

***Markham  
Realty***

**Mixed-Use  
Commercial Complex**

130 Medical Center Parkway  
Huntsville, TX 77320



*Property lines are approximate*



Step into a premier and highly versatile healthcare investment opportunity at:

## **130 Medical Center Parkway**

A well-established medical office building ideally suited for a wide range of professional medical uses. The property encompasses approximately 17,081 square feet and is thoughtfully configured into 10 medical suites, several of which have been expanded by long-term tenants to accommodate growing practices.

Originally constructed in 1980 and extensively renovated in recent years, the building now offers modern, functional medical spaces designed to meet current healthcare standards.

## **AGENT CONTACT**

**David Markham**

REALTOR®

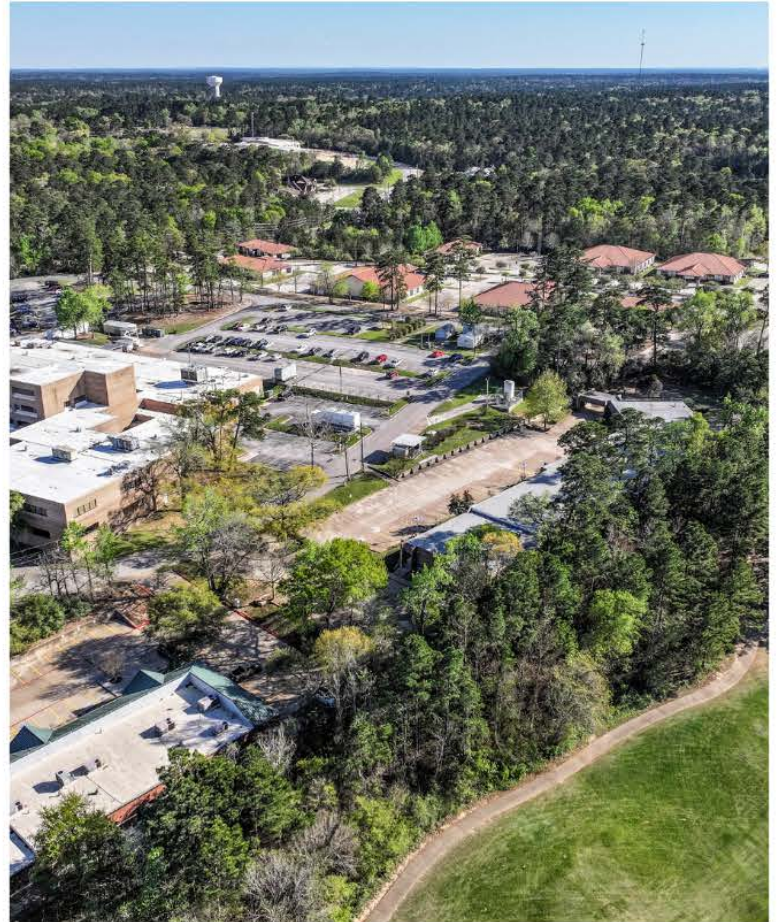
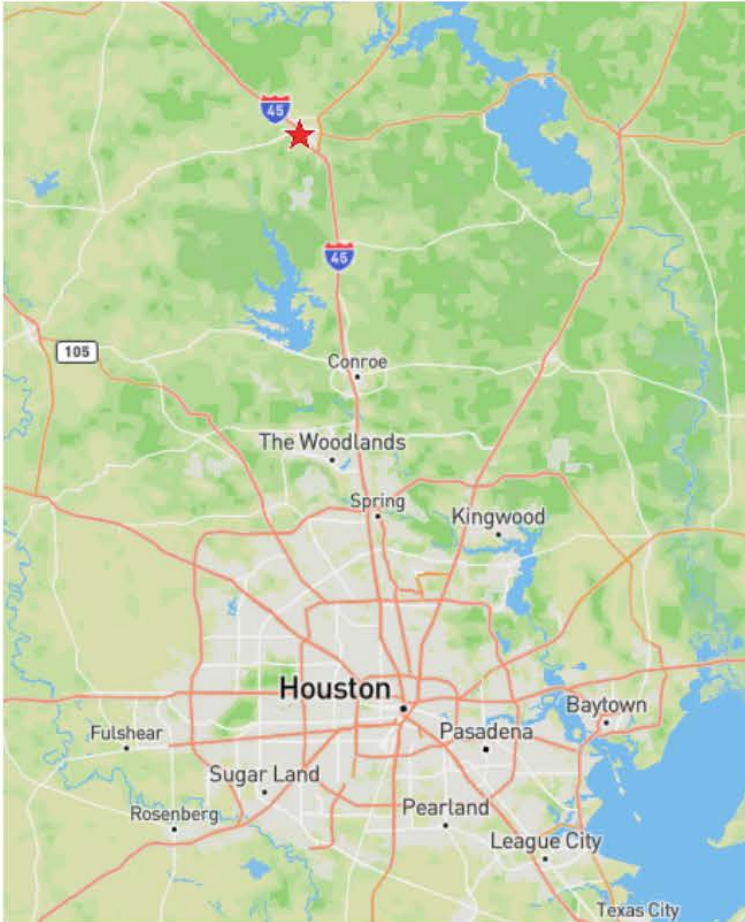
936-661-1600

david@markhamrealty.com



# LOCATION

Situated immediately adjacent to Huntsville Memorial Hospital, the property benefits from a highly desirable medical corridor location, supporting patient convenience, physician accessibility, and long-term tenant demand.



# PROPERTY OVERVIEW

- 17,081 SF Professional Medical Office Building
- 100% Occupied | 10 Medical Suites
- Recently Renovated to Modern Healthcare Standards
- Located Adjacent to Huntsville Memorial Hospital
- Ample On-Site Parking







## INVESTMENT HIGHLIGHTS

- 7% Cap Rate
- \$260,897 Net Operating Income
- Stable, Long-Term Medical Tenancy
- Strong Historical Occupancy
- Recession-Resilient Asset Class
- Staggered Lease Expiration Schedule



# EXPENSE BREAKDOWN

The property operates with a highly efficient expense structure, resulting in strong net income and minimal operational lag, while recent renovations have helped keep maintenance and utility costs low.



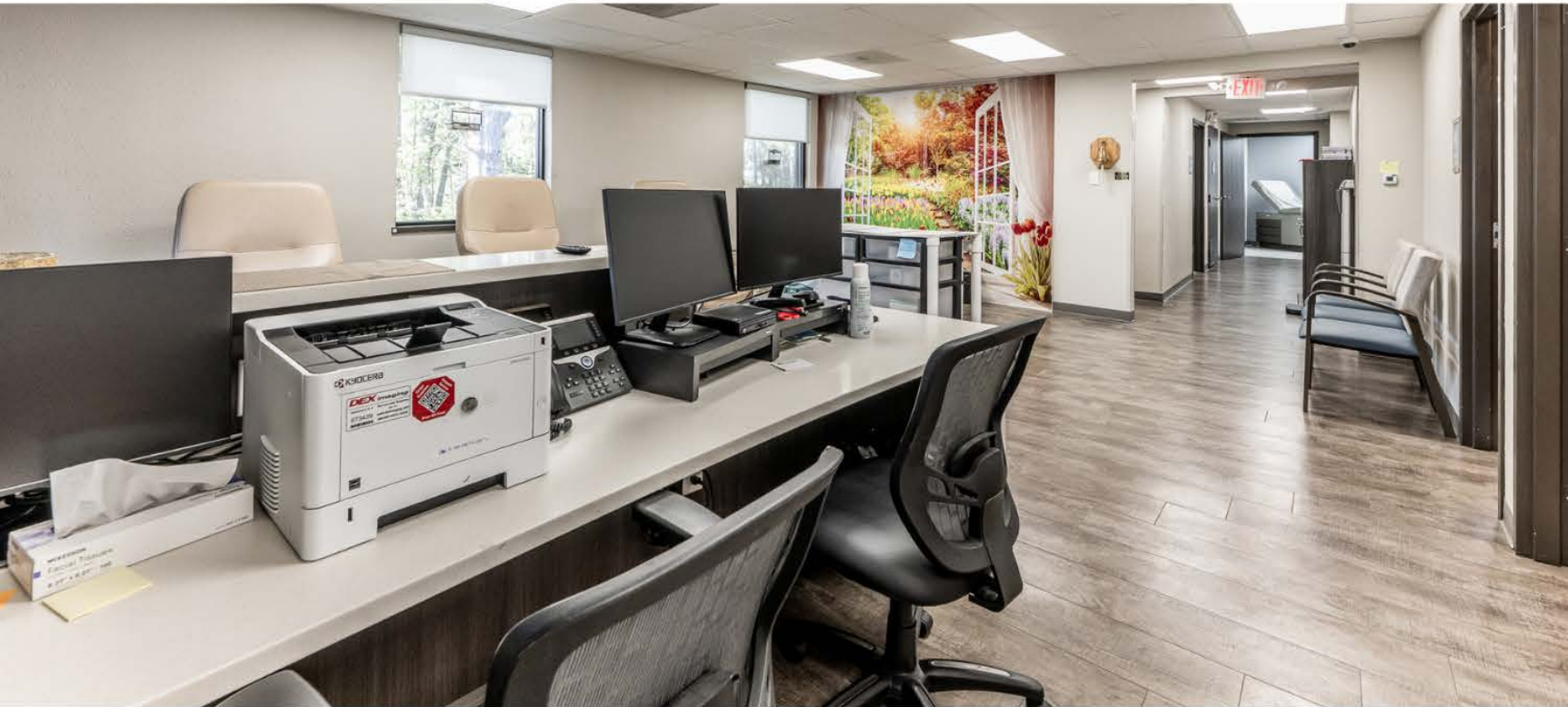


# MIXED USE BUILDING

Inside, each suite is well-appointed with multiple exam rooms, private physician offices, welcoming reception areas, nurse's stations, and dedicated staff support spaces, all designed to enhance both operational efficiency and patient experience. The property is fully occupied with a strong roster of established medical tenants, reflecting its desirability and long-term stability within the market. Its location adjacent to Huntsville Memorial Hospital, along with convenient access to Interstate 45, provides excellent visibility and accessibility for patients and providers alike.

This property blends stability, functionality, and strategic positioning, making it an ideal opportunity for investors seeking a turnkey medical office asset with strong in-place income and long-term growth potential in a high-demand healthcare corridor.





# HIGHWAY EXPOSURE

The property benefits from exceptional visibility and prominence within Huntsville's primary healthcare corridor, offering high exposure to both local traffic and patients traveling to and from nearby medical facilities. Its location along Medical Center Parkway places it directly within the daily flow of physicians, staff, and visitors associated with Huntsville Memorial Hospital, reinforcing its position as a highly recognizable and convenient destination for medical services. This level of exposure not only supports tenant success but also enhances long-term leasing stability by keeping the property top-of-mind within the local healthcare network. For investors, this translates into sustained demand and reduced vacancy risk over time.

## I-45 TRAFFIC

In addition to its strong visibility, the property offers excellent accessibility, with direct ingress and egress that allows for efficient patient and staff circulation throughout the day. Its close proximity to I-45 ensures convenient regional access for patients traveling from surrounding communities, making it an ideal location for providers serving a broader catchment area. Ample on-site parking and a straightforward site layout further contribute to a seamless experience, which is especially important for medical users serving a wide range of patient needs. This combination of accessibility, highway connectivity, and strategic positioning significantly enhances the property's long-term viability and tenant appeal.



# *Markham / Realty*



**2715 11th Street - Huntsville, Texas**  
**(936) 295-5989** [markhamrealty.com](http://markhamrealty.com)