



Offering Memorandum:

4626 Riverstone Blvd
Missouri City, TX 77459

Presented by Rishi Naran



Investment Highlights



Prime Location

The property enjoys excellent visibility and **accessibility**, situated near major highways, enhancing traffic and attracting potential clients.

Modern Build

Built in 2015, the facility features a contemporary design with high-quality construction, appealing to medical users looking for ready-to-use spaces.

Ample Parking

The office includes dedicated parking for **12 vehicles**, ensuring convenience for staff and patients with ample space for easy access.

Owner-User Opportunity

This listing presents a unique chance for an owner-user to occupy a **freestanding** space, minimizing rental costs while maximizing investment.

Property Overview



Sale Type

The property is offered as an **owner-user opportunity**, allowing the buyer to occupy and operate their medical practice within the space.

Tenancy

Designed to accommodate a **single tenancy**, this layout fosters privacy and efficiency for medical professionals and their patients.

Floors

The building is designed as a **single-story facility**, promoting ease of access for both patients and staff members.

Building Size

The medical office features a spacious **±2,819 square feet**, providing adequate room for a variety of medical and professional services.

Construction

Built with a **wood frame structure**, the office blends durability with a professional appearance, ensuring long-term functionality.

Availability

The property will be **available starting May 6, 2026**, or earlier by negotiation, providing flexibility for potential buyers.

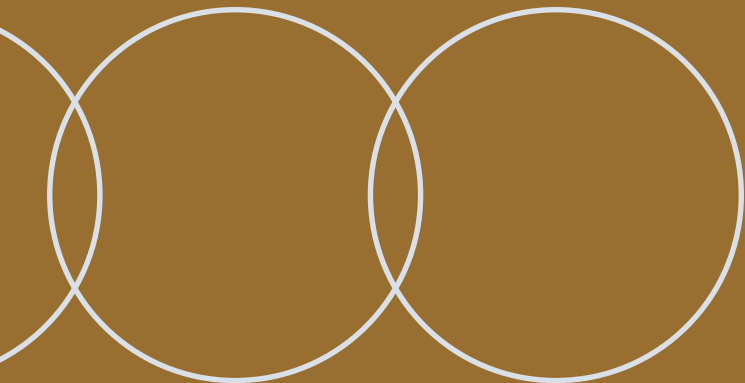
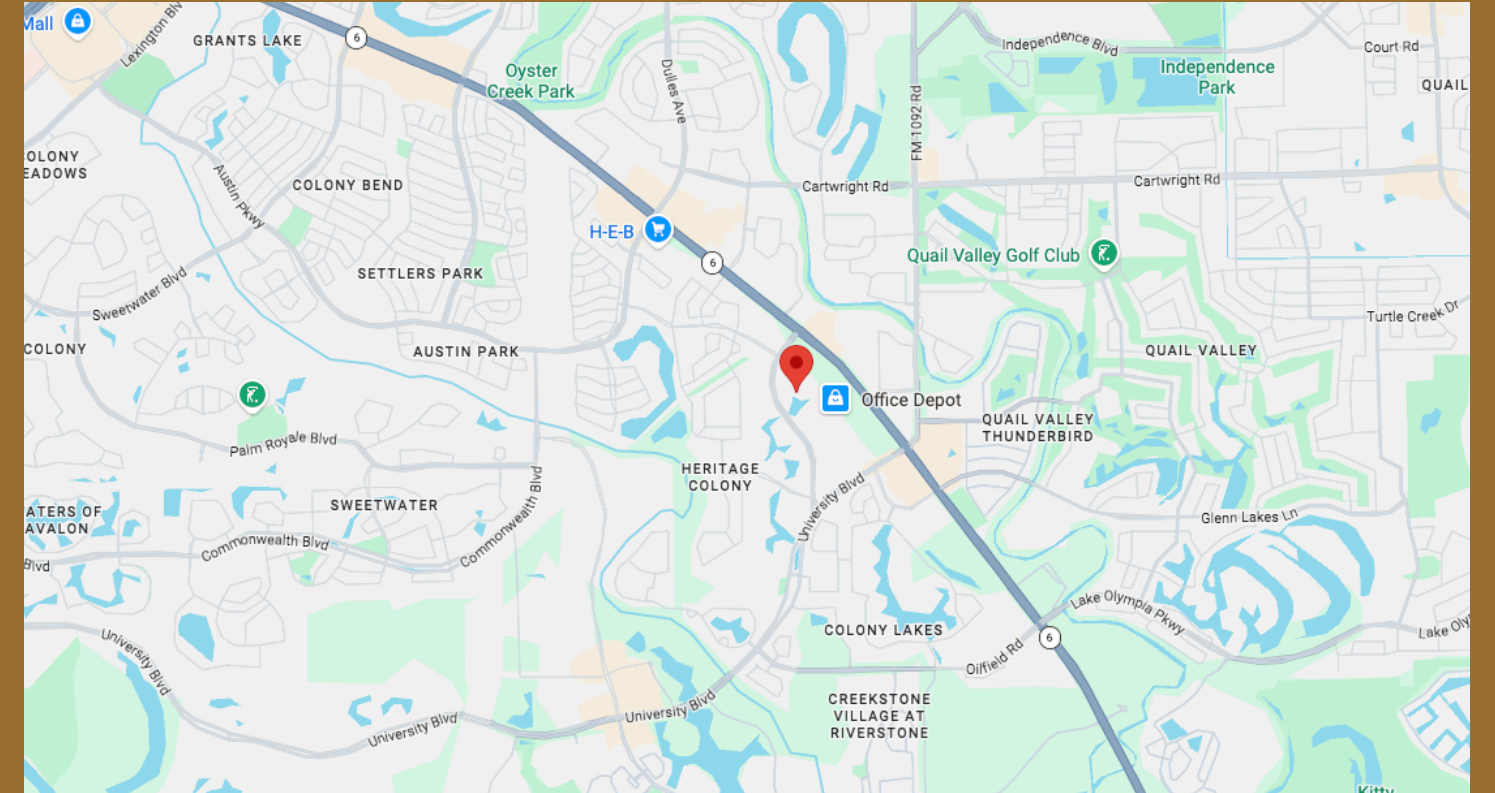
Property Overview



Location & Market Position

Ideal Riverstone Location

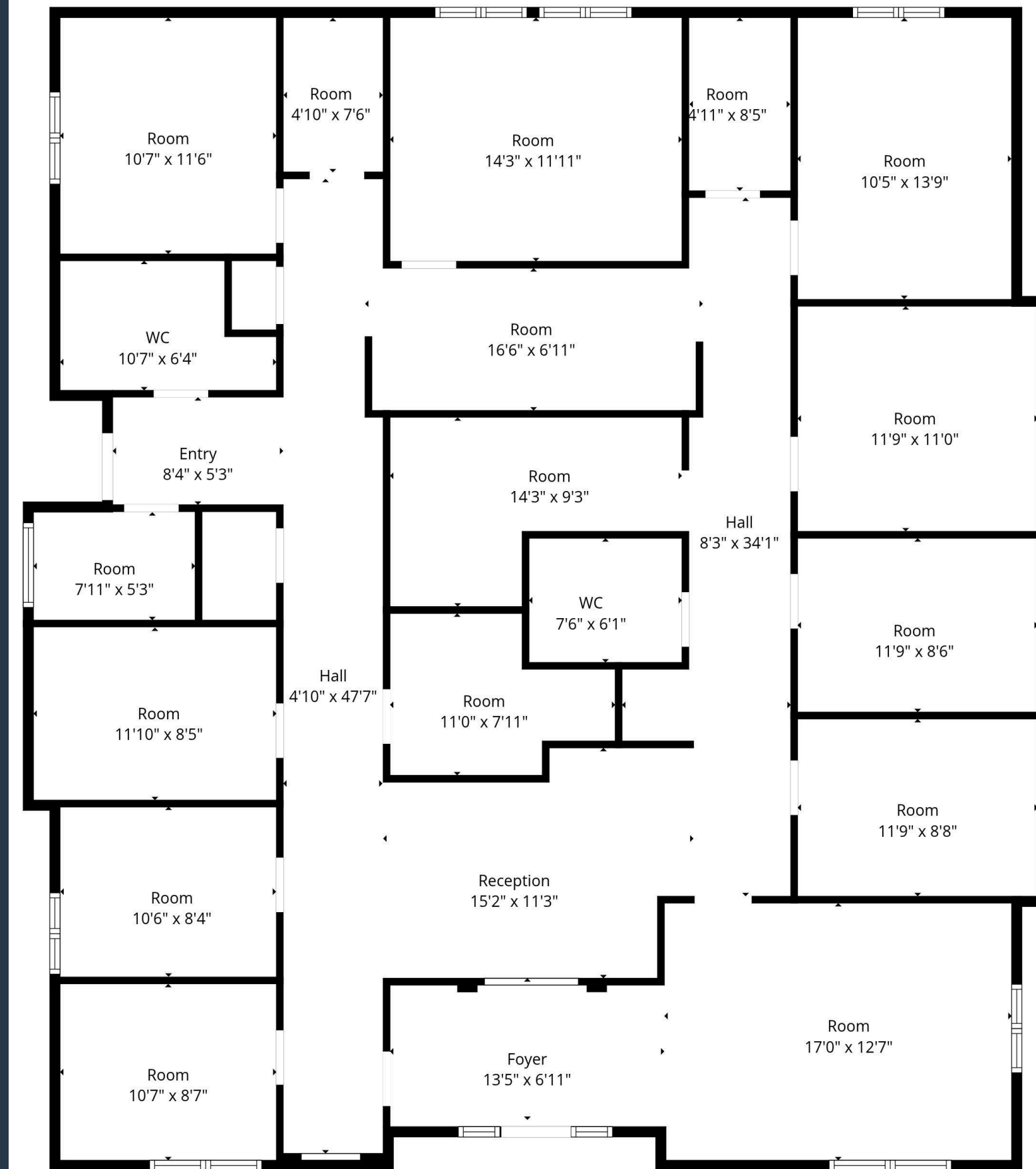
This property is strategically located in **Riverstone**, providing excellent access to **Highway 6** and nearby residential and retail amenities, enhancing its appeal and accessibility.



Floor Plan Overview

Current Configuration for Medical Use

The space is designed for optimal functionality, featuring a **reception area**, multiple exam rooms, and private offices, allowing for seamless patient flow and a professional environment tailored to medical practices.



TOTAL: 2613 sq. ft
Ground floor: 2613 sq. ft
EXCLUDED AREAS: WALLS: 108 sq. ft



Market Comparison

Analyzing competitive positioning in the market



Competitive Benchmark

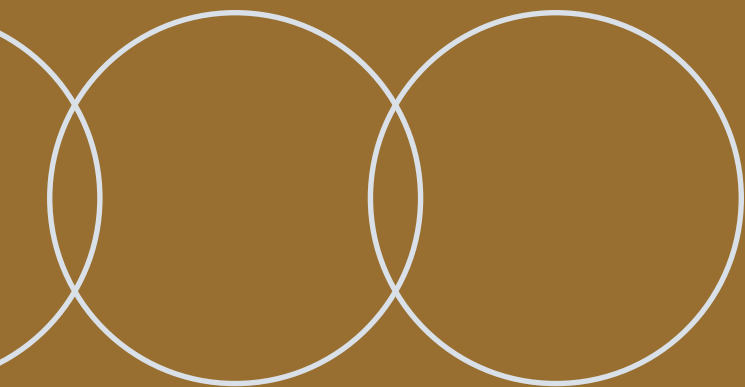
The nearby property at 4634 Riverstone Blvd demonstrates **premium pricing** at \$1.698M, setting a benchmark for the area.

Pricing Analysis

Smaller medical office listings generally average **between \$200 and \$300** per square foot, influencing the market dynamics significantly.

Strategic Positioning

Priced at \$1,000,000, 4626 Riverstone Blvd offers a **competitive edge**, standing below premium benchmarks while above smaller office inventory.



Buyer Profile Insights



Ideal Use Scenarios

Medical Owner-User

This property is perfect for a **medical owner-user**, providing a dedicated space for operations while reducing overhead and enhancing patient access in a desirable location within Riverstone.

Specialist Practice

The layout accommodates various **specialist practices**, including urgent care, dermatology, or orthopedics, allowing professionals to thrive in a high-demand area with substantial residential demographics nearby.

Wellness Center

The space is also suitable for a **wellness center or med spa**, offering an opportunity for holistic services, including therapy, counseling, or aesthetic treatments, tapping into a growing health market.

Contact & Disclaimer Information



Disclaimer

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