

Owner-User Opportunity
FOR SALE & LEASE

3115 COLLEGE PARK DR, UNIT 101,
THE WOODLANDS, TX 77384



Ambulatory Surgery Center

partners

Our Team



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Investment Summary

For Sale

Price \$4,600,000

Price Per SF \$460.00

For Lease

Lease Rate \$35.00/SF + NNN

Estimated NNN \$8.00

Property Details

Occupancy Vacant

Building Size 10,000 SF

Lot Size Condo

Year Built 2004

Parking Ratio Shared

Association Dues \$4,600 Quarterly

Association Main Responsibilities
Roof
Common Area
Landscaping
Water



Property Highlights



Transferable Texas HHS ASC License

The facility carries a fully transferable Texas Health and Human Services Ambulatory Surgery Center license, eliminating the significant time, cost, and regulatory complexity of obtaining a new license from scratch. A qualified buyer can assume operations without interruption.

Two Fully Equipped Operating Rooms

The 10,000 SF facility includes two operating rooms, a dedicated Pre-Op suite, and a full PACU — a complete surgical workflow built out and ready for immediate use. Replicating this infrastructure from shell condition would require millions of dollars in capital and 12–24 months of buildout time.

Directly Adjacent to Three Major Hospital Systems

St. Luke's Health (238 beds), Houston Methodist (293 beds), and Texas Children's Hospital are all immediately proximate to the site, creating a natural patient referral ecosystem and positioning the ASC as a direct outpatient extension of The Woodlands' most active acute care campuses.

High-Visibility Medical Corridor

College Park Drive carries nearly 50,000 vehicles per day, placing the facility in front of one of The Woodlands' highest-traffic arterials. This visibility, combined with immediate proximity to Lone Star College and a dense surrounding medical tenant base, drives consistent patient awareness and access.

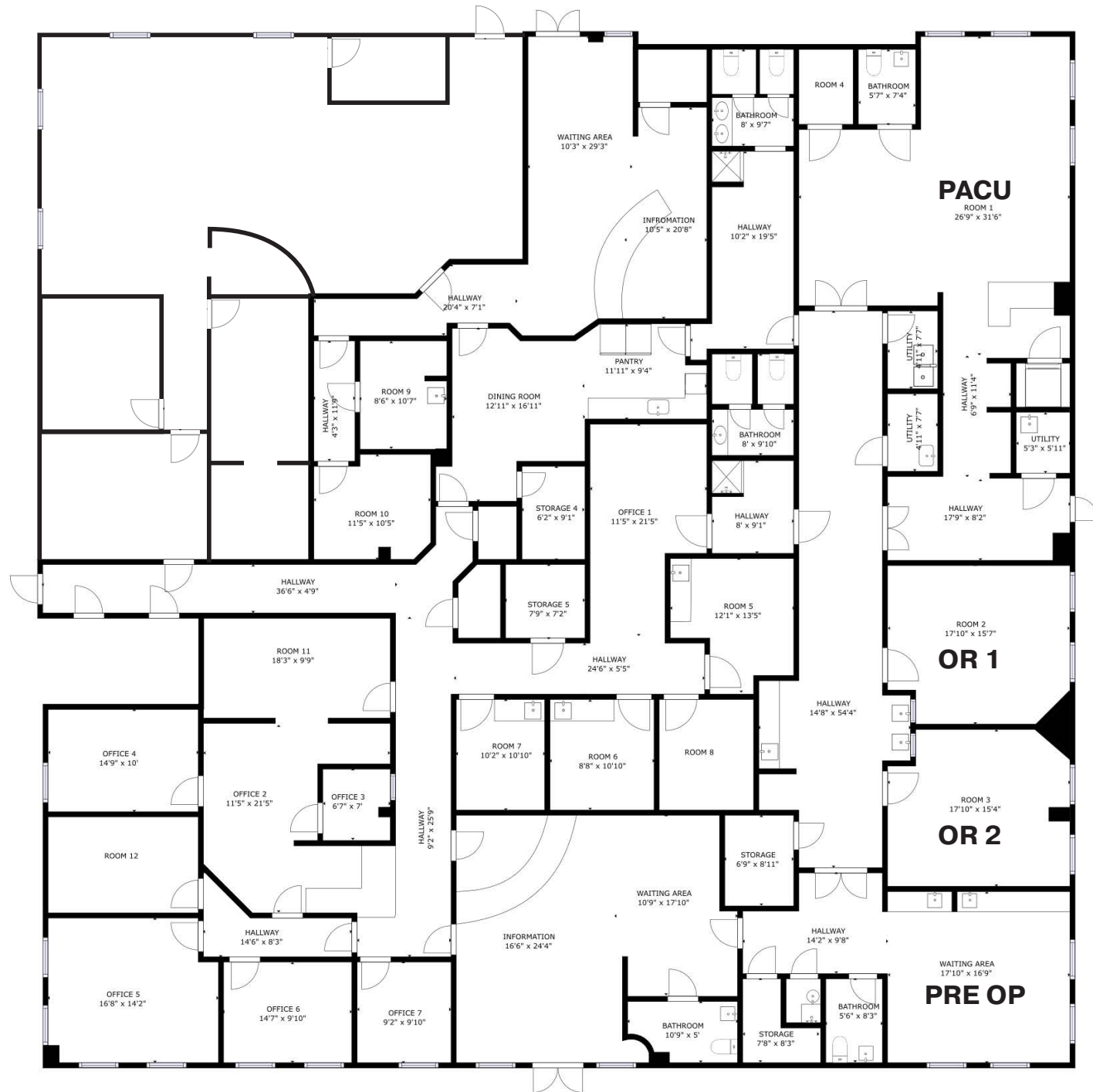
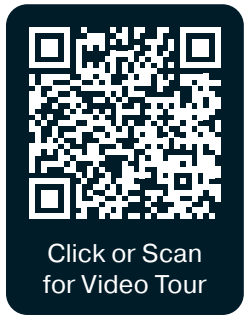
Affluent, High-Growth Trade Area

The 5-mile trade area supports 136,925 residents with an average household income of \$137,405, projected to grow to 167,520 by 2029. This demographic profile generates sustained, high-value demand for elective and outpatient surgical services.

Flexibility in a Supply-Constrained Market

The property is offered for sale and lease, giving a buyer the option to owner-occupy, lease to a surgical group, or pursue a sale leaseback structure. Fully licensed ASC facilities of this size and quality in The Woodlands are exceptionally rare and difficult to replicate.

Floorplan

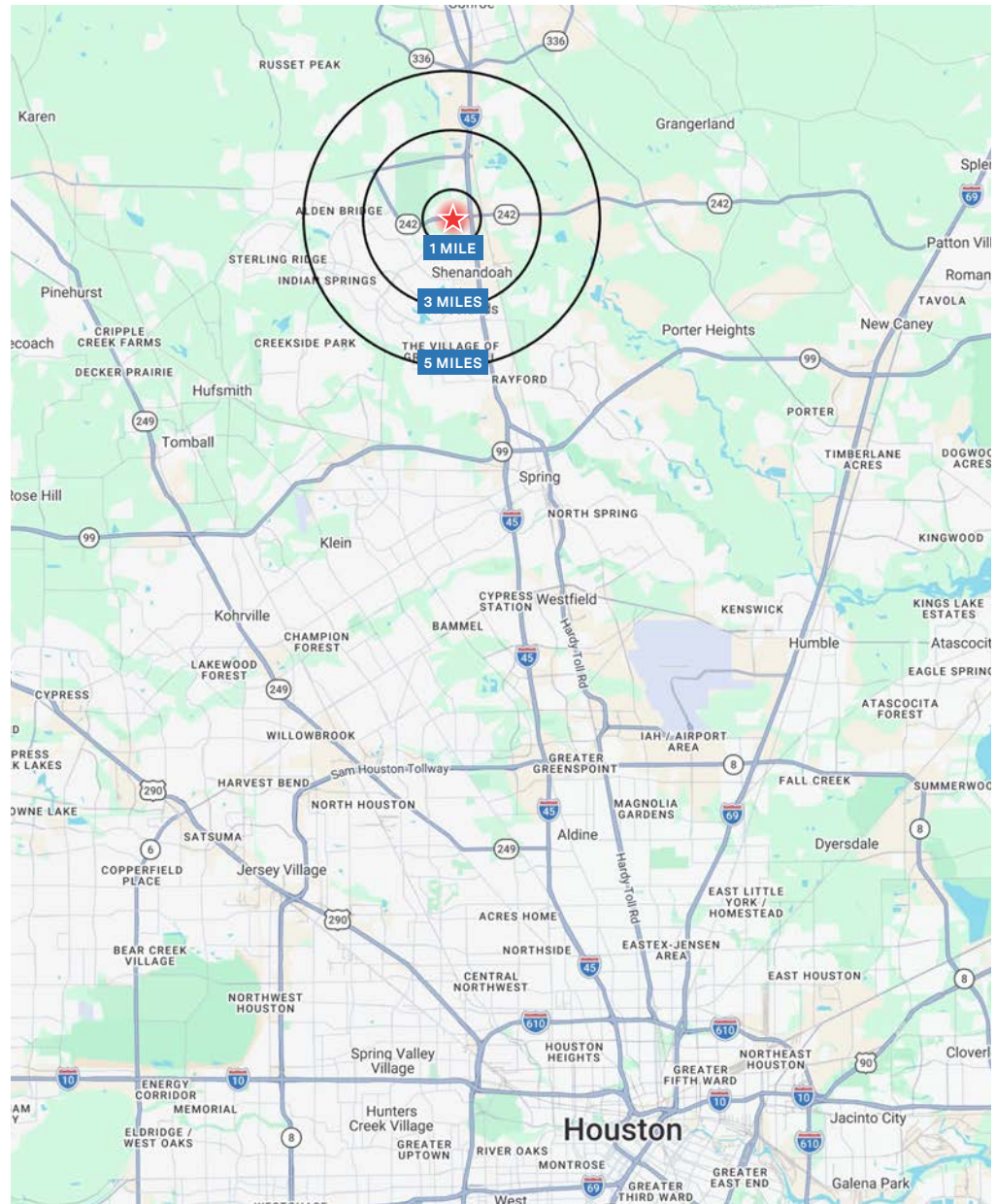


Interior Photos

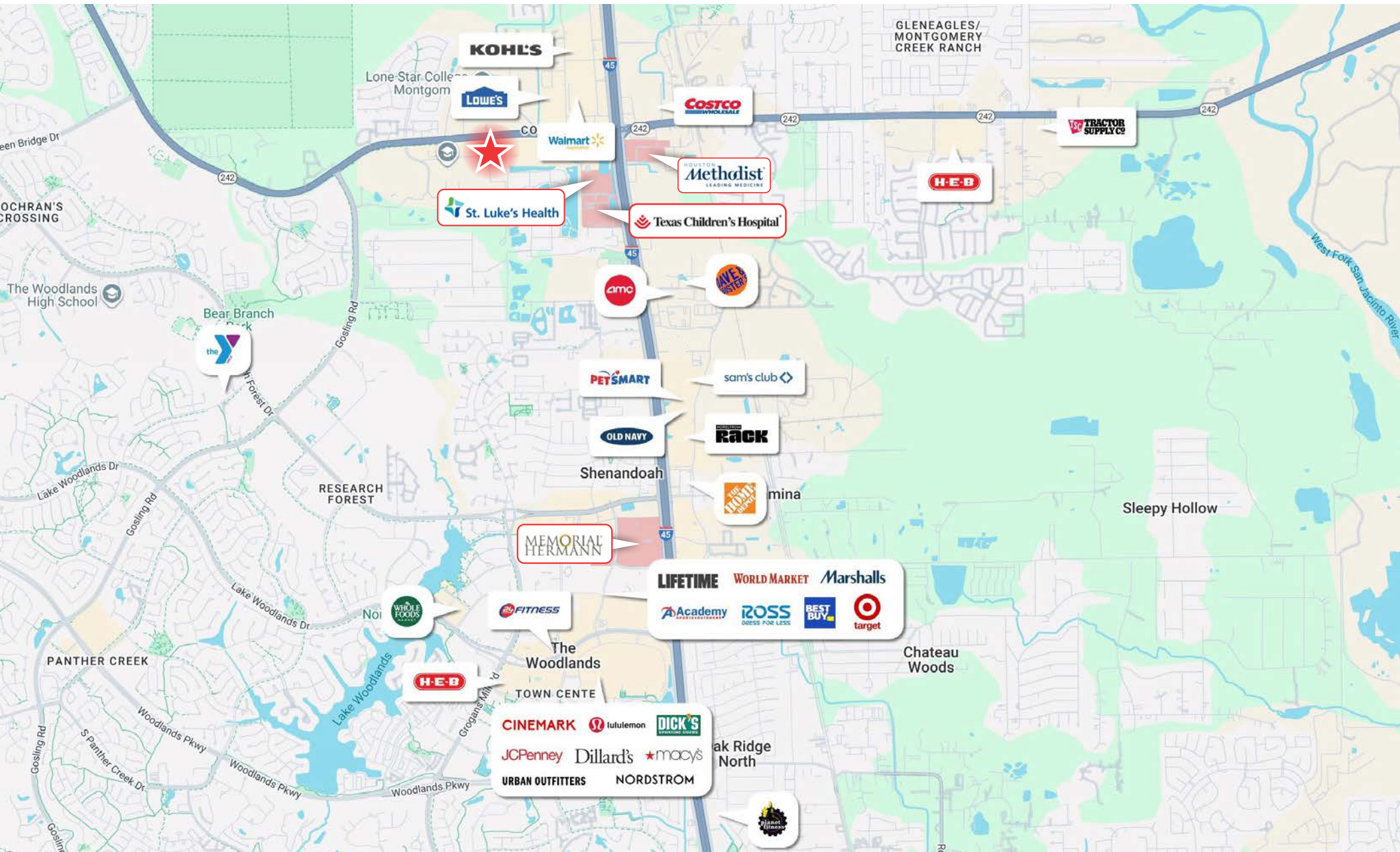


Demographics

POPULATION	1 MILE	3 MILES	5 MILES
2025 Population	4,311	61,270	146,636
2030 Population Projection	5,036	71,407	171,180
Median Age	46.3	39.9	41
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2025 Households	2,135	24,009	57,531
2030 Household Projection	2,506	28,147	67,535
Avg Household Income	\$108,703	\$138,758	\$139,436
Median Household Income	\$74,625	\$110,085	\$110,534
EMPLOYMENT	1 MILE	3 MILES	5 MILES
Employees	7,218	44,949	74,533
Businesses	1,186	5,729	9,962



Property Map



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.



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____