



## Livingston Medical Arts Pavilion

403 Ogletree, Livingston, TX 77351



# ProMed

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# Livingston Medical Arts Pavilion

\$18.50 /SF/Year

New Class A Medical Office Facility located on Livingston Medical Campus

For more information visit:

[http://www.crelisting.net/ET89\\_Hb9A/?StepID=107](http://www.crelisting.net/ET89_Hb9A/?StepID=107)

Total Space Available:	7,033 SF
Rental Rate:	\$18.50 /SF/Year
Min. Divisible:	1,500 SF
Max. Contiguous:	5,022 SF
Property Type:	Office
Property Sub-type:	Medical Office
Additional Sub-types:	Office-R&D
Building Size:	30,000 SF
Building Class:	A
Build to Suit:	Yes



1

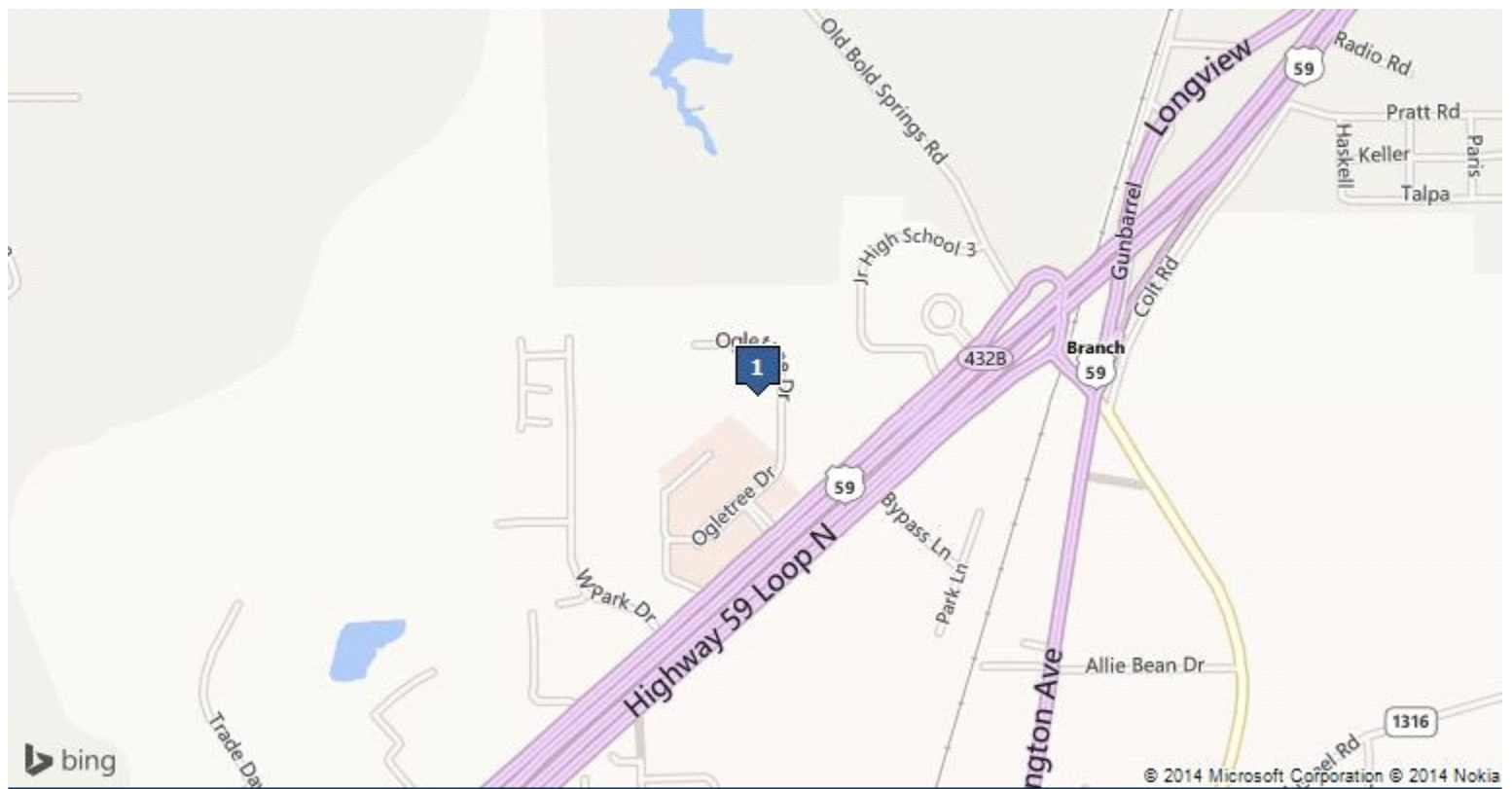
**Space 1**

Space Available	5,022 SF
Rental Rate	\$18.50 /SF/Year
Space / Lot Type	Institutional/Governmental
Additional Space / Lot Types	Medical Office,Office Building
Min. Divisible	1,500 SF
Lease Type	NNN
Date Available	Aug 2012

2

**Space 2**

Space Available	2,011 SF
Rental Rate	\$18.50 /SF/Year
Space / Lot Type	Medical Office
Lease Type	NNN
Date Available	Aug 2012

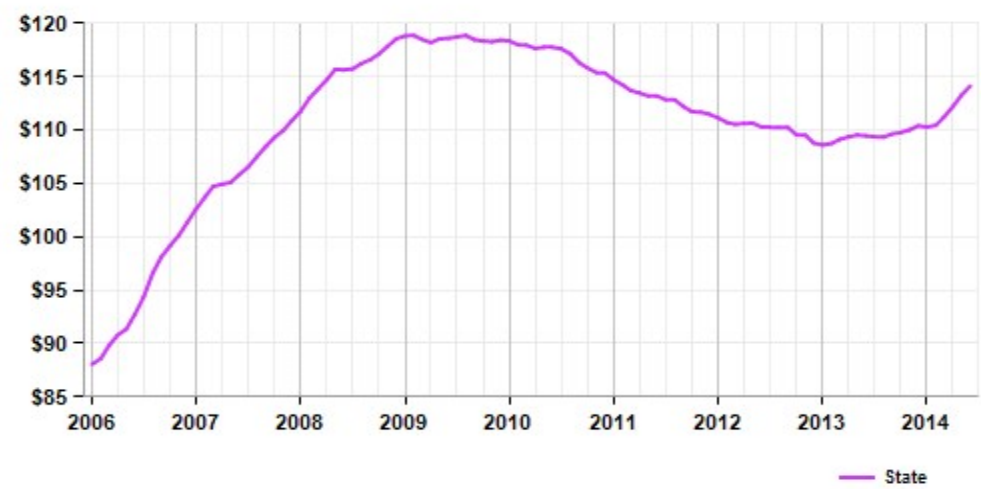


## 403 Ogletree, Livingston, TX 77351

Locate on South Hwy 59, next to the Livingston Memorial Medical Center

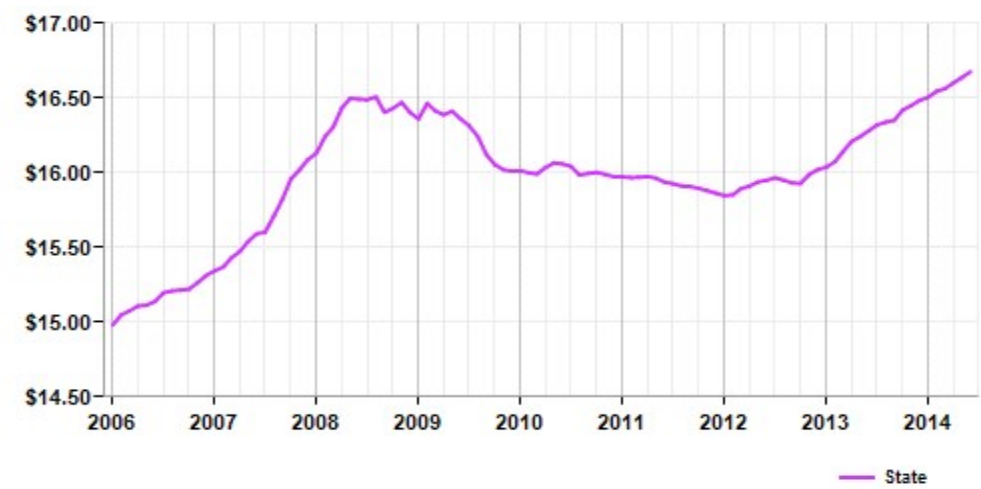
# Market Trends

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



	Jun 14	vs. 3 mo. prior	Y-O-Y
State	\$114	+2.6%	+4.3%

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



	Jun 14	vs. 3 mo. prior	Y-O-Y
State	\$16.68	+0.7%	+2.4%

# Demographics

Population	1-mi.	3-mi.	5-mi.
2013 Male Population	433	3,315	5,362
2013 Female Population	409	3,523	5,674
% 2013 Male Population	51.43%	48.48%	48.59%
% 2013 Female Population	48.57%	51.52%	51.41%
2013 Total Population: Adult	604	5,076	8,191
2013 Total Daytime Population	1,538	10,653	13,503
2013 Total Employees	874	6,253	6,535
2013 Total Population: Median Age	38	39	39
2013 Total Population: Adult Median Age	47	50	50
2013 Total population: Under 5 years	69	526	819
2013 Total population: 5 to 9 years	61	472	787
2013 Total population: 10 to 14 years	63	474	777
2013 Total population: 15 to 19 years	59	468	759
2013 Total population: 20 to 24 years	39	404	649
2013 Total population: 25 to 29 years	50	402	638
2013 Total population: 30 to 34 years	43	382	597
2013 Total population: 35 to 39 years	72	412	623
2013 Total population: 40 to 44 years	63	420	656
2013 Total population: 45 to 49 years	70	453	754
2013 Total population: 50 to 54 years	77	429	754
2013 Total population: 55 to 59 years	55	418	712
2013 Total population: 60 to 64 years	44	385	658
2013 Total population: 65 to 69 years	23	341	585
2013 Total population: 70 to 74 years	9	275	462
2013 Total population: 75 to 79 years	22	209	309
2013 Total population: 80 to 84 years	13	180	250
2013 Total population: 85 years and over	10	188	247
% 2013 Total population: Under 5 years	8.19%	7.69%	7.42%
% 2013 Total population: 5 to 9 years	7.24%	6.90%	7.13%
% 2013 Total population: 10 to 14 years	7.48%	6.93%	7.04%
% 2013 Total population: 15 to 19 years	7.01%	6.84%	6.88%
% 2013 Total population: 20 to 24 years	4.63%	5.91%	5.88%
% 2013 Total population: 25 to 29 years	5.94%	5.88%	5.78%
% 2013 Total population: 30 to 34 years	5.11%	5.59%	5.41%
% 2013 Total population: 35 to 39 years	8.55%	6.03%	5.65%
% 2013 Total population: 40 to 44 years	7.48%	6.14%	5.94%
% 2013 Total population: 45 to 49 years	8.31%	6.62%	6.83%
% 2013 Total population: 50 to 54 years	9.14%	6.27%	6.83%
% 2013 Total population: 55 to 59 years	6.53%	6.11%	6.45%
% 2013 Total population: 60 to 64 years	5.23%	5.63%	5.96%
% 2013 Total population: 65 to 69 years	2.73%	4.99%	5.30%
% 2013 Total population: 70 to 74 years	1.07%	4.02%	4.19%
% 2013 Total population: 75 to 79 years	2.61%	3.06%	2.80%

# Demographics

Population (Cont.)	1-mi.	3-mi.	5-mi.
% 2013 Total population: 80 to 84 years	1.54%	2.63%	2.27%
% 2013 Total population: 85 years and over	1.19%	2.75%	2.24%
2013 White alone	472	4,871	8,225
2013 Black or African American alone	276	1,136	1,473
2013 American Indian and Alaska Native alone	2	32	73
2013 Asian alone	8	60	70
2013 Native Hawaiian and OPI alone	n/a	3	3
2013 Some Other Race alone	59	615	953
2013 Two or More Races alone	25	121	239
2013 Hispanic	123	1,132	1,832
2013 Not Hispanic	719	5,706	9,204
% 2013 White alone	56.06%	71.23%	74.53%
% 2013 Black or African American alone	32.78%	16.61%	13.35%
% 2013 American Indian and Alaska Native alone	0.24%	0.47%	0.66%
% 2013 Asian alone	0.95%	0.88%	0.63%
% 2013 Native Hawaiian and OPI alone	0.00%	0.04%	0.03%
% 2013 Some Other Race alone	7.01%	8.99%	8.64%
% 2013 Two or More Races alone	2.97%	1.77%	2.17%
% 2013 Hispanic	14.61%	16.55%	16.60%
% 2013 Not Hispanic	85.39%	83.45%	83.40%
2000 Not Hispanic: White alone	503	4,601	7,407
2000 Not Hispanic: Black or African American alone	287	1,128	1,444
2000 Not Hispanic: American Indian and Alaska Native alone	2	36	49
2000 Not Hispanic: Asian alone	3	51	60
2000 Not Hispanic: Native Hawaiian and OPI alone	n/a	n/a	n/a
2000 Not Hispanic: Some Other Race alone	2	3	4
2000 Not Hispanic: Two or More Races	10	75	116
% 2000 Not Hispanic: White alone	57.09%	68.87%	72.41%
% 2000 Not Hispanic: Black or African American alone	32.58%	16.88%	14.12%
% 2000 Not Hispanic: American Indian and Alaska Native alone	0.23%	0.54%	0.48%
% 2000 Not Hispanic: Asian alone	0.34%	0.76%	0.59%
% 2000 Not Hispanic: Native Hawaiian and OPI alone	0.00%	0.00%	0.00%
% 2000 Not Hispanic: Some Other Race alone	0.23%	0.04%	0.04%
% 2000 Not Hispanic: Two or More Races	1.14%	1.12%	1.13%

Population Change	1-mi.	3-mi.	5-mi.
Total: Employees (NAICS)	n/a	n/a	n/a
Total: Establishments (NAICS)	n/a	n/a	n/a
2013 Total Population	842	6,838	11,036
2013 Households	292	2,461	3,999

# Demographics

Population Change (Cont.)	1-mi.	3-mi.	5-mi.
Population Change 2010-2013	72	213	221
Household Change 2010-2013	31	66	46
% Population Change 2010-2013	9.35%	3.22%	2.04%
% Household Change 2010-2013	11.88%	2.76%	1.16%
Population Change 2000-2013	-39	157	807
Household Change 2000-2013	9	3	201
% Population Change 2000 to 2013	-4.43%	2.35%	7.89%
% Household Change 2000 to 2013	3.18%	0.12%	5.29%

Housing	1-mi.	3-mi.	5-mi.
2000 Housing Units	322	2,840	4,508
2000 Occupied Housing Units	283	2,458	3,798
2000 Owner Occupied Housing Units	148	1,503	2,650
2000 Renter Occupied Housing Units	135	955	1,148
2000 Vacant Housings Units	39	382	710
% 2000 Occupied Housing Units	87.89%	86.55%	84.25%
% 2000 Owner occupied housing units	52.30%	61.15%	69.77%
% 2000 Renter occupied housing units	47.70%	38.85%	30.23%
% 2000 Vacant housing units	12.11%	13.45%	15.75%

Income	1-mi.	3-mi.	5-mi.
2013 Household Income: Median	\$31,666	\$39,878	\$39,136
2013 Household Income: Average	\$66,781	\$49,710	\$49,871
2013 Per Capita Income	\$26,676	\$18,961	\$18,726
2013 Household income: Less than \$10,000	22	295	369
2013 Household income: \$10,000 to \$14,999	57	262	406
2013 Household income: \$15,000 to \$19,999	20	135	179
2013 Household income: \$20,000 to \$24,999	17	69	237
2013 Household income: \$25,000 to \$29,999	26	130	235
2013 Household income: \$30,000 to \$34,999	12	198	202
2013 Household income: \$35,000 to \$39,999	n/a	145	449
2013 Household income: \$40,000 to \$44,999	2	145	305
2013 Household income: \$45,000 to \$49,999	1	122	188
2013 Household income: \$50,000 to \$59,999	2	168	220
2013 Household income: \$60,000 to \$74,999	77	410	576
2013 Household income: \$75,000 to \$99,999	16	163	251
2013 Household income: \$100,000 to \$124,999	n/a	86	153
2013 Household income: \$125,000 to \$149,999	n/a	63	103
2013 Household income: \$150,000 to \$199,999	n/a	10	47
2013 Household income: \$200,000 or more	40	60	79
% 2013 Household income: Less than \$10,000	7.53%	11.99%	9.23%
% 2013 Household income: \$10,000 to \$14,999	19.52%	10.65%	10.15%

# Demographics

Income (Cont.)	1-mi.	3-mi.	5-mi.
% 2013 Household income: \$15,000 to \$19,999	6.85%	5.49%	4.48%
% 2013 Household income: \$20,000 to \$24,999	5.82%	2.80%	5.93%
% 2013 Household income: \$25,000 to \$29,999	8.90%	5.28%	5.88%
% 2013 Household income: \$30,000 to \$34,999	4.11%	8.05%	5.05%
% 2013 Household income: \$35,000 to \$39,999	0.00%	5.89%	11.23%
% 2013 Household income: \$40,000 to \$44,999	0.68%	5.89%	7.63%
% 2013 Household income: \$45,000 to \$49,999	0.34%	4.96%	4.70%
% 2013 Household income: \$50,000 to \$59,999	0.68%	6.83%	5.50%
% 2013 Household income: \$60,000 to \$74,999	26.37%	16.66%	14.40%
% 2013 Household income: \$75,000 to \$99,999	5.48%	6.62%	6.28%
% 2013 Household income: \$100,000 to \$124,999	0.00%	3.49%	3.83%
% 2013 Household income: \$125,000 to \$149,999	0.00%	2.56%	2.58%
% 2013 Household income: \$150,000 to \$199,999	0.00%	0.41%	1.18%
% 2013 Household income: \$200,000 or more	13.70%	2.44%	1.98%

Retail Sales Volume	1-mi.	3-mi.	5-mi.
2013 Childrens/Infants clothing stores	\$60,926	\$742,139	\$1,156,988
2013 Jewelry stores	\$40,295	\$246,095	\$466,158
2013 Mens clothing stores	\$33,875	\$581,600	\$1,026,258
2013 Shoe stores	\$99,916	\$723,364	\$1,100,624
2013 Womens clothing stores	\$121,245	\$1,012,762	\$1,740,906
2013 Automobile dealers	\$1,504,301	\$10,390,926	\$17,863,009
2013 Automotive parts and accessories stores	\$241,480	\$2,007,807	\$3,318,662
2013 Other motor vehicle dealers	\$187,931	\$404,314	\$783,722
2013 Tire dealers	\$110,588	\$995,153	\$1,563,229
2013 Hardware stores	\$6,340	\$17,543	\$25,306
2013 Home centers	\$18,792	\$247,002	\$339,260
2013 Nursery and garden centers	\$15,682	\$287,143	\$399,356
2013 Outdoor power equipment stores	\$12,806	\$113,769	\$212,596
2013 Paint andwallpaper stores	\$2,042	\$18,277	\$29,452
2013 Appliance, television, and other electronics stores	\$227,133	\$1,118,352	\$1,878,706
2013 Camera andphotographic supplies stores	\$13,005	\$80,086	\$182,098
2013 Computer andsoftware stores	\$379,330	\$3,151,652	\$5,237,541
2013 Beer, wine, and liquor stores	\$46,581	\$569,435	\$924,318
2013 Convenience stores	\$269,024	\$2,522,877	\$4,269,653
2013 Restaurant Expenditures	\$327,270	\$2,456,030	\$4,234,410
2013 Supermarkets and other grocery (except convenience) stores	\$917,622	\$9,196,385	\$15,567,865
2013 Furniture stores	\$123,173	\$943,963	\$1,637,386
2013 Home furnishings stores	\$224,834	\$1,857,630	\$3,275,360
2013 General merchandise stores	\$1,319,158	\$10,788,298	\$18,525,152
2013 Gasoline stations with convenience stores	\$904,746	\$7,824,718	\$13,154,087
2013 Other gasoline stations	\$671,164	\$5,586,826	\$9,345,836
2013 Department stores (excl leased depts)	\$1,278,862	\$10,542,203	\$18,058,994
2013 General merchandise stores	\$1,319,158	\$10,788,298	\$18,525,152
2013 Other health and personal care stores	\$88,497	\$800,138	\$1,367,524

# Demographics

Retail Sales Volume (Cont.)	1-mi.	3-mi.	5-mi.
2013 Pharmacies and drug stores	\$256,715	\$2,438,161	\$4,277,037
2013 Pet and pet supplies stores	\$132,927	\$740,055	\$1,264,527
2013 Book, periodical, and music stores	\$28,058	\$209,379	\$331,221
2013 Hobby, toy, and game stores	\$19,545	\$159,206	\$259,460
2013 Musical instrument and supplies stores	\$3,366	\$36,582	\$134,829
2013 Sewing, needlework, and piece goods stores	\$27,553	\$97,805	\$179,950
2013 Sporting goods stores	\$41,233	\$232,372	\$395,565