



Tomball Medical Plaza

506 Graham Drive | Tomball, TX 77375

 **TRANSWESTERN**

**IRA**
CAPITAL



Tomball Medical Plaza

Introducing the market's premier Class A medical office, strategically located within the area's vital healthcare corridor, directly across from HCA Hospital. Under new management, we offer attractive tenant improvement allowances tailored for your practice's needs.

HCA Houston Healthcare Tomball

350	1,000	500
Total Bed Count	Member Care Team	Physicians



HCA Houston Healthcare Tomball has received numerous accreditations and awards for patient safety, emergency care, cardiology, and excellence in robotic surgery .

Welcome to a Class A patient experience

Building Features

- 51,782 RSF two-story medical office building
- Parking ratio 5/1,000 SF
- Move-in-ready clinical suites
- Excellent diverse tenant mix
- Class A finishes common area
- Covered patient drop-off

Location Attributes

- Easy access to Highway 249 and FM 2920
- Across from HCA Houston Healthcare Tomball
- In the heart of Tomball's healthcare corridor
- Proximity to unique blend of small-town charm and big city amenities
- Tomball's growing population

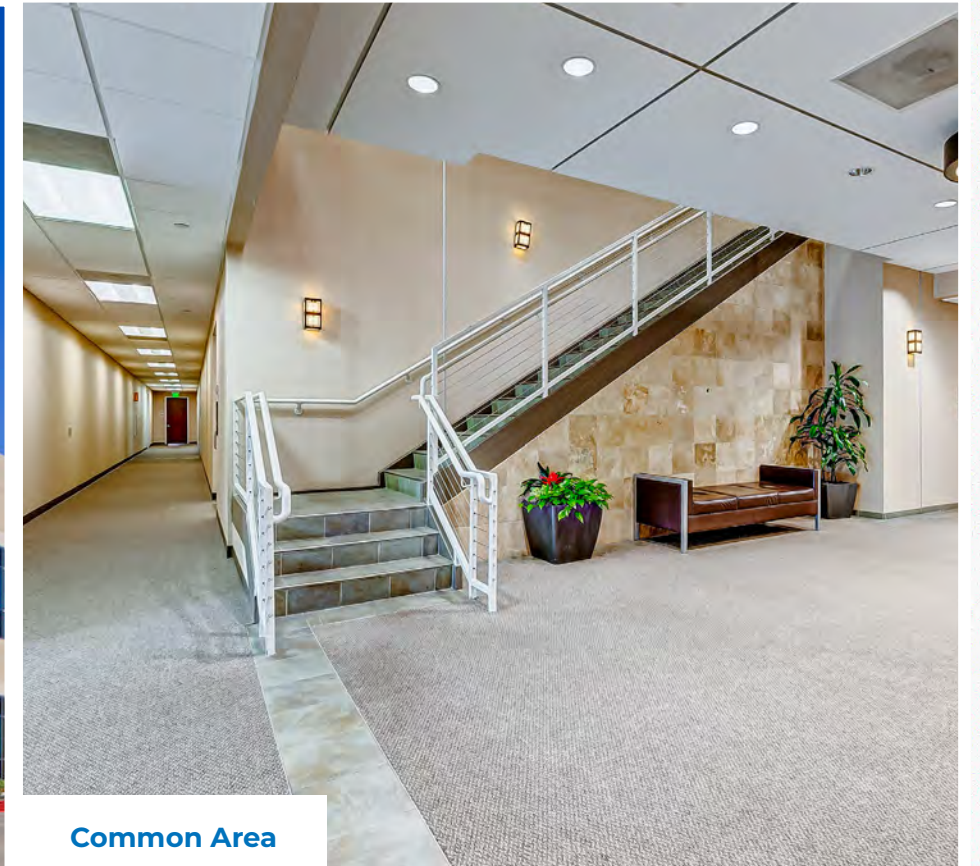
[View Available Suites](#)



Lobby



Entrance

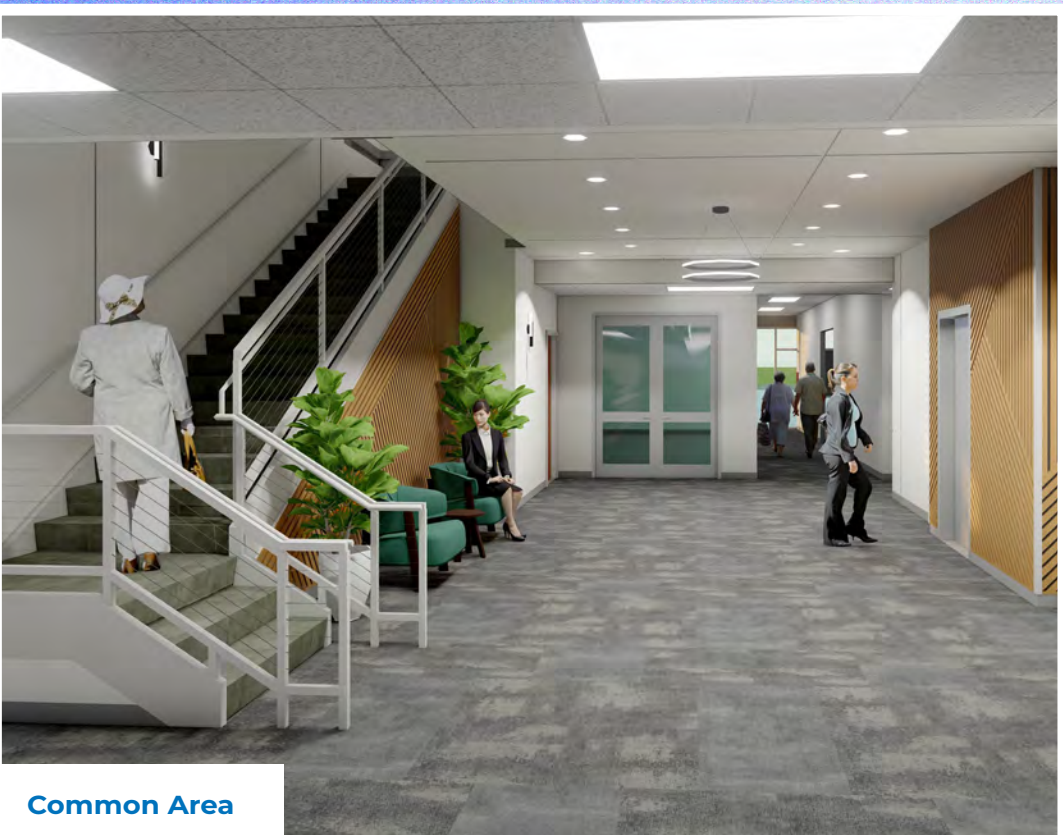


Common Area

Renovation Renderings



Lobby



Common Area



Common Area

The City of Tomball Healthcare Corridor

Located less than 30 miles northwest of Houston, has emerged as a premier business destination by blending economic opportunity with small-town charm.

HEALTHCARE COMMUNITY



Centralized in a thriving community

Tomball is a culture-rich hub, with roots that go back to the early 19th century. Tomball plays host to many annual festivals and parades, welcoming thousands of visitors every year. Tomball is also a weekly destination for people interested in arts, food and beverage, live music, and much more.



Entertainment



Local Flavors



Tomball Farmers Market



Unique Local Shops

HEALTHCARE

70%

Private Insurance

\$9k

Healthcare Spending

80%

Doctor Visits in 2024

EMPLOYMENT

13%

Service Employment

14%

Blue Collar Employment

72%

White Collar Employment

ECONOMICS

36

Median Age

\$138k

Per Household Income

POPULATION

123k

Total population

103k

Total Daytime Population

*Demographics is within 5 miles of the property

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