



134 MEDICAL PLAZA For Lease



DEMOGRAPHICS

	1 mile	3 miles	5 miles
2022 Total Population	4,800	55,161	149,737
2027 Projected Population	5,813	65,955	177,989
Population Growth 2022-2027	21.10%	19.57%	18.87%
2022 Total Households	2,056	22,498	58,310
2022 Average HH Income	\$137,246	\$143,490	\$137,395

134 VISION PARK Shenandoah, Texas 77384

PROPERTY HIGHLIGHTS

LOCATION

Easy access to and from I-45
In a medical corridor

AVAILABILITY

Only two suites available 2,228 & 2,980 SF

BUILDING HIGHLIGHTS

Beautiful, modern design
Large windows allow natural light to stream in
Covered pick up & drop off
Ample parking ratio
Within one mile of five hospitals including:
CHI-St. Luke's Health, Texas Children's Hospital,
MD Anderson, Houston Methodist & Memorial
Hermann

PROPERTY DESCRIPTION

58,361 SF Three-Story Class A Medical
Building



brokerage@pinecroftrealty.com



10857 Kuykendahl Rd Suite 200
The Woodlands, TX 77382



www.PinecroftRealty.com



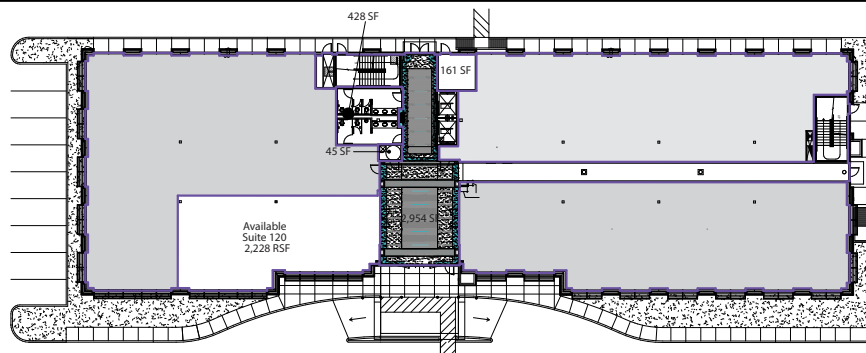
832-299-6404



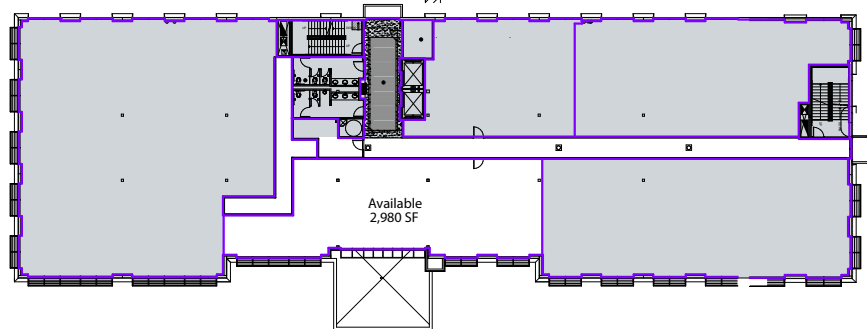
Rates

Base Rent: \$24.00/SF

Op Ex: \$11.78/SF



First Floor



Second Floor

TJ Fry

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