

10,000 SF OFFICE BUILDING

For Sale or Lease



REDUCED PRICE



**5225 EMMETT F LOWRY EXPY
TEXAS CITY, TX 77591**



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Property Highlights

- **PRICE REDUCED TO \$899,000/OWNER FINANCING AVAILABLE**
- **10,000 SF Single Story Office Building built in 1991 by Amoco situated on a 1 acre tract.**
- **Interior features include:**
 - Large reception area and conference room with white board walls, and divider for 2 rooms.
 - Approximately 28 individual offices on perimeter with windows.
 - 2 break/collaboration areas and large storage room.
 - Carpet, tile and clean finishes through-out.
 - New HVAC as of 2018
- **Ample parking, lighted pylon sign and flag pole. Parking ratios 5.5/10,000 SF**
- **Quick access to Emmett Expressway and 4.4 miles to I-45**
- **Close to Mainland Hospital, College of Mainland and Mall of the Mainland**
- **Fast growing residential areas. Close to Marathon and Valero Refineries.**
- **Suggested uses: training facility, safety training center, call center, professional business office, real estate office, mortgage company, insurance agency, credit union/ bank, church, administrative offices/HR offices for refineries, medical office, day surgery center, occupational therapist and rehab center, disaster recovery center or law offices.**



Area Developments



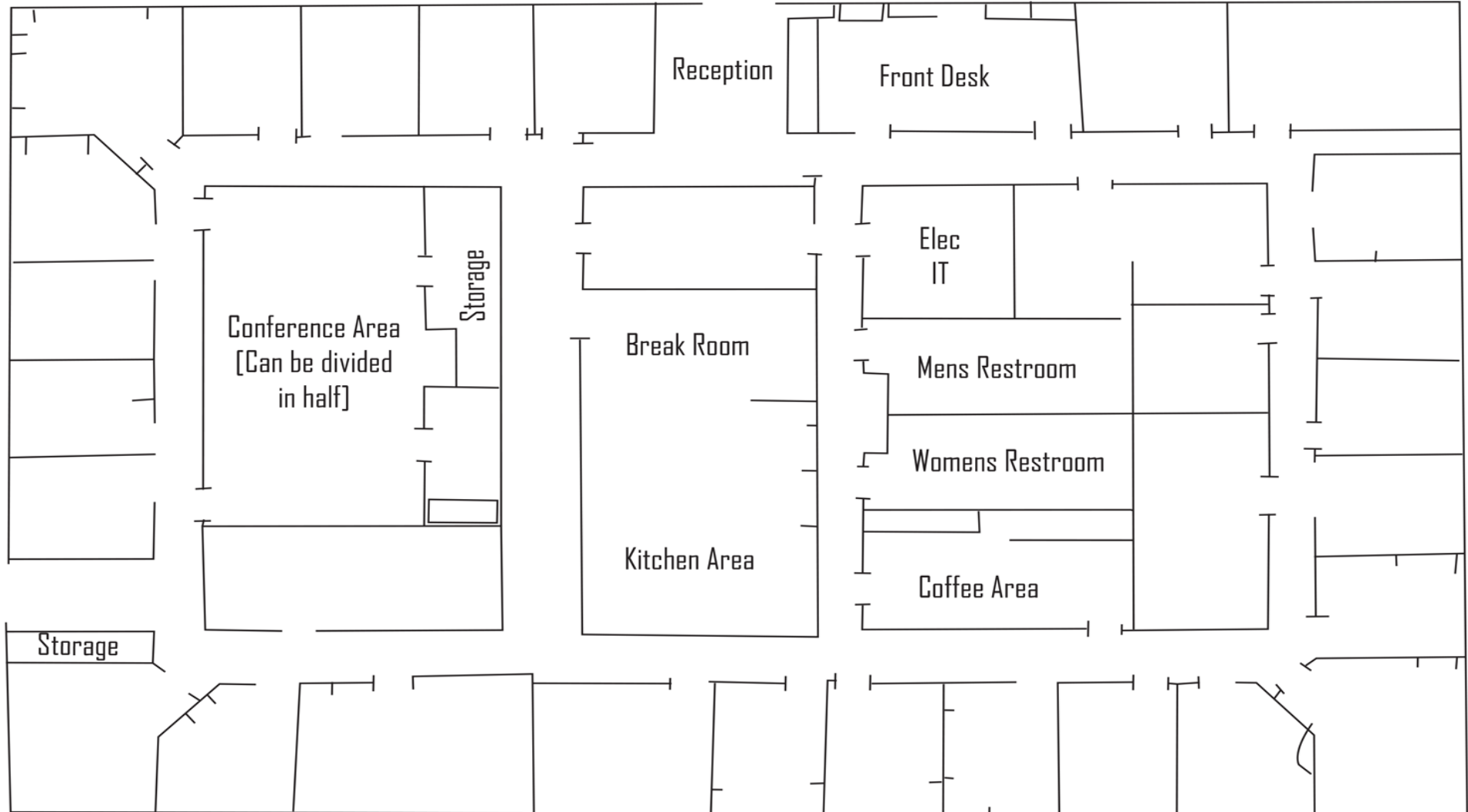
Great Location: ± 10 miles north of the site is League City's first full service hospital, UTMB League City Campus, which opened in June, 2015. The campus is 150,000 sf and built with future expansion in mind. Across the highway from the site will be a new Memorial Hermann Convenient Care Center, which is now open.

Regional Corridor: The site is located near the major retail intersection of I-45 & FM 646, which contains over 1.8 million square feet of retail space. Anchors at the intersection attract both convenience and destination oriented shoppers, making this a vibrant shopping hub every day of the week. Minutes from Lago Mar, a 2,033-acre master-planned community with approximately 4,000 homes, several lakes, open areas, parks and walking trails. Upon completion, the community will be home to approximately 14,000 residents.

Interior Photos



Main Entrance





Port Of Houston

The Port of Houston is a 25-mile long complex which is ranked first in the US in foreign waterborne commerce and ranked second in total tonnage. The Port is responsible for over \$240 billion in annual trade value.



Houston Medical Center

Houston is also a world leader in the medical industry. The Texas Medical Center is the largest medical complex in the world and is located in Houston. Collectively, the 56 medical, academic and research institutions of the 1,300 acre, 50 million square foot Texas Medical center are Houston's largest employer with over 106,000 medical professionals employed. The Medical Center receives over 10 million patient visits annually. The Medical center is currently under going a \$3 billion expansion, with another \$1.5 billion planned.



Nasa Space Center

Houston is home to NASA's Johnson Space Center, which employs over 10,000 engineers, scientists and administrative personnel as well as thousands of outside contractors.