

# Surgical Hospital and Medical Office FOR SALE

4301 VISTA RD  
PASADENA, TX 77504



Strong Value Add Play at a Low Cost Basis

**partners**  
medicalcre.com

# Our Team



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# Executive Summary

- 4301 Vista Road presents a rare opportunity to acquire a ±78,000 SF surgical hospital and medical office campus in Southeast Houston at a significant discount to replacement cost. The 44,000 SF hospital — a former Medicare-certified facility with 8 operating rooms, 37 licensed beds, and hospital-grade MEP infrastructure — will be delivered in shell condition, ready for a new operator's buildout. The adjacent 34,000 SF medical office building provides immediate in-place functionality and near-term income potential. Situated on Vista Road less than a mile from HCA Houston Healthcare Southeast (350 beds), the campus sits at the center of one of Houston's most active healthcare corridors. With ever-climbing medical office construction cost, this campus is available at a basis that is virtually impossible to replicate in today's market.



# Investment Summary

Sale Price	Contact Broker
Total Building Size	78,000 SF
Surgical Hospital	44,000 SF 37 Beds, 8 Operating Rooms
Medical Office	34,000 SF
Occupancy	Vacant
Lot Size	4.58 AC
Year Built	1994/1998

## ▀ Dominant Medical Corridor with Institutional Neighbors

The campus sits on Vista Road in a dense, proven healthcare corridor. HCA Houston Healthcare Southeast (350 beds, 400+ physicians, Level III Trauma Center) is directly to the North. Additional immediate neighbors include Solis Mammography, Oncology Consultants, Clinical Pathology Laboratories, and Focused Care at Pasadena behavioral health. The submarket has already attracted institutional capital, with Houston Methodist actively developing a new facility in Pasadena.

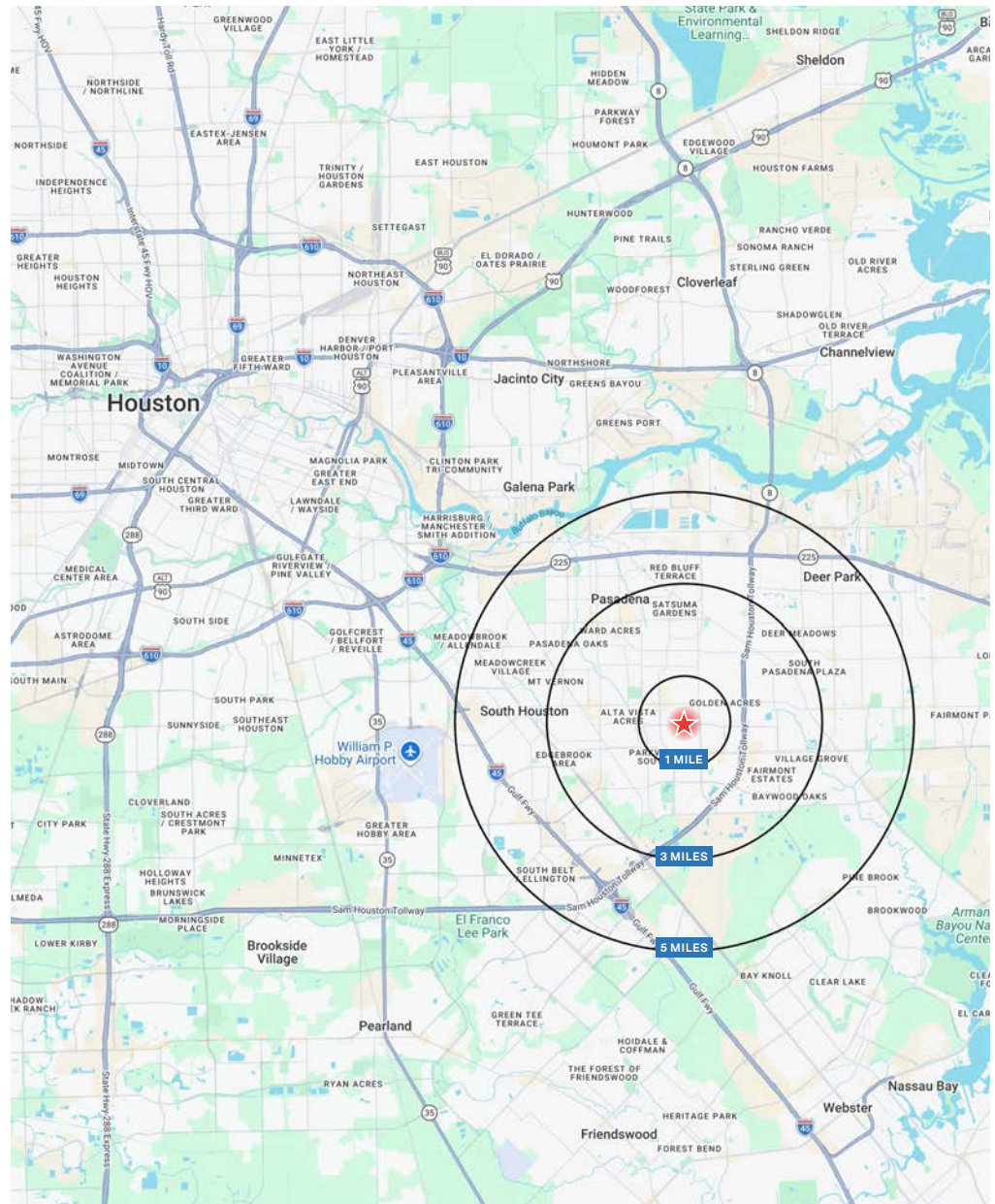
## ▀ Strong Regional Healthcare Investment Tailwinds

Southeast Houston and Pasadena are attracting meaningful healthcare capital. Houston Methodist is actively developing a new 39,200 SF facility in Pasadena. The Houston medical office market posted its lowest vacancy since 2019 in Q4 2025, with net absorption outpacing new deliveries.



# Demographics

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2025 Population	61,041	304,516	871,972
2030 Population Projection	65,198	324,975	930,366
Median Age	34.7	34.4	35.6
<b>HOUSEHOLDS</b>			
2025 Households	21,203	101,366	297,650
2030 Household Projection	22,659	108,391	318,241
Avg Household Income	\$77,702	\$84,382	\$89,855
Median Household Income	\$57,664	\$64,099	\$67,545
<b>EMPLOYMENT</b>			
Employees	22,616	98,192	301,833
Businesses	3,035	10,612	32,305



# Aerial Overview



# Aerial 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.*

11-03-2025



TEXAS REAL ESTATE COMMISSION

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