

EVERMARK

COMMERCIAL GROUP

POWERED BY JLA REALTY

OFFER MEMORANDUM

MEDICAL OFFICE OPPORTUNITY



601 S WINFREE
DAYTON, TEXAS



OWNER-OCCUPIED MEDICAL
OFFICE BUILDING WITH
HIGH VISIBILITY



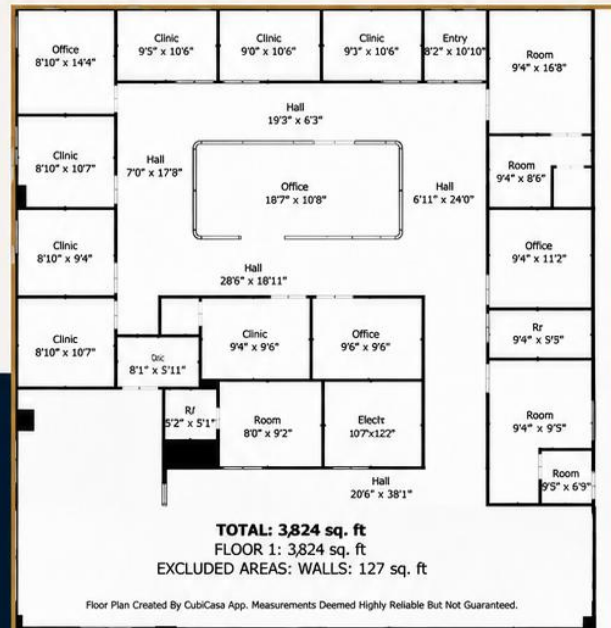
± 3,824 SF ON .88 +/- ACRES



EXCELLENT ACCESS &
TRAFFIC EXPOSURE



WELL-SUITED FOR MEDICAL,
PROFESSIONAL OR
GENERAL OFFICE USE



Elisabeth Beausoleil

COMMERCIAL REAL ESTATE AGENT



936.253.2024



ebeausoleil@evermarkcommercial.com



3000 Research Forest Drive, Suite 250
The Woodlands, Texas 77381

OWNER-OCCUPIED MEDICAL OFFICE

601 S. Winfree Street | Dayton, Texas 77535

Executive Summary

Evermark Commercial Group is pleased to exclusively offer **601 S. Winfree Street, Dayton, Texas**, an exceptional opportunity to acquire a well-maintained, **owner-occupied medical office building** located in the heart of one of Liberty County's fastest-growing communities. Purpose-built and continuous owner occupied as a medical office, the property reflects a high level of ownership pride and functionality. The thoughtfully designed layout includes multiple exam rooms, private physician offices, administrative offices, reception, a spacious waiting room, and supporting clinical space, making it ideal for immediate occupancy by another healthcare provider or professional office user.

Situated on approximately **0.88 +/- acres** with generous on-site parking and excellent visibility along South Winfree Street, the property offers an outstanding opportunity for owner-users, medical practices, investors, or organizations seeking a move-in-ready facility in a rapidly expanding market.

Its flexible design also accommodates a wide variety of professional offices, dental, therapy, wellness, counseling, or governmental uses.

Investment Highlights

- **Owner-Occupied Medical Office Building**
- Purpose-built in 1998.
- ±3,824 square feet
- ±0.88-acre site
- Excellent visibility along South Winfree Street (5,700 +/- vehicles per day)
- Efficient medical office floor plan
- Multiple exam rooms and private offices
- Spacious reception and waiting area
- Ample surface parking
- Excellent owner-user opportunity
- Strong demographics in a rapidly growing market
- Flexible layout suitable for medical or professional office users
- Immediate occupancy available
- Approximately 150 feet of road frontage
- Flood Zone: Zone X – Outside the FEMA Special Flood Hazard Area

Property Description

601 S. Winfree Street is a professionally maintained **owner-occupied medical office building** designed to support the efficient operation of a healthcare practice. The building features an attractive brick exterior, functional interior layout, and an established presence within the Dayton medical community.

The floor plan includes numerous exam rooms, physician offices, administrative areas, a large reception desk, waiting room, support space, and multiple restrooms. Efficient configuration minimizes future renovation costs while allowing flexibility for a variety of medical or professional users.

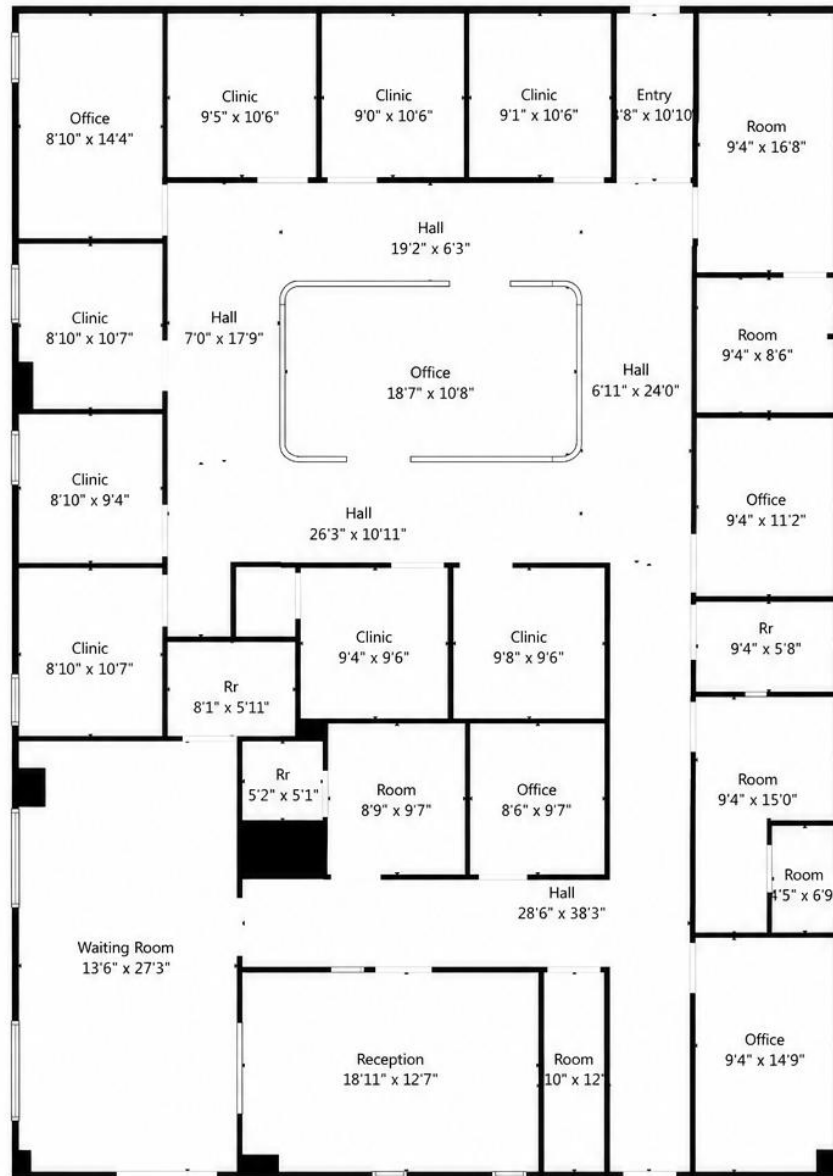
Whether utilized as a physician's office, specialty clinic, dental practice, urgent care center, or professional office, the property offers an excellent combination of functionality, visibility, accessibility, and long-term value.

OFFER MEMORANDUM

OWNER-OCCUPIED MEDICAL OFFICE BUILDING
601 S. WINFREE STREET | DAYTON, TEXAS

FLOOR PLAN

The efficient layout was designed for a busy medical practice and includes multiple exam rooms, offices, reception, waiting area and support spaces.



TOTAL: 3824 sq. ft
FLOOR 1: 3824 sq. ft
EXCLUDED AREAS: WALLS: 127 sq. ft