

1,392 SF Medical Office| **FOR LEASE**

6417 MEMORIAL DR.

📍 Texas City, TX 77591



PROPERTY OVERVIEW

6417 Memorial Drive is a ±2,392 SF, single-story medical office property situated on approximately 0.61 acres in Texas City, Texas. The freestanding brick building has historically been configured for medical office use with two suites and offers ground-level access, on-site surface parking, and a practical layout for healthcare, professional office, or owner-user occupancy. Located within an established medical corridor near HCA Houston Mainland, the property provides convenient access for patients and employees while offering a smaller-scale alternative to larger medical office complexes.

Available FOR LEASE and FOR SALE.

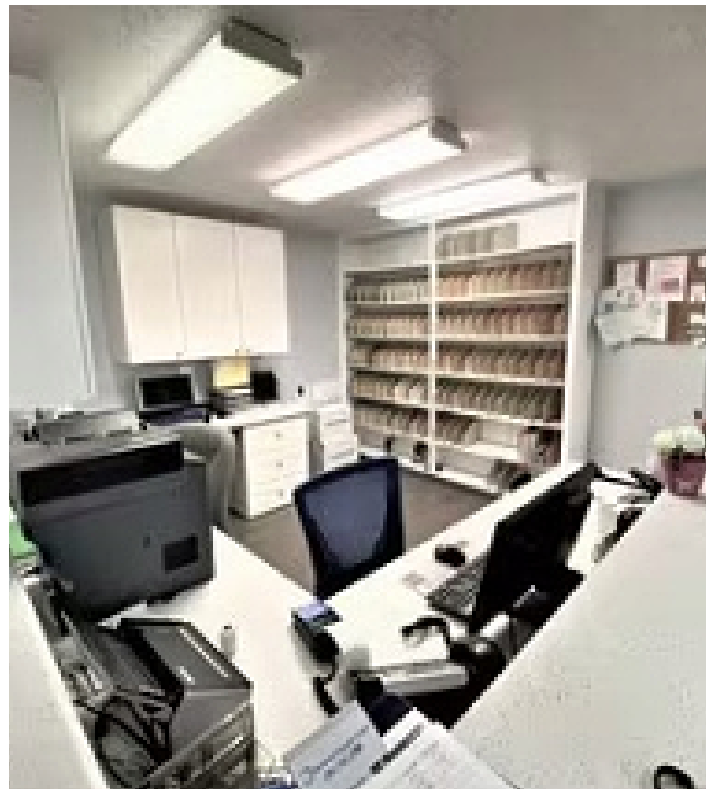
PROPERTY HIGHLIGHTS

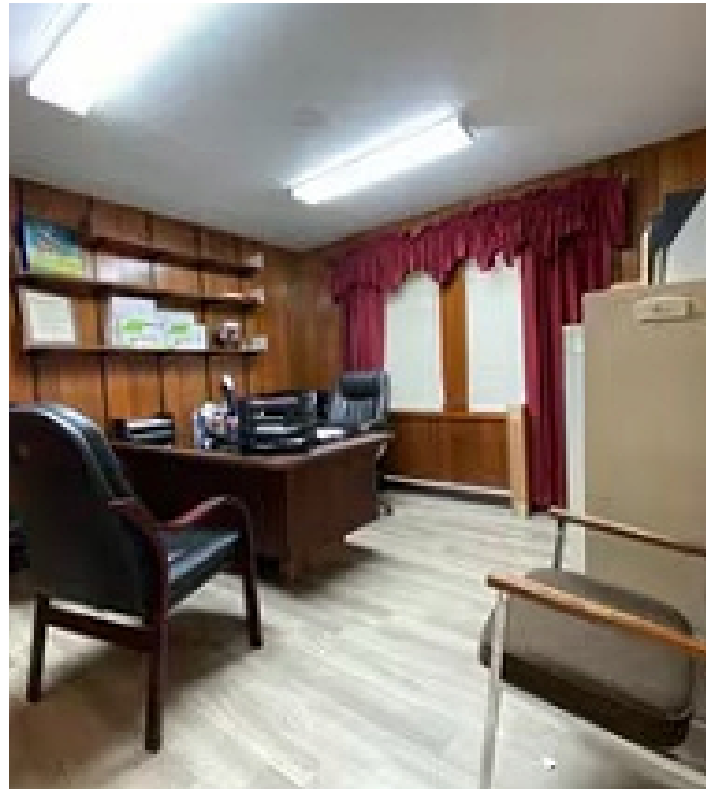
- Single-story configuration with ground-level access
- Established medical-office use
- Freestanding building with on-site surface parking.
- Convenient access to State Highway 3 and Interstate 45

BASE RENT:	\$16.00 PSF/Yr
NNN:	\$6.00 PSF/Yr
Building SF:	2,392 SF
Available SF:	1,392 SF
Lot Size:	0.61 Acres
Year Built:	1977
Buildings:	1
Units:	2
Type:	Medical Office

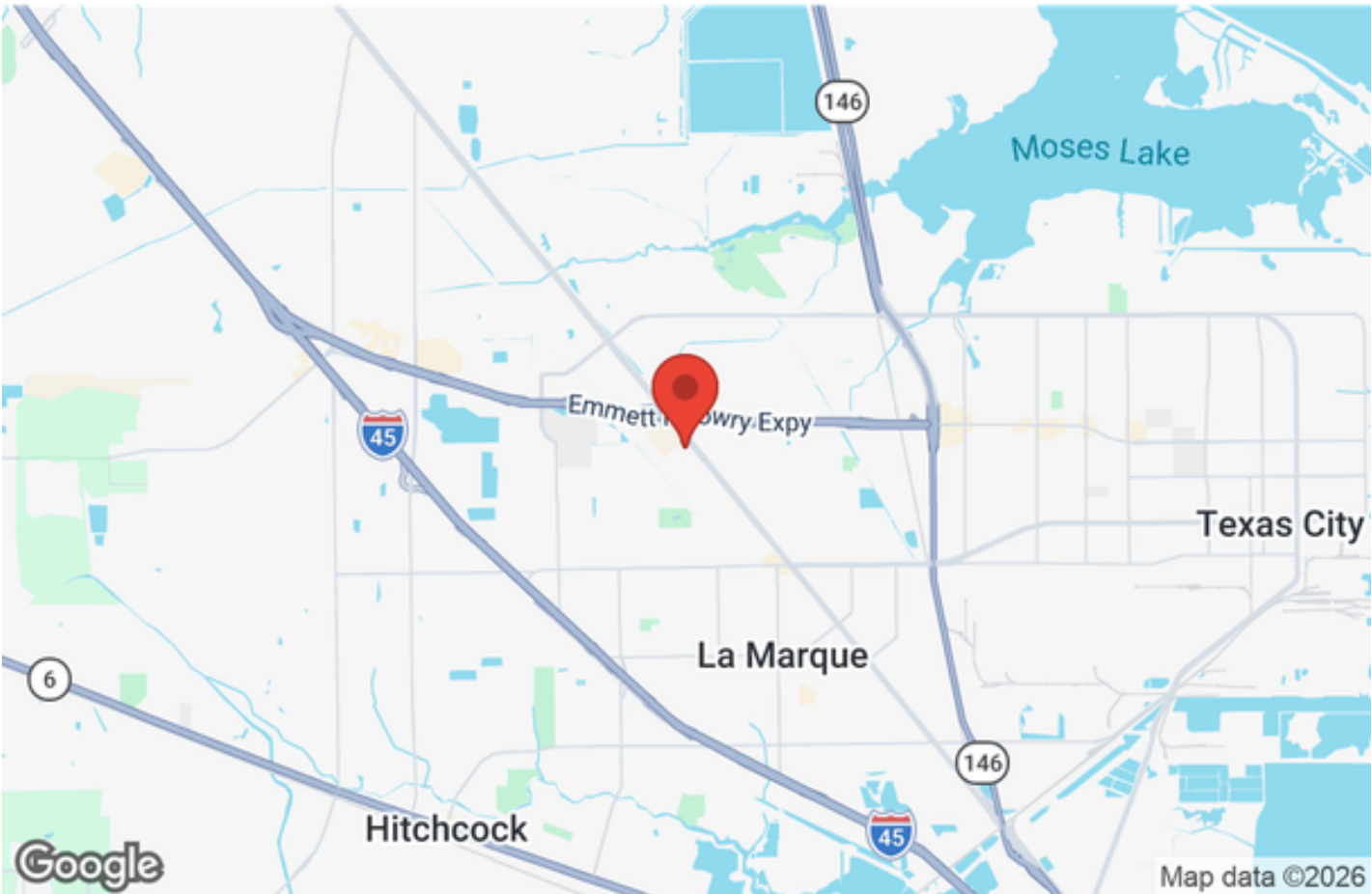
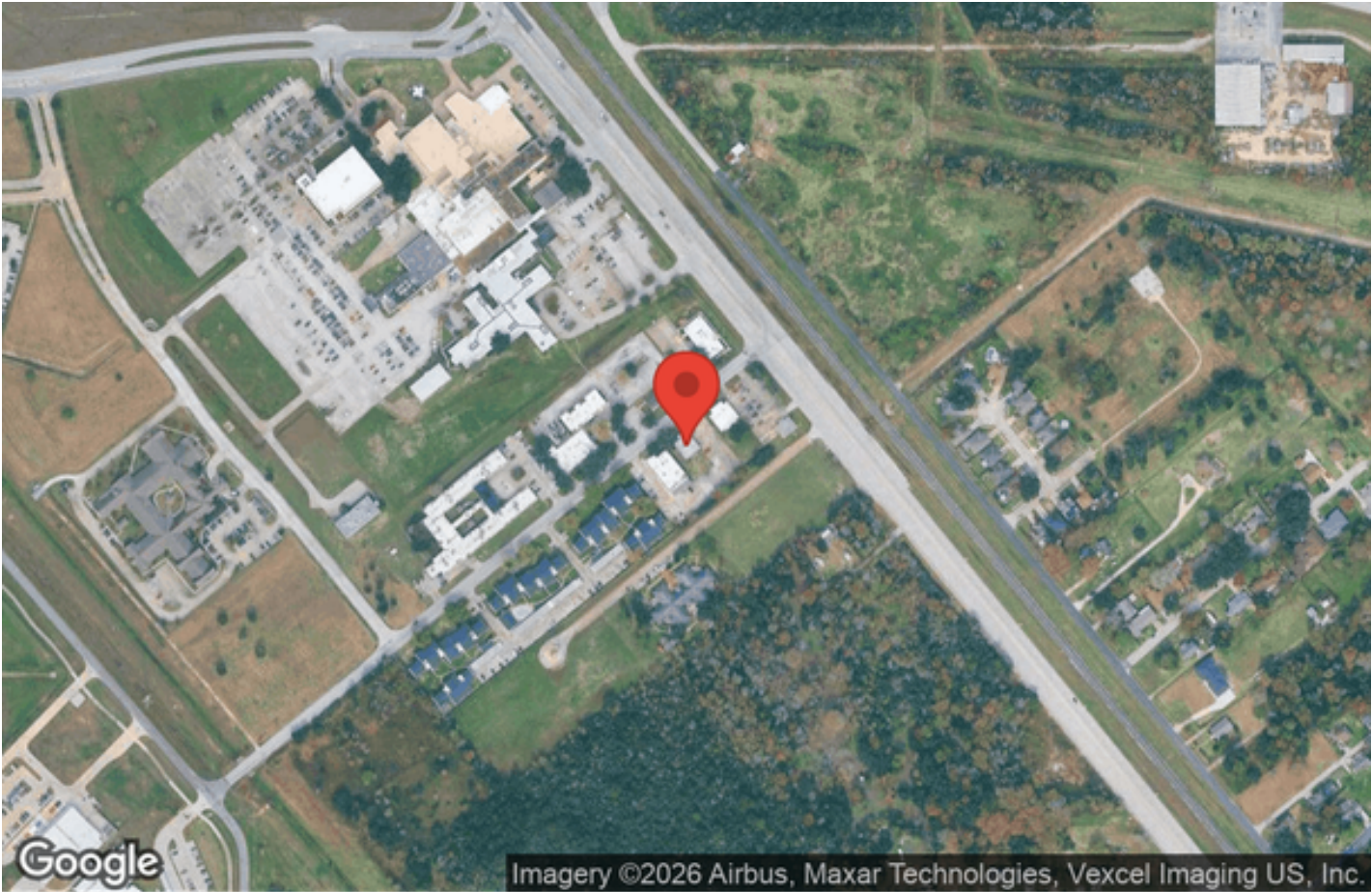
FLOOR PLAN | 6417 Memorial Dr.



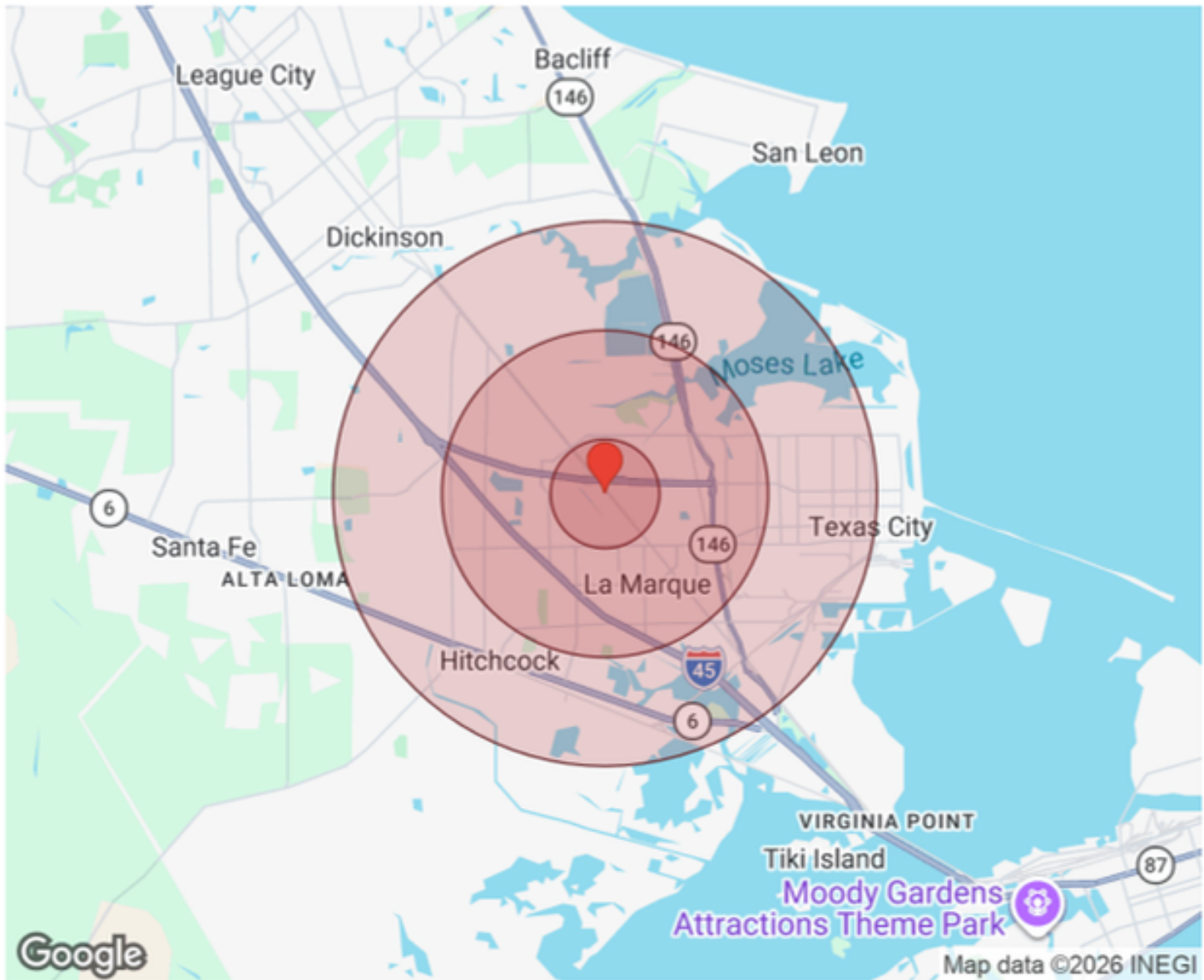




LOCATION MAP | 6417 Memorial Dr.



DEMOGRAPHICS | 6417 Memorial Dr.



Distance: 1Mile 3Miles 5Miles

Population	1 Mile	3 Miles	5 Miles
Male	2,710	18,335	38,989
Female	2,953	19,663	40,777
Total Population	5,663	37,998	79,766

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	1,299	13,299	31,962
Black	3,168	13,212	21,186
Am Ind/Alk Nat	7	68	136
Hawaiian	1	15	56
Hispanic	1,061	10,294	23,619
Asian	39	467	1,428
Multiracial	79	597	1,276
Other	7	49	112

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,386	17,134	34,910
Occupied	2,014	14,678	29,978
Owner Occupied	1,088	8,152	18,243
Renter Occupied	926	6,526	11,735
Vacant	372	2,457	4,932

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,124	7,394	15,757
Ages 15 - 24	773	5,068	10,733
Ages 25 - 54	2,110	14,776	31,655
Ages 55 - 64	630	4,272	8,860
Ages 65+	1,025	6,488	12,762

Income	1 Mile	3 Miles	5 Miles
Median	\$57,096	\$60,306	\$75,254
Under \$15k	348	1,915	3,001
\$15k - \$25k	184	1,237	1,993
\$25k - \$35k	159	983	1,852
\$35k - \$50k	154	1,755	3,279
\$50k - \$75k	336	2,614	4,820
\$75k - \$100k	182	1,628	4,335
\$100k - \$150k	355	2,285	4,888
\$150k - \$200k	196	1,255	3,087
Over \$200k	99	1,007	2,723

FOR LEASE

1,392 SF MEDICAL OFFICE

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Texas City, TX 77591



PRESENTED BY:



BO FABER

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EXPERIENCE . INTEGRITY . RESULTS

With a disciplined approach to market knowledge, strong relationships, and strategic marketing, I help clients achieve their real estate goals and maximize long-term value.



SCAN TO
VIEW THIS
PROPERTY
ONLINE



KW COMMERCIAL HOUSTON METROPOLITAN
Each Office Independently Owned and Operated