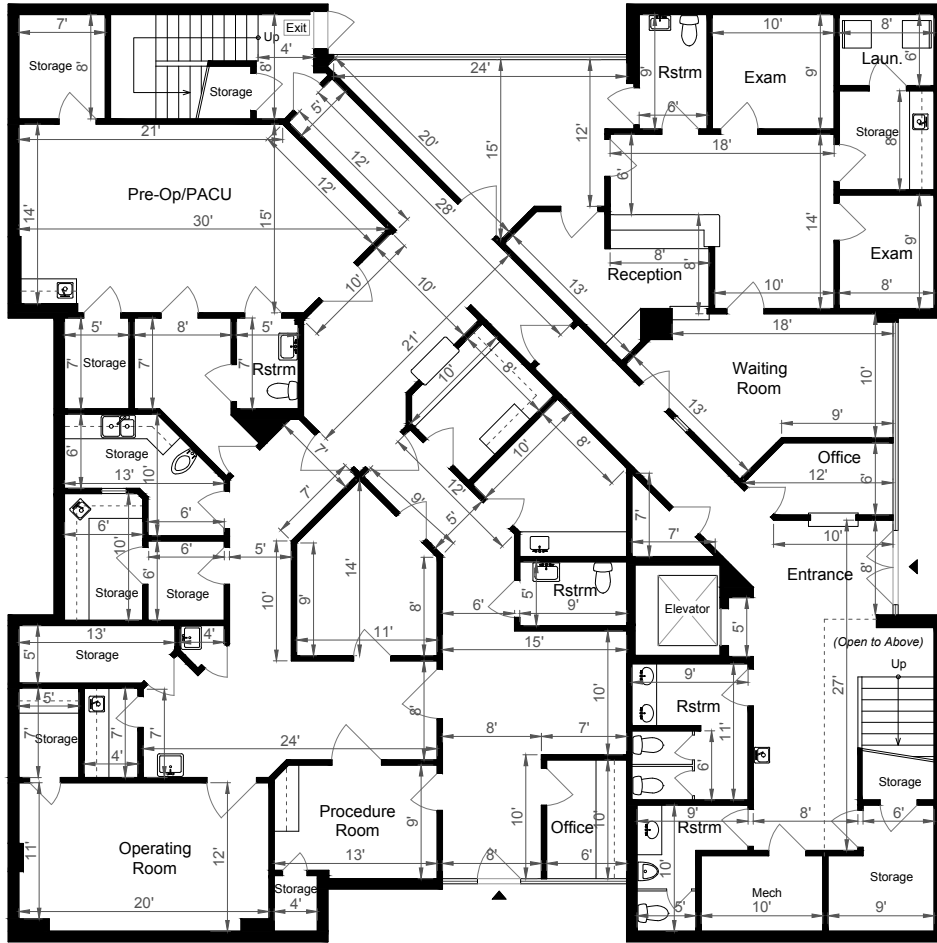




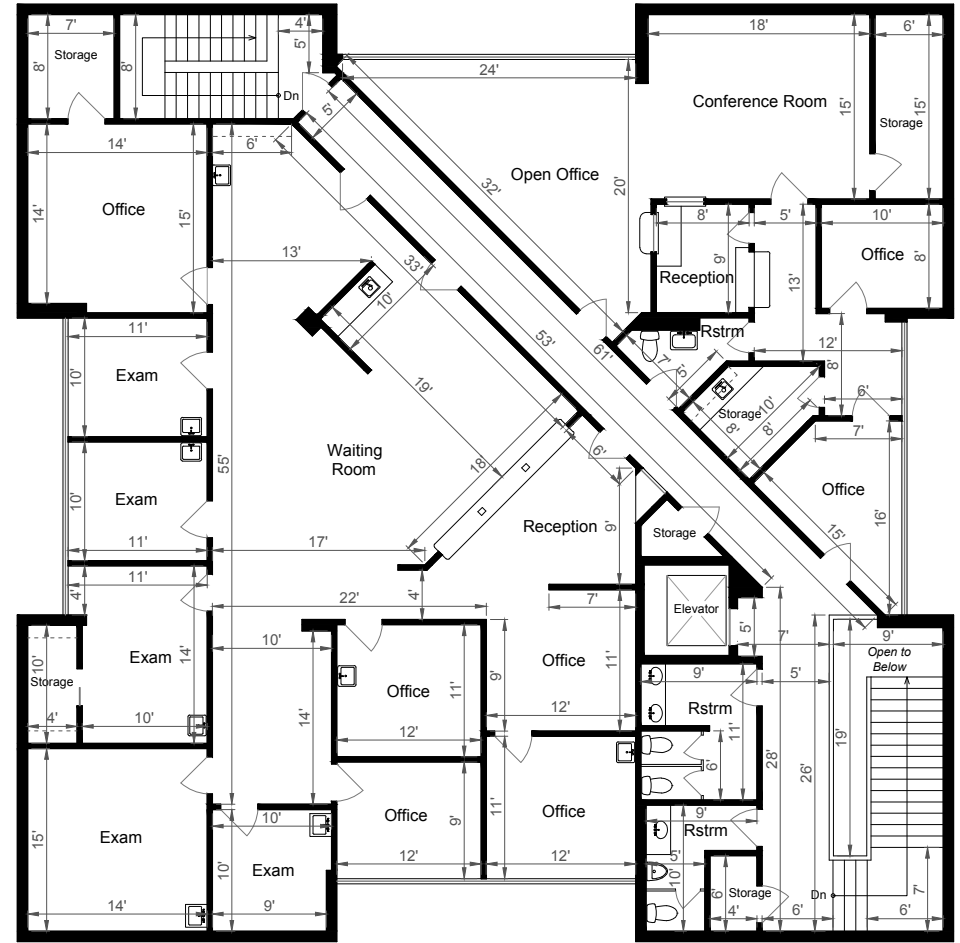




# FLOOR PLAN - 10,952 SF

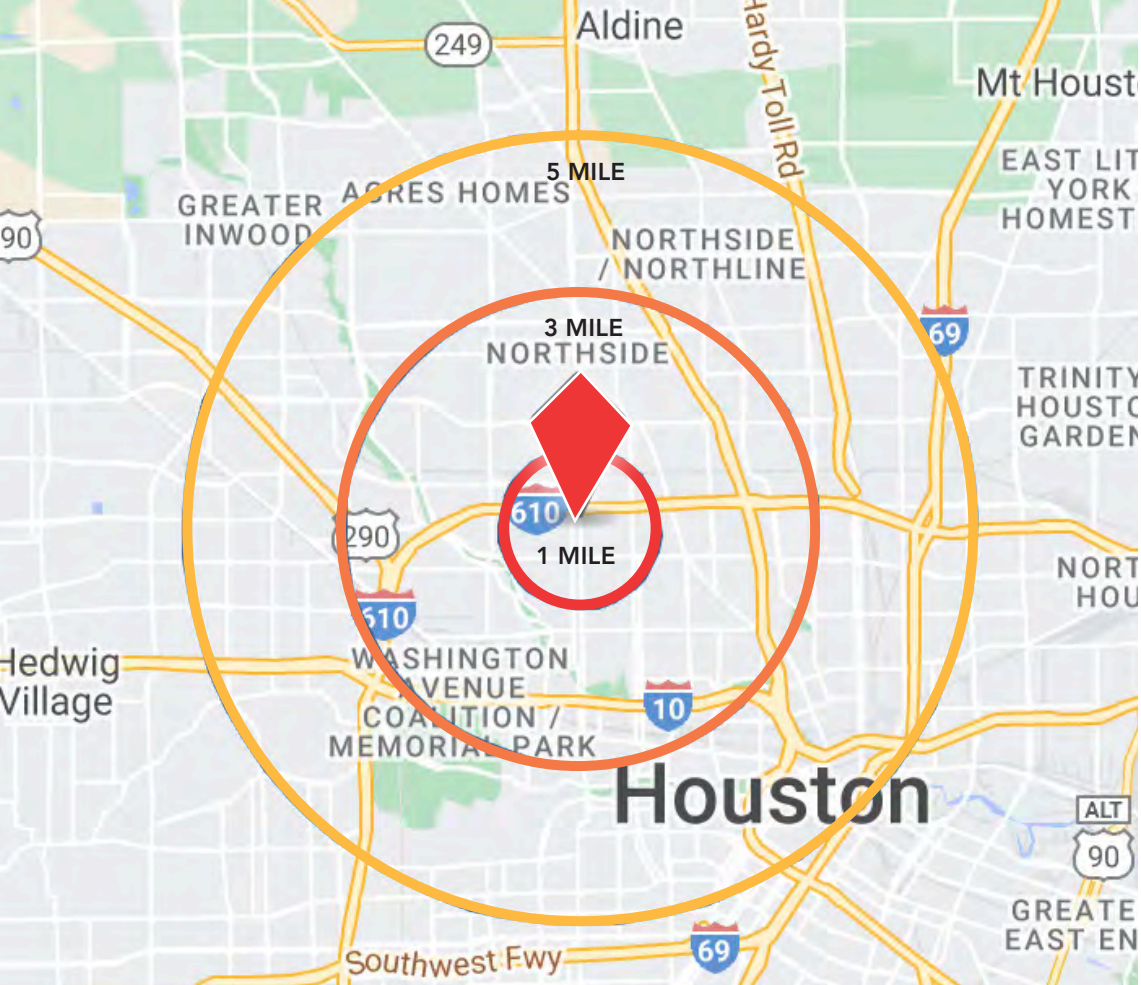


**FIRST FLOOR**



**SECOND FLOOR**





## DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2022 Population - Current Year Estimate	19,469	155,100	428,025
2027 Population - Five Year Projection	20,694	161,807	444,413
HOUSEHOLDS			
2022 Households - Current Year Estimate	8,646	64,824	170,471
2022-2027 Household Growth	1.2%	0.8%	0.8%
HOUSEHOLD INCOME			
2022 Average Household Income	\$155,751	\$124,254	\$106,854
DAYTIME EMPLOYMENT			
2022 Businesses	1,810	11,308	29,391
2022 Employees	14,766	103,359	325,840





# AERIAL OVERVIEW



**SITE**



**H-E-B**

**BANK OF AMERICA**  
**Jenni's**  
**RICE BOX**  
**Texas Children's Hospital**  
**olive**  
*The Olive Oil Experience & Wine Bar*  
**ZOË'S KITCHEN**

**JINYA**  
BAKERY

*Heights*  
BREAD & BUTTER  
**FLOWER CHILD**  
HEALTHY FOOD FOR A HAPPY WORLD

**McIntyre's**

**WHOLE FOODS**  
MARKET



**THE HOME DEPOT**

**CHIPOTLE**  
MEXICAN GRILL  
**Office DEPOT**

**LOWE'S**

**CVS**  
pharmacy

**Cane's**  
CHICKEN FINGERES  
**FRENCHAL GUY'S**  
LONG AND CHICKEN  
**SHIPLEY DO-NUTS**  
MADE LIFE DELICIOUS  
**aAno**  
MEDITERRANEAN CUISINE  
**THE UNION KITCHEN**  
**Local Poké**  
**Slowpokes.** **LOVELAND**  
YOGA



**DOWNTOWN HOUSTON**

**H-E-B**

**N SHEPHERD DR - VPD 20,323+**

**SITE**





INTERSTATE 610 - VPD 171,000+

  
**DURHAM**  
HEIGHTS  
281 UNITS







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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.

11-2-2015



## 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

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

\_\_\_\_\_  
Date