

HCA+
Healthcare®

TOMBALL

MEDICAL OUTPATIENT BUILDING



 **NexCore**
GROUP

LEASING & INVESTMENT



PHOTOS & RENDERINGS ARE FROM PAST NEXCORE PROJECTS, SUBJECT TO CHANGE.



HIGHLIGHTS

PRIME LOCATION

High visibility & access off Medical Complex Dr. & Lawrence St.

INTEGRATED DESTINATION

Adjacent to 350-bed HCA Tomball Hospital & Medical Complex ASC.

FULLY CUSTOMIZABLE SUITES

Designed for efficient medical space.

REAL ESTATE INVESTMENT OPPORTUNITY

Generate passive income with investment returns.

RESIDENTIAL DEVELOPMENTS

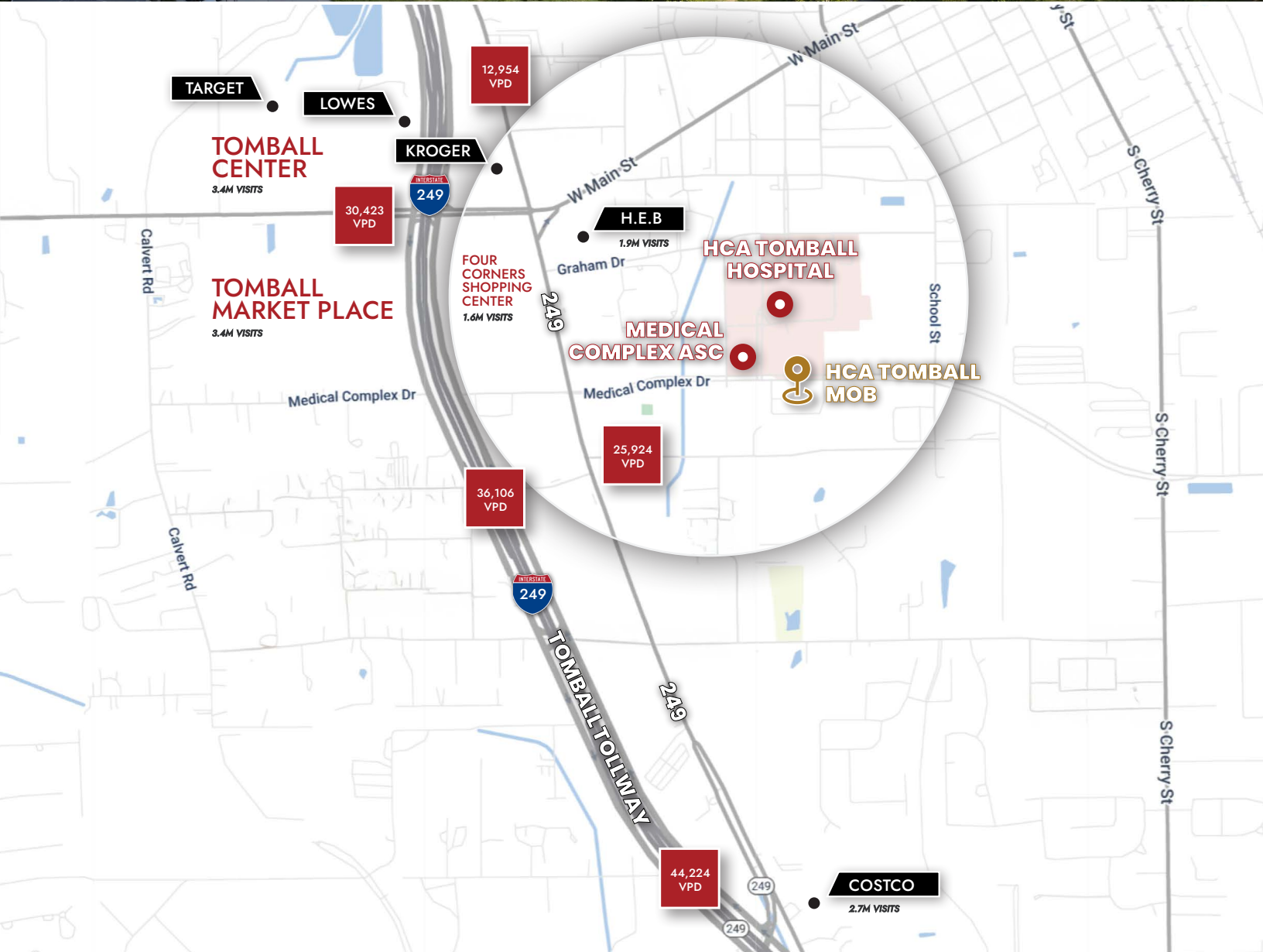
Tomball is adding over 1,000 homes each year, with nearly 2,600 built since 2020.

60K

RENTABLE BUILDING AREA (SF)

Q4 2025

ANTICIPATED GROUND BREAK



172,724

2024 POPULATION

+100K

AVERAGE INCOME

1,000

PROJECTED NEW HOUSEHOLDS ANUALLY

142

FTE PROVIDER NEED IN PSA

89.3%

PERCENT OF POP. INSURED

GROW WEALTH WHERE YOU PRACTICE.

ASK HOW HEALTHCARE REAL ESTATE OWNERSHIP CAN WORK FOR YOU.



Amy Andresen

SENIOR VICE PRESIDENT, LEASING

Amy.Andresen@nexcoregroup.com



Jack Witte

ASSOCIATE VICE PRESIDENT, LEASING

Jack.Witte@nexcoregroup.com



FOR LEASING INFORMATION
CONTACT: (346) 839-1699