

**Pre-Lease**

**Total 40,000 SF**  
Class A Medical Office Building

&

**Total 10,500 SF**  
Class B Retail Space



Investment Opportunities Available

**Visionary Health II**  
22655 Hwy 59, Kingwood, Texas 77339



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# *Phase II-Medical Now Pre-Leasing*

## PROPERTY DETAILS

Class A, Two-Story, Medical Office Building

4.50/1,000 SF parking ratio

Free visitor parking and reserved covered parking  
for tenants

Visible from I-59

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# Phase II- 2 Retail Buildings VH III & VH IV

## Now Pre-Leasing

10,500 sf



# DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
<b>POPULATION</b>			
2022 Estimate	3,142	38,790	128,187
2027 Projection	3,455	43,093	138,656
Growth 2022-2027	9.96%	11.09%	8.17%
<b>HOUSEHOLDS</b>			
2022 Estimate	1,260	15,043	46,148
2027 Projection	1,397	16,735	49,889
<b>2022 Average Household Income</b>			
	\$84,919	\$96,266	\$95,123



# Visionary Health II, III & IV

22655 US 59, Kingwood, Texas 77379

For More Information

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