

..... OFFERING MEMORANDUM

215 OAK DR SOUTH SUITE J

Lake Jackson, TX 77566

Marcus & Millichap



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(512) 936-3000

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SECTION 1

EXECUTIVE SUMMARY

Offering Summary
Investment Highlights

Marcus & Millichap



OFFERING SUMMARY

215 OAK DR S SUITE J

\$

Listing Price
\$825,000



Move-in Ready



Price/SF
\$247.23

FINANCIAL

Listing Price	\$825,000
Price/SF	\$247.23

OPERATIONAL

Net Rentable Area	3,337 SF
Lot Size	0.28 Acres (12,196 SF)
Year Built	1993



215 OAK DR SOUTH SUITE J

215 Oak Dr S Suite J, Lake Jackson, TX 77566

INVESTMENT OVERVIEW

Marcus & Millichap is honored to present this Offering Memorandum for 215 Oak Drive South, Suite J - a fully equipped, move-in-ready medical office facility positioned at the epicenter of Brazoria County's most sought-after healthcare corridor.

Situated within an established medical office park in Lake Jackson, Texas, this 3,337-square-foot professional facility is purpose-built for surgical, plastic surgery, and multi-specialty family medicine practices. The property enjoys an unrivaled location directly adjacent to St. Luke's Hospital, Lake Jackson - placing any practice at the heart of the region's primary medical hub with immediate access to hospital referrals, ancillary services, and a consistently high-volume patient population.

The surrounding medical office park environment ensures a professional, patient-friendly atmosphere with ample parking and easy accessibility. With direct access to Highway 288; a major regional thoroughfare, the property is easily reachable throughout Brazoria County and the greater Houston metropolitan area.

INVESTMENT HIGHLIGHTS

Turnkey condition - fully outfitted and operational

3,337 SF of efficient, purpose-designed clinical space

Multi-specialty capable: surgical, cosmetic and family medicine

Professional reception and patient waiting area

Procedure/surgical suite with clinical infrastructure

Proven medical destination - high patient traffic corridor

Directly adjacent to St. Luke's Hospital, Lake Jackson

Located within a premier medical office park campus - With access to a Major Thoroughfare Highway 288

SECTION 2



PROPERTY INFORMATION

Property Details
Regional Map
Local Map
Aerial Map
Property Photos

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215 OAK DR S SUITE J

PROPERTY DETAILS

SITE DESCRIPTION

Assessors Parcel Number	7132-0000-005
Zoning	03-29-06 RB
Floors	1
Year Built	1993
Net Rentable Area	3,337 SF
Parking	Shared Parking Lot with 2 Reserved Spaces
Topography	Low-Lying
Intersection/Cross Street	Oak Drive South

UTILITIES

Electric	Reliant (NRG)
Water	City of Lake Jackson

CONSTRUCTION

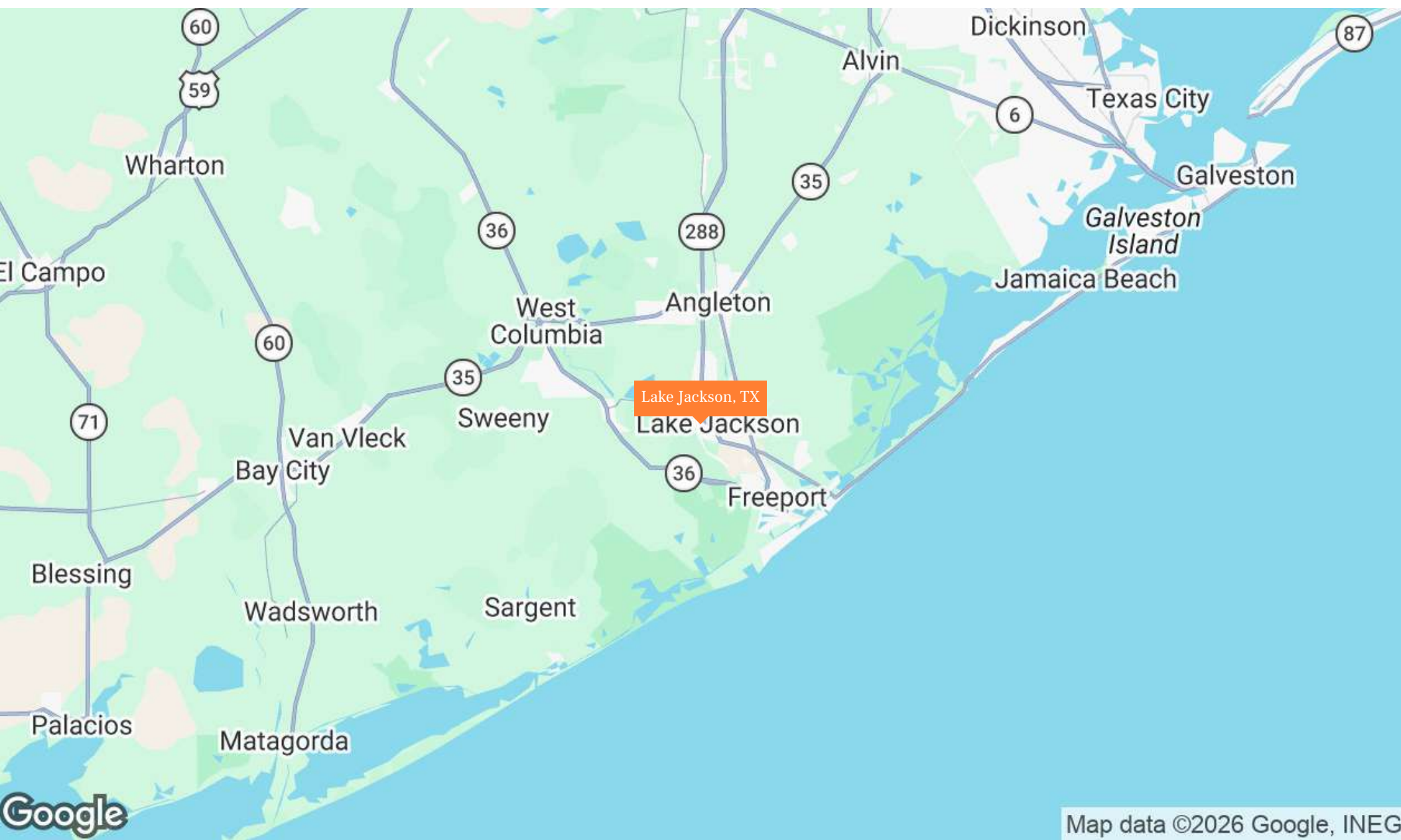
Foundation	Concrete Slab
Exterior	Masonry Brick
Exterior Decks	Shared Wood Deck in Business Park
Roof	Duro-Last

MECHANICAL

HVAC	(2) 7.5-Ton Units (1) 5-Ton Unit
Security	On-site
Restrooms	2
Courtyard	Yes; Shared with Other Medical Office Tenants
Power	3-Phase

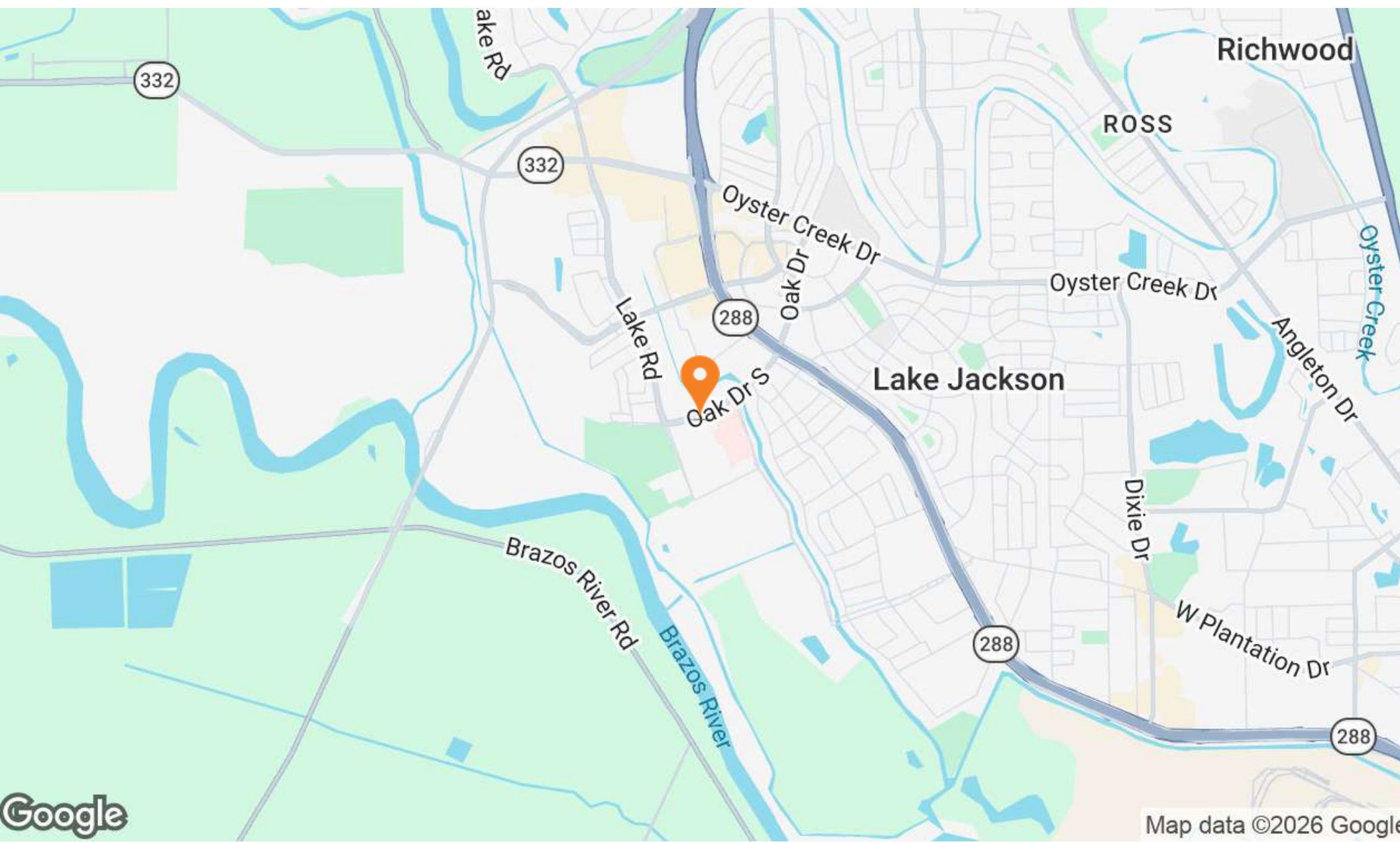
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REGIONAL MAP



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LOCAL MAP



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AERIAL MAP



215 OAK DR S SUITE J

AERIAL MAP



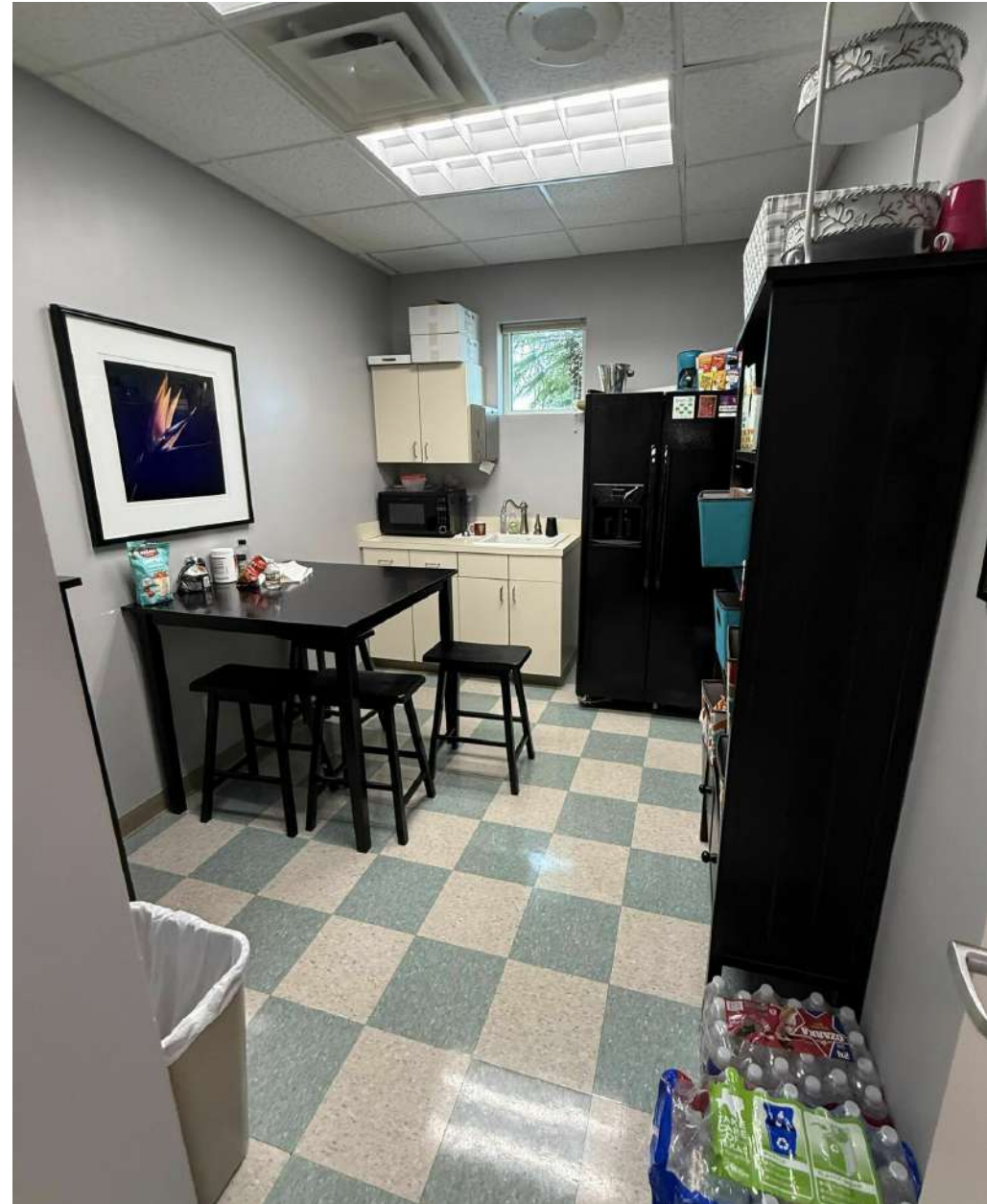
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PROPERTY PHOTO



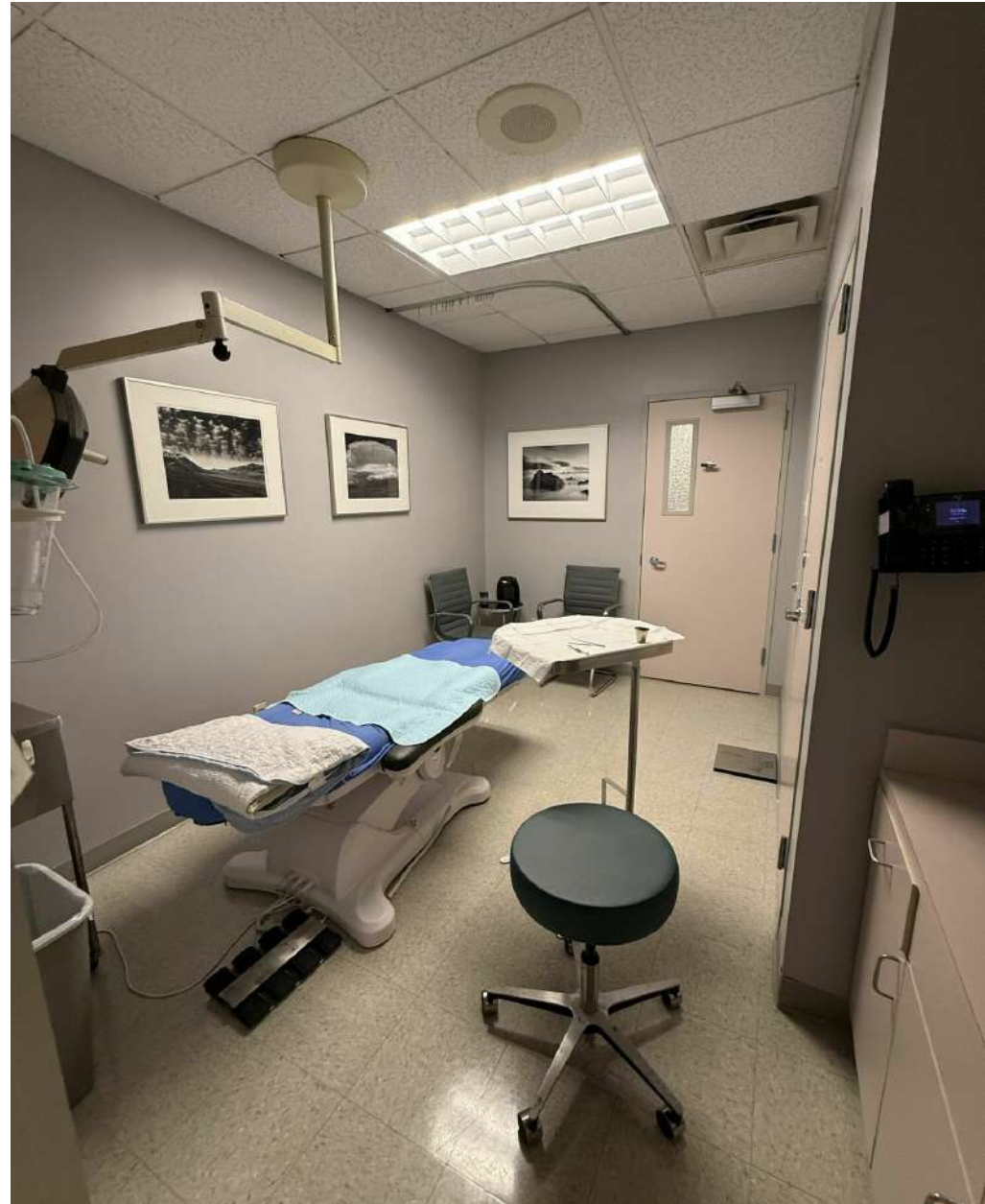
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INTERIOR



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INTERIOR



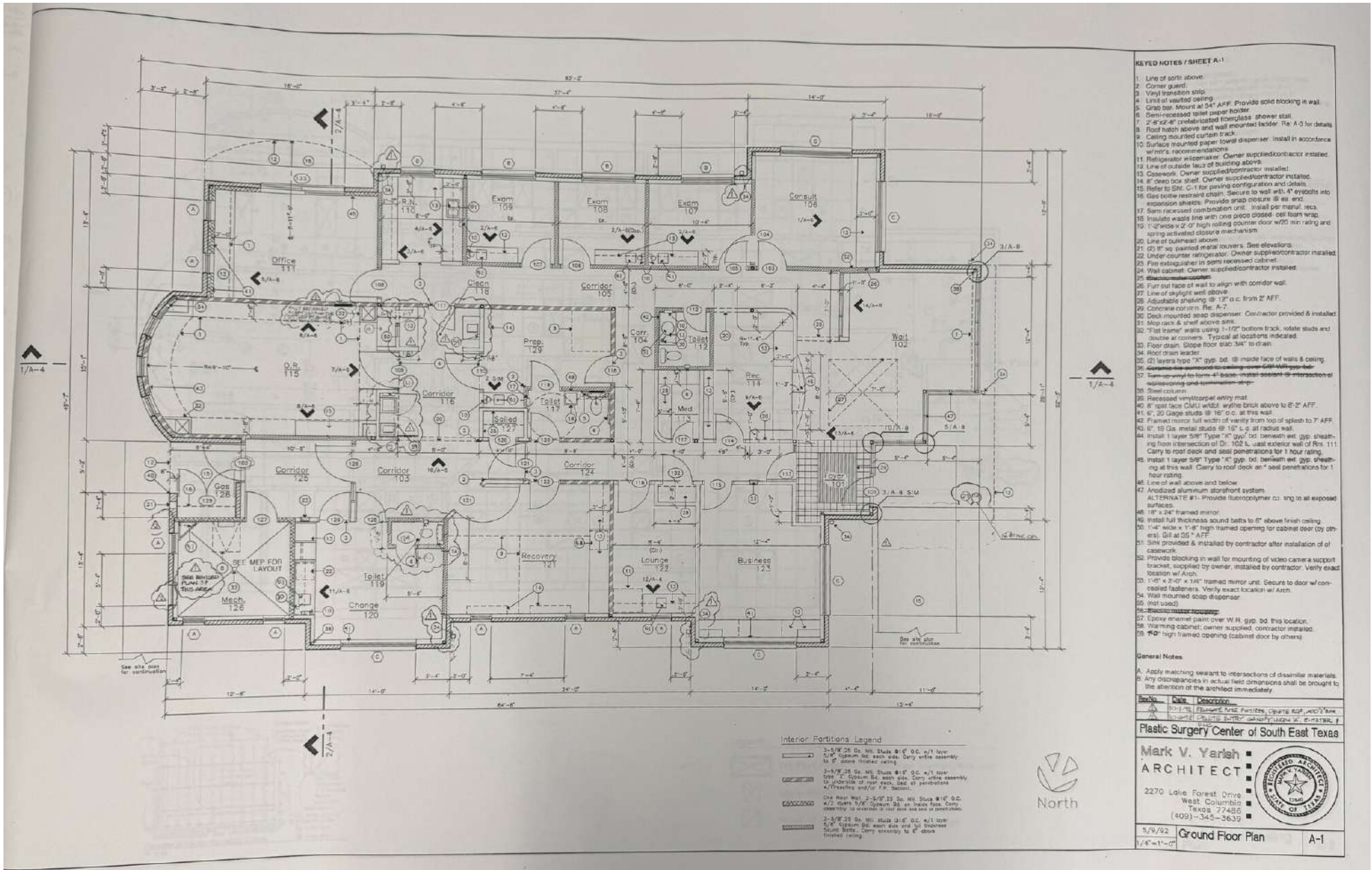
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EXTERIOR



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FLOOR PLAN



SECTION 3



SALE COMPARABLES

Sale Comps Map
Sale Comps Summary
Price per SF Chart
Sale Comps

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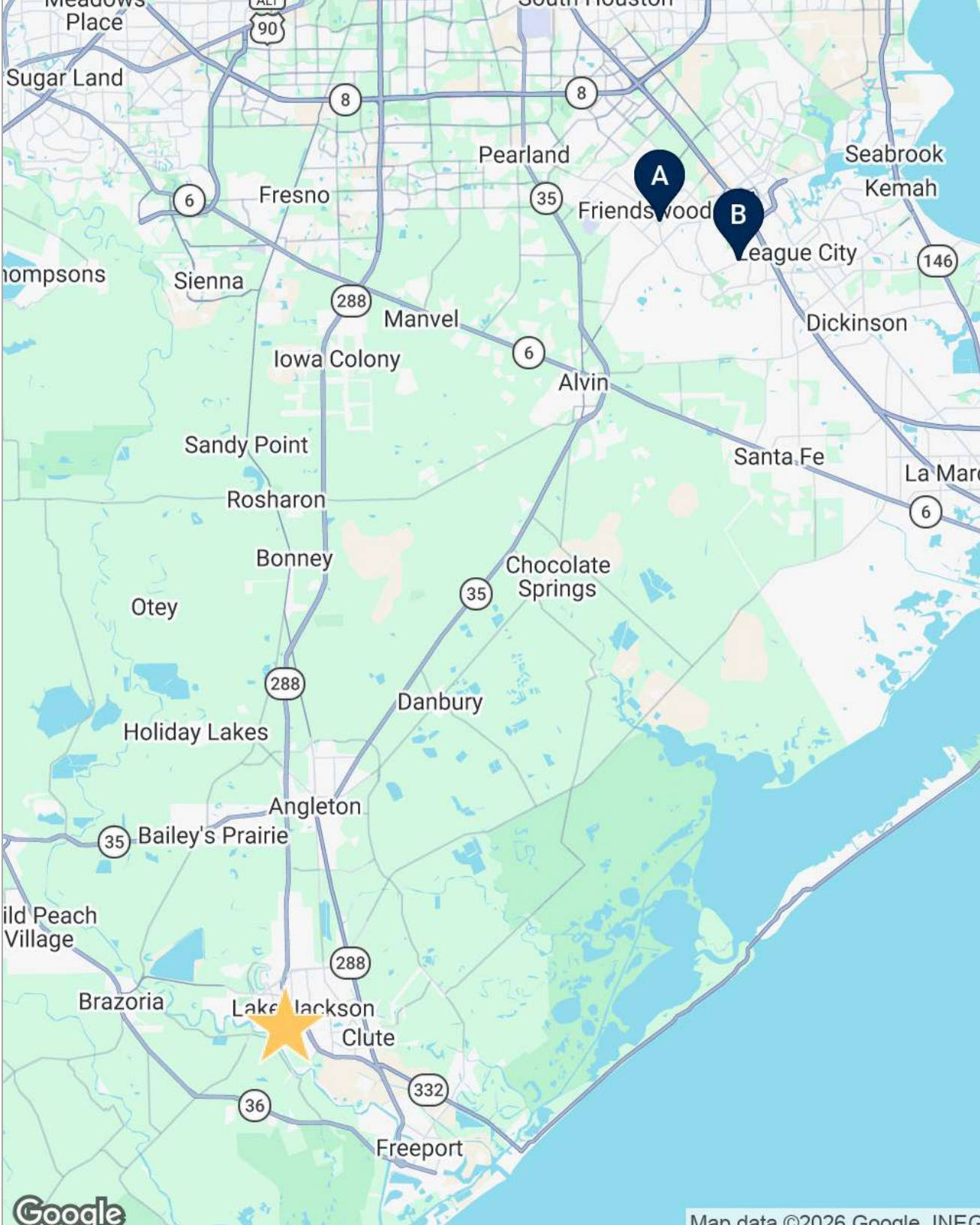


215 OAK DR S SUITE J

SALE COMPS MAP

SALE COMPS MAP

- ★ 215 Oak Dr S Suite J
- A 7 Oaktree St
- B 3480 W Main St



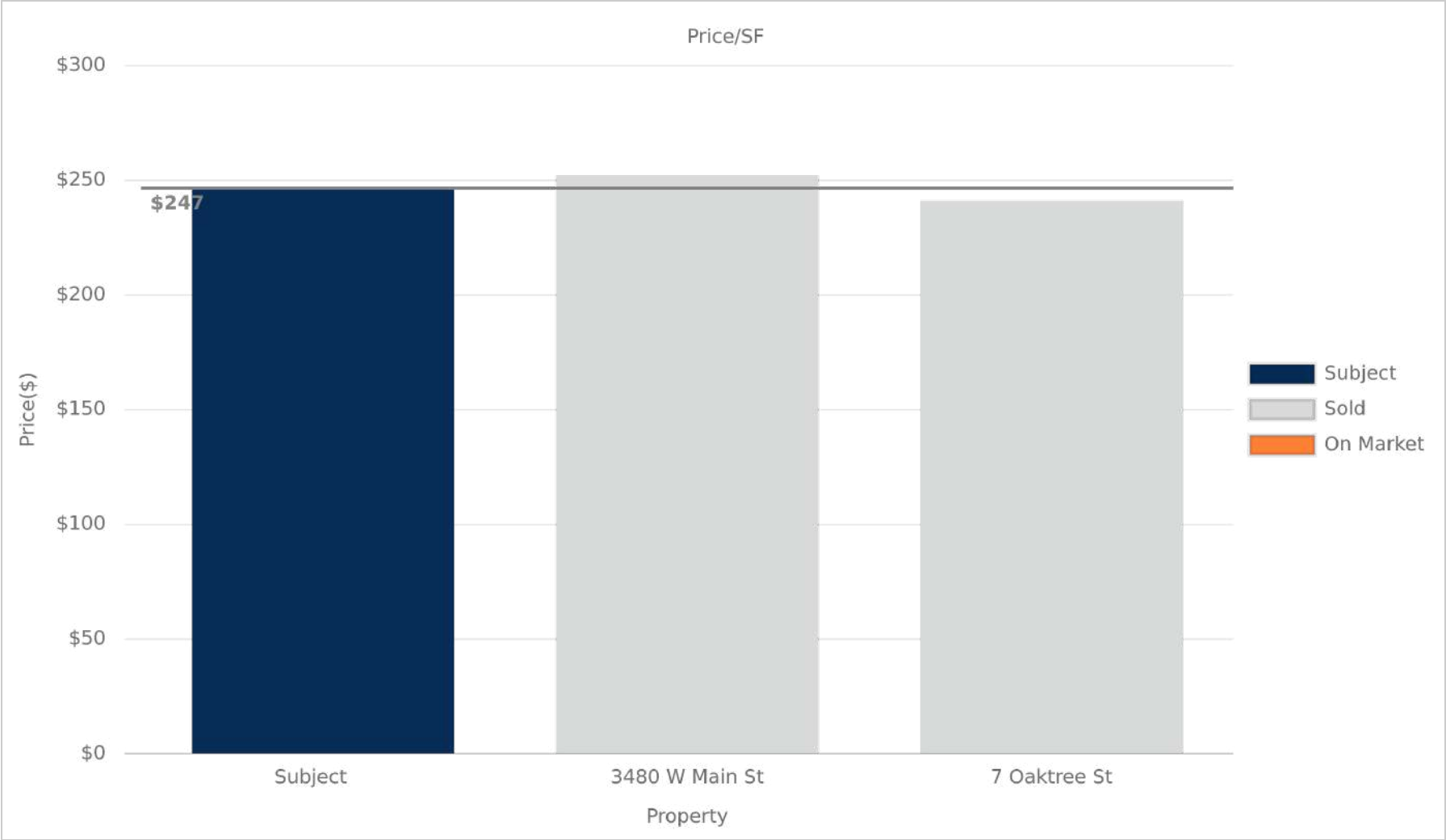
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SALE COMPS SUMMARY

SUBJECT PROPERTY		PRICE	NET RENTABLE AREA	PRICE/SF	LOT SIZE	CLOSE
	215 Oak Dr S Suite J Lake Jackson, TX 77566	\$825,000	3,337 SF	\$247.23	0.28 AC	On Market
SALE COMPARABLES		PRICE	NET RENTABLE AREA	PRICE/SF	LOT SIZE	CLOSE
	7 Oaktree St Friendswood, TX 77546	\$796,000	3,303 SF	\$240.99	0.37 AC	11/01/2025
	3480 W Main St League City, TX 77573	\$691,600	2,744 SF	\$252.04	0.36 AC	08/03/2023
AVERAGES		\$743,800	3,024 SF	\$246.52	0.36 AC	-

215 OAK DR S SUITE J

PRICE PER SF CHART



215 OAK DR S SUITE J

SALE COMPS



215 Oak Dr S Suite J

Lake Jackson, TX 77566

Listing Price:	\$825,000	Net Rentable Area:	3,337 SF
Price/SF:	\$247.23	Year Built:	1993
Lot Size:	0.28 Acres	Floors:	1
COE:	On Market		



7 Oaktree St

Friendswood, TX 77546

Sale Price:	\$796,000	Net Rentable Area:	3,303 SF
Price/SF:	\$240.99	Year Built / Renovated:	1982 / 2020
Lot Size:	0.37 Acres	Floors:	2
COE:	11/01/2025		

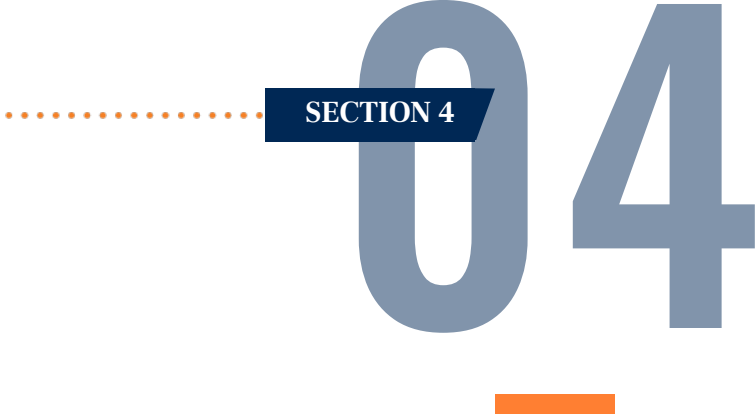
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SALE COMPS



B 3480 W Main St
League City, TX 77573

Sale Price:	\$691,600	Net Rentable Area:	2,744 SF
Price/SF:	\$252.04	Year Built:	2003
Lot Size:	0.36 Acres	Floors:	1
COE:	08/03/2023		



SECTION 4

MARKET OVERVIEW

Market Overview
Demographics

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MARKET OVERVIEW

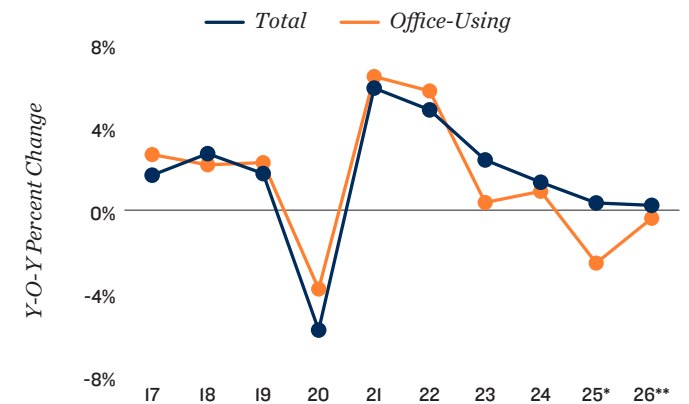
HOUSTON

Investor Confidence Renewed Amid Stabilizing Demand Growth, Strategic Focus on Premium Assets

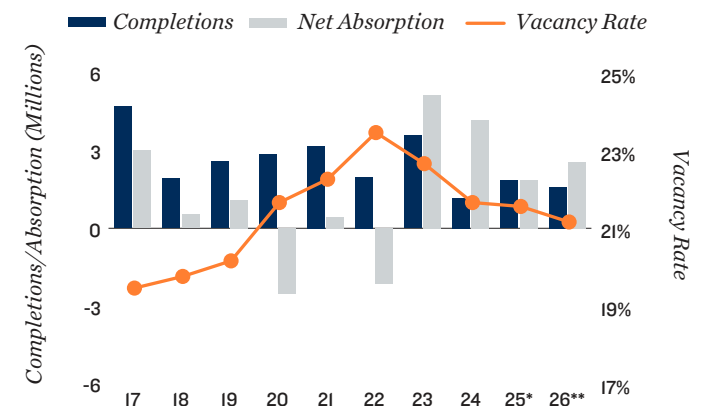
Demand improving as supply pressure abates. Houston is one of only seven major U.S. markets that have not recorded a quarterly net relinquishment of office space since early 2024. The total vacant space in Houston by the end of this year is only 11 percent higher than in 2019; this is, by far, the lowest increase among the top 10 U.S. markets by total inventory. Taken together, supply and demand should remain largely in balance this year. Suburban office absorption is steady, especially in submarkets like The Woodlands, Northwest Houston, and West Loop, which offer short commutes to many of the metro's fast-growing western neighborhoods. The recovery in downtown office demand also stood out in 2025, as lower supply pressure and strong absorption contributed to steady vacancy compression. With about 80 percent of this year's deliveries pre-leased, the market is well positioned for further improvement in office fundamentals.

Investors target newer, well-connected properties. Sales activity in Houston picked up last year by about 50 percent, approaching the metro's 2022 peak. Class A trades doubled over the past year, and sales above \$20 million rose at a similar pace. This underscores sustained interest in premium assets, even as elevated metrowide vacancy compared to other major U.S. markets prompted several other high-vacancy property sales. This also reflects the broader flight-to-quality trend, further highlighted by transaction activity tripling year-over-year in several of the metro's most active submarkets, including the western suburbs, such as Katy Freeway and Westchase, as well as downtown Houston. As nationwide economic uncertainty persists, investors will likely continue prioritizing assets with strong tenant profiles and durable cash flows, reinforcing the advantage of well-located, high-performing properties.

Employment Trends



Supply and Demand



* Estimate; ** Forecast

Sources: CoStar Group, Inc.; Real Capital Analytics; RealPage, Inc.

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MARKET OVERVIEW

2026 MARKET FORECAST

+0.2%



EMPLOYMENT: Houston's job growth will slow to the second-lowest level in a decade, totaling 8,000 net jobs. The office-using sector will shed 3,000 jobs, many fewer than in 2025.

1,600,000

sq. ft.



CONSTRUCTION: The last three years have marked the lightest delivery periods since 2010, illustrating how considerably supply pressure has eased.

-40 bps



VACANCY: As net absorption continues to outpace new supply for a fourth consecutive year, vacancy will drop to 21.2 percent in 2026. Yet the metric remains the third highest among all major markets.

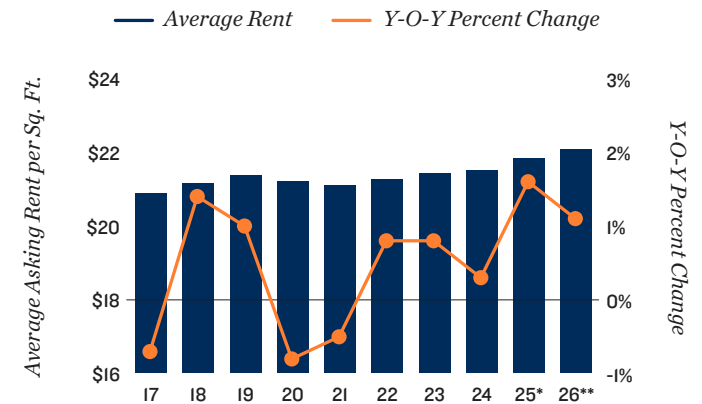
+1.1%



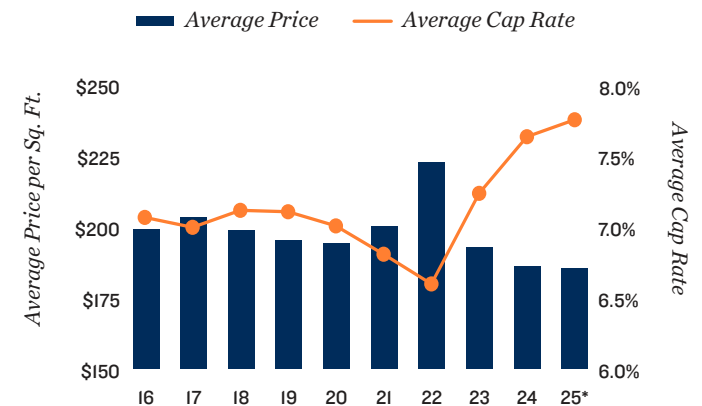
RENT: Continued vacancy compression will put upward pressure on the average asking rent. At \$22.05 per square foot, Houston remains the most affordable primary market nationwide.

INVESTMENT: *Commuter convenience and limited speculative new supply help keep Class B/C vacancy especially low in Sugar Land-Stafford. Investors could target these areas for reliable cash flow.*

Rent Trends



Sales Trends



* Estimate; ** Forecast

Sources: CoStar Group, Inc.; Real Capital Analytics; RealPage, Inc.

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DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	6,132	36,051	55,710
2025 Estimate			
Total Population	5,935	34,817	53,936
2020 Census			
Total Population	5,730	33,738	52,411
2010 Census			
Total Population	5,161	31,973	50,660
Daytime Population			
2025 Estimate	4,598	32,190	47,864
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Households	2,553	14,642	21,551
2025 Estimate			
Total Households	2,449	14,057	20,687
Average (Mean) Household Size	2.3	2.5	2.5
2020 Census			
Total Households	2,249	12,933	19,029
2010 Census			
Total Households	1,921	12,254	18,059
HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
\$200,000 or More	7.1%	12.0%	11.9%
\$150,000-\$199,999	4.8%	9.1%	8.2%
\$100,000-\$149,999	27.2%	23.6%	23.1%
\$75,000-\$99,999	10.8%	12.7%	12.1%
\$50,000-\$74,999	16.7%	16.1%	16.7%
\$35,000-\$49,999	15.0%	11.4%	11.6%
\$25,000-\$34,999	8.7%	5.6%	6.4%
\$15,000-\$24,999	5.2%	5.5%	5.5%
Under \$15,000	4.4%	3.9%	4.5%
Average Household Income	\$94,281	\$113,707	\$111,559
Median Household Income	\$77,782	\$93,103	\$90,944
Per Capita Income	\$42,082	\$45,512	\$43,018

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2025 Estimate Total Population	5,935	34,817	53,936
Under 20	25.5%	26.8%	25.9%
20 to 34 Years	24.0%	21.8%	22.5%
35 to 49 Years	19.5%	18.7%	19.1%
50 to 59 Years	11.4%	11.7%	11.9%
60 to 64 Years	5.0%	5.8%	6.0%
65 to 69 Years	4.4%	4.9%	4.9%
70 to 74 Years	3.7%	3.9%	3.8%
Age 75+	6.5%	6.3%	6.0%
Median Age	35.0	36.0	36.0
Population by Gender			
2025 Estimate Total Population	5,935	34,817	53,936
Male Population	49.2%	49.4%	51.5%
Female Population	50.8%	50.6%	48.5%
Travel Time to Work			
Average Travel Time to Work in Minutes	21.0	22.0	23.0

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DEMOGRAPHICS



POPULATION

In 2025, the population in your selected geography is 53,936. The population has changed by 6.47 percent since 2010. It is estimated that the population in your area will be 55,710 five years from now, which represents a change of 3.3 percent from the current year. The current population is 51.5 percent male and 48.5 percent female. The median age of the population in your area is 36.0, compared with the U.S. average, which is 40.0. The population density in your area is 687 people per square mile.



HOUSEHOLDS

There are currently 20,687 households in your selected geography. The number of households has changed by 14.55 percent since 2010. It is estimated that the number of households in your area will be 21,551 five years from now, which represents a change of 4.2 percent from the current year. The average household size in your area is 2.5 people.



INCOME

In 2025, the median household income for your selected geography is \$90,944, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 42.57 percent since 2010. It is estimated that the median household income in your area will be \$108,141 five years from now, which represents a change of 18.9 percent from the current year.

The current year per capita income in your area is \$43,018, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$111,559, compared with the U.S. average, which is \$103,571.



EMPLOYMENT

In 2025, 25,618 people in your selected area were employed. The 2010 Census revealed that 60.4 percent of employees are in white-collar occupations in this geography, and 25.5 percent are in blue-collar occupations. In 2025, unemployment in this area was 6.0 percent. In 2010, the average time traveled to work was 23.00 minutes.



HOUSING

The median housing value in your area was \$261,551 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 11,964.00 owner-occupied housing units and 6,096.00 renter-occupied housing units in your area.



EDUCATION

The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 25.5 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 10.2 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 16.3 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 1.3 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 35.8 percent in the selected area compared with the 19.6 percent in the U.S.

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DEMOGRAPHICS



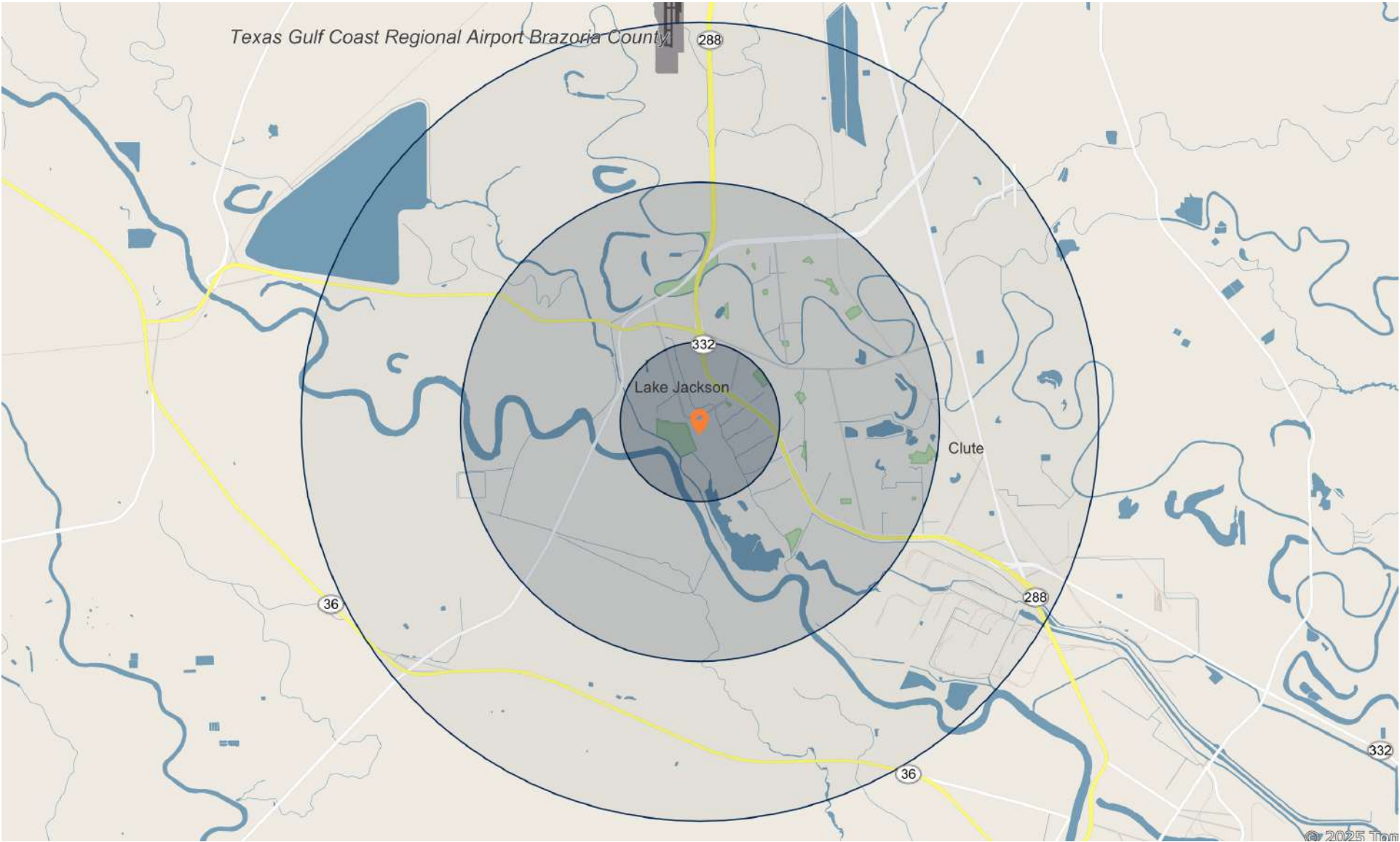
Major Employers

Employees

1	Buc-Ees Holdings Inc-	2,400
2	Tdecu Insurance Agency LLC-	518
3	Texas Home Health America LP-Texas Home Health	515
4	Texas Roadhouse Inc-	360
5	Penney Opco LLC-JC Penney	303
6	Brazosport College-Brazosport Community College	287
7	CHI St Lukes Brazosport-Brazosport Memorial Hospital	274
8	El Chico Restaurants Inc-El Chico Restaurant	251
9	Walmart Inc-Walmart	247
10	Texas Dept Criminal Justice-Retrieve Unit	236
11	Texas Dept Criminal Justice-Clemens Prison Unit	214
12	Recana Solutions LLC-	207
13	Wood Group Usa Inc-	204
14	Buc-Ees Ltd-	167
15	Sprint Corporation-Sprint	164
16	Coastal Staff Relief Inc-	160
17	Taurus E&I LLC-	157
18	Don Davis Motor Co Inc-	132
19	Samson Fabricators LLC-	125
20	Behavior Training Research Inc-BTR	125
21	CHI St Lukes Brazosport-Cancer Center	124
22	Mariner Health Care Inc-Woodlake Nursing Home	114
23	BASF Corporation-	104
24	Rebecca Ann Inc-Village On The Creek	100
25	Infinity Construction Svcs LP-Infinity Group The	100

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DEMOGRAPHICS



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Information About Brokerage Services

11-03-2025

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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 or subagent 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 options or advise 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 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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Sales Agent/Associate's Name	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

Buyer/Tenant/Seller/Landlord's Initials

Date

Information available at www.trec.texas.gov
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