



# TOWNSEN MEMORIAL SURGERY CENTER

10005 S MAIN ST | HOUSTON, TX 77025

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# TOWNSEN MEMORIAL SURGERY CENTER

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**MATTHEWS**<sup>™</sup>  
REAL ESTATE INVESTMENT SERVICES

## OFFERING SUMMARY

Matthews Real Estate Investment Services is proud to present the opportunity to acquire Townsen Memorial Surgery Center, a free-standing surgery center that will feature a brand new 10-year absolute NNN lease. Townsen Memorial Surgery Center is strategically located in a densely populated area with over 425,000 residents in a 5-mile radius. This property is located just off I-610 which sees over 188,000 vehicles per day and is located within minutes of NRG Park, which is home to the Houston Texans. Within 3 miles you will find Texas Medical Center, which is the largest medical city in the world. This property provides qualified investors an opportunity to acquire a secure, e-commerce proof property with a long-term lease from a leading regional operator.

This offering memorandum highlights Townsen Memorial Surgery Center and is part of a 2-unit portfolio that can be acquired individually or together. The second building is Meadowhill Medical Plaza, a multi-tenant building that will feature brand new 10-year Absolute NNN leases guaranteed by Townsen Memorial Hospital and Minvasive Pain & Orthopedic. [Please click here](#) to access the OM on the Meadowhill Medical Plaza.



# INVESTMENT HIGHLIGHTS

## PROPERTY HIGHLIGHTS

- ▶ **10 YEAR ABSOLUTE NNN** – The tenant will be showing their commitment to the location by signing a fresh 10-year lease which is perfect for both local/national investors looking for a “hands-off” investment
- ▶ **E-COMMERCE & RECESSION-RESISTANT PROPERTY** – Healthcare properties are extremely sought-after investments for their resistance to downturns in the economy and e-commerce trends that affect traditional retail properties
- ▶ **INFLATION-PROTECTED LEASE STRUCTURE** – Lease features above average 3% annual increases throughout the term which provides a great hedge against inflation
- ▶ **TWO, 5 YEAR OPTIONS** – 10 additional years of lease term in the option period brings the total potential lease term to 20 years
- ▶ **IDEAL SINGLE TENANT FORMAT FORMATION** – This is a freestanding single tenant building with ample parking. This format is highly sought after due to their ability to accommodate future tenants if the current tenant was ever to leave

## LOCATION HIGHLIGHTS

- ▶ **IDEAL PROPERTY LOCATION** – Subject property is strategically situated in the immediate proximity of a strong lineup of national operators, residences, hotels
- ▶ **HIGH TRAFFIC COUNTS** – Strategically located right off and with a clear view of I-610, the property benefits from excellent traffic counts that see over 188,000 VPD
- ▶ **NRG COUNTY** – Subject property is minutes away from a complex of buildings that encompass 350 acres of land that consists of 4 venues: NRG Stadium, NRG Center, NRG Arena and NRG Astrodome. This complex hosts multiple sporting events/conventions per year and is home to the Houston Texans and the Houston Livestock Show and Rodeo (+2.5M Attendees in 2019)
- ▶ **TEXAS MEDICAL CENTER** – Located within 3 miles of TMC, the largest medical city in the world (10M patient encounters per year)
- ▶ **HARRIS COUNTY** – Subject property is in Harris County which is the third most populous county in the nation and is located 25 miles north of Houston
- ▶ **HOUSTON MSA'S GDP** – U.S. Bureau of Economic Analysis estimates Houston's MSA's GDP at \$478.8B in '18, making it the 7th largest U.S. metro economy
- ▶ **HEALTHY DEMOGRAPHICS** – 5-mile household income radius is \$117,271 and has a population of nearly 425,000 residents
- ▶ **HIGH GROWTH MARKET** – In the past 10 years the population grew 10.53% and is expected to grow another 1.76% by 2025
- ▶ **TAX-FREE STATE** – Texas is one of the 9 income tax free states in the U.S.



# DOWNTOWN HOUSTON

The Woman's Hospital of Texas  
HCA Houston Healthcare

nrg stadium

ASTRODOME  
THE ORIGINAL

HARRIS HEALTH SYSTEM

WYNDHAM  
HOTELS AND RESORTS

TOYOTA

CHEVROLET

Quality INN

FAMILY DOLLAR  
DOLLAR TREE  
DUNKIN'  
Conn's HomePlus

nrg park

HONDA

DISCOUNT TIRE

INTERSTATE 610

± 188,000 VPD

TACO BELL

Arby's

golden corral

NISSAN

CANDLEWOOD SUITES  
AN IHG HOTEL

CVS pharmacy

S MAIN ST  
± 66,000 VPD

SUBJECT PROPERTY

WHATABURGER

REST-UP INN

MAIN MEDICAL PLAZA

the Houston Museum of natural science  
Texas Children's Hospital  
TMC TEXAS MEDICAL CENTER  
Houston Zoo  
RICE UNIVERSITY  
St. Luke's Health  
THE UNIVERSITY OF TEXAS MD Anderson Cancer Center  
Methodist  
MEMORIAL HERMANN  
Texas Medical Center  
BCM Baylor College of Medicine



Public Storage



**RETAIL CORRIDOR**  
MAJOR TENANTS

Walmart  
Burlington  
Randalls

DOLLAR TREE  
KOHL'S  
KROGER  
MATTRESS ONE  
STARBUCKS  
WELLS FARGO  
WINGSTOP  
ETC.

**MEYERLAND**  
MAJOR TENANTS

five BELOW  
Marshalls  
GNC  
JCPenney TARGET  
MATTRESS FIRM  
Bath & Body Works

CLAIRE'S EXPRESS  
H-E-B  
OLD NAVY  
RACK ROOM  
ROSS  
SMOOTHIE KING  
TALBOTS  
TEXANS FIT  
ETC.



LOWE'S  
HOBBY LOBBY



± 188,000 VPD

MAIN MEDICAL PLAZA

MAIN ST  
± 66,000 VPD



SUBJECT  
PROPERTY



  
**CANDLEWOOD  
SUITES**  
AN IHG HOTEL

## INVESTMENT SUMMARY



### DEBT QUOTE

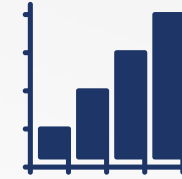
Please contact a Matthews™ Capital Market agent for financing options.

Please contact:  
John Heitmann  
jheitmann@matthews.com



**\$7,500,000**

LIST PRICE



**6.00%**

CAP RATE

## TENANT SUMMARY

TENANT NAMES	Townsen Memorial Surgery Center
TYPE OF OWNERSHIP	Fee Simple
LEASE GUARANTOR	Corporate
LEASE TYPE	Absolute NNN
ORIGINAL LEASE TERM	10 Years
LEASE EXPIRATION DATE	10 Years from COE
TERM REMAINING ON LEASE	10 Years from COE
RENTAL INCREASES	3% Annual Increases
OPTION PERIODS	Two (2) - Five (5) Year Options
ROOF/STRUCTURE	Tenant
MANAGEMENT	Tenant
MAINTENANCE	Tenant
INSURANCE	Tenant
HVAC	Tenant
UTILITIES	Tenant



## ANNUALIZED OPERATING DATA

Lease Year	Annual Rent	Monthly Rent	Rent/SF	Cap Rate
YEAR 1	\$450,000	\$37,500.00	\$37.50	6.00%
YEAR 2	\$463,500	\$38,625.00	\$38.63	6.18%
YEAR 3	\$477,405	\$39,783.75	\$39.78	6.37%
YEAR 4	\$491,727	\$40,977.26	\$40.98	6.56%
YEAR 5	\$506,479	\$42,206.58	\$42.21	6.75%
YEAR 6	\$521,673	\$43,472.78	\$43.47	6.96%
YEAR 7	\$537,324	\$44,776.96	\$44.78	7.16%
YEAR 8	\$553,443	\$46,120.27	\$46.12	7.38%
YEAR 9	\$570,047	\$47,503.88	\$47.50	7.60%
Year 10	\$587,148	\$48,928.99	\$48.93	7.83%
Average	-	-	-	6.88%

# TENANT OVERVIEW

**WEBSITE** [www.townsenmemorialhospital.com](http://www.townsenmemorialhospital.com)

**INDUSTRY** Medical

**LOCATIONS** 6

## TOWNSEN MEMORIAL HOSPITAL

Townsen Memorial Hospital is a well-established practice with fully equipped state-of-the-art equipment to provide patients with a multitude of treatments. TMH has 6 locations which serve the Houston MSA (Townsen Memorial Hospital, Townsen Memorial Surgery Center (2), Townsen Memorial Imaging Center (2) and The Townsen Memorial Emergency Room). The hospital is also accredited by The Center for Improvement in Healthcare Quality (CIHQ), which is the nation's newest accreditation provider approved by Centers for Medicare & Medicaid Services (CMS) to deem acute care hospitals as meeting Medicare Conditions of Participation. Townsen Memorial Hospital has served the Houston MSA community since 2017.



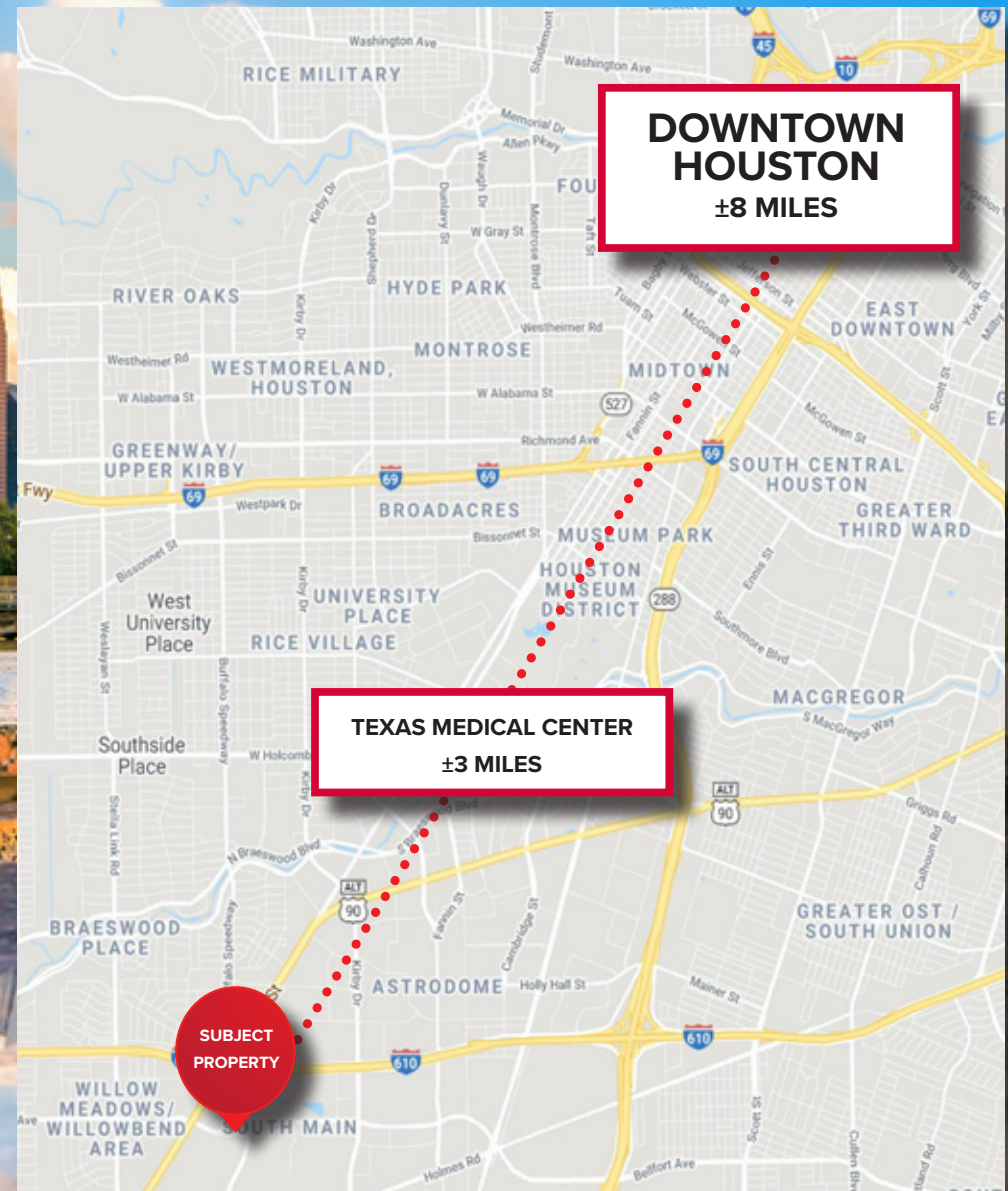
# AREA OVERVIEW

## HOUSTON, TX

With a city population of over 2.31 million people, Houston is the fourth-largest city in the United States. Houston is the most diverse metropolitan area in Texas and has been described as the most racially and ethnically diverse major metropolis in the U.S. It is home to many cultural institutions and exhibits, which attract more than 8.7 million visitors a year to the Museum District. Houston has an active visual and performing arts scene in the Theater District and offers year-round resident companies in all major performing arts. Houston has the fifth tallest skyline in North America (after New York City, Chicago, Toronto, and Miami). A seven-mile system of tunnels and skywalks links Downtown buildings containing shops and restaurants, enabling pedestrians to avoid the summer heat and rain while walking between buildings.

## DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2026 Projection	19,840	124,545	432,388
2021 Estimate	18,873	120,466	424,896
2010 Census	15,621	106,213	384,424
Growth 2021-2026	5.12 %	3.39 %	1.76 %
Growth 2011-2021	20.82 %	13.42 %	10.53 %
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2026 Projection	9,508	57,659	190,062
2021 Estimate	8,934	55,051	183,285
2010 Census	7,179	46,567	157,416
Growth 2021-2026	6.43 %	4.74 %	3.7 %
Growth 2010-2021	24.45 %	18.22 %	16.43 %
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Average HH Income	\$94,912	\$143,052	\$117,271



# HOUSTON, TX

Houston maintains a global position as an international trade leader with economic and cultural ties reaching across the globe. As one of only five cities in the world connecting to all six inhabited continents, Houston is a global manufacturing and logistics hub and an international finance center. From the Port of Houston to the Houston Airport System, the city has an impressive array of logistical and distribution channels capable of meeting the demands of today's fast-paced market. Added to the region's central geographic location, Houston has easy access to the global marketplace, making it an ideal place for businesses looking to engage in international business.

- » More than 3,440 area firms, foreign government offices, and nonprofit organizations are involved in international business.
- » Approximately 1,700 Houston firms report foreign ownership and more than 150 Houston-based companies operate subsidiary locations around the world. These firms account for over 3,000 offices in more than 110 countries.
- » International trade directly or indirectly supports more than one-third of all jobs in the Houston metropolitan area.
- » Fifteen foreign governments maintain trade and commercial offices here, and the city has 35 active foreign chambers of commerce and trade associations.
- » Bush Intercontinental Airport offers non-stop service to more than 70 international destinations.
- » Hobby Airport completed construction on an International Terminal in 2015 and began service to Mexico and Latin America through Southwest Airlines. It now serves more than 55 destinations.
- » The Texas Medical Center sees an annual average of 16,000 International patient visits.

## **NATION'S BEST CITY FOR MILLENNIALS**

- LANGSTON CO.

## **#1 MOST DIVERSE CITY IN THE U.S.**

- WALLETHUB, 2019





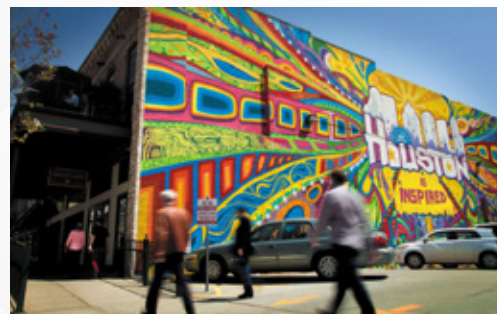
## HOUSTON ARTS & CULTURE

Resident companies in drama, ballet, opera, and orchestra perform year-round in Houston. More than 500 institutions are devoted to the performing and visual arts, science, and history in the Houston area. Houston's nonprofit arts and culture industry generated over \$1.1 billion in total economic activity.

Houston's Theater District, located in downtown Houston, spans 17 blocks, and its four flagship theaters house 13,000 seats. The Alley Theatre, Hobby Center for the Performing Arts, Jones Hall, and Wortham Theater Center host seven renowned performing arts organizations as well as many smaller programs.

The Houston Museum District is one of the country's most visited and diverse cultural centers with 19 museums. These museums provide rich experiences in art, history, culture, nature, and science. The district is divided into four walkable zones, each of which includes a group of museums. The Museum of Fine Arts located within the Houston Museum District is one of the largest museums in the United States. The permanent collection of the museum spans more than 6,000 years of history with approximately 70,000 works from six continents. Each year, 1.25 million people benefit from the museum's programs, workshops, and resource centers.

Houston is indeed a shopping mecca. From lavish malls like The Galleria and Memorial City to "storefront neighborhoods" like Post Oak, Highland Village, Uptown Park, River Oaks District, and Rice Village. As the largest mall in Texas and the ninth-largest in the country, the Galleria is an upscale mixed-use urban development centrally located in the Uptown District of Houston. With 35 million annual visitors, The Galleria has been named the most visited attraction in Houston. On top of an ice-skating rink, the mall holds over 400 stores and is currently anchored by Neiman Marcus, Nordstrom, Saks Fifth Avenue, and Macy's.



## HOUSTON SPORTS

Houston is a major-league sports town where fans can cheer for a variety of professional, semi-pro, and collegiate teams year-round. Get into the action with the 2017 World Series Champion Houston Astros at Minute Maid Park or score a touchdown with the Texans at NRG Stadium, the world's first retractable-roof NFL stadium. Grab courtside seats to see the two-time world-champion Houston Rockets at Toyota Center. BBVA Stadium, home of the Dynamo and the Dash, hosts numerous soccer matches throughout the year. Other annual professional sporting events include the Houston Open and the Houston Livestock Show & Rodeo—the world's largest.



## HOUSTON DINING

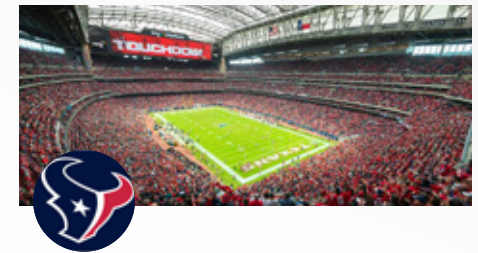
Countless cutting-edge chefs have made a home in Houston, where diners eat out more than residents of any other city. There are more than 10,000 restaurants in the Houston area with culinary choices that represent more than 70 countries and American regions. Numerous dining options, and the increasing number of food halls in the Houston area, earned the city a spot on “The 20 Best Places to Travel in 2020,” compiled by Harper’s Bazaar. Since Houston’s first food hall opened in ’16, four more have launched in the city, with an additional six in the works.



**HOUSTON ASTROS**  
(Major League Baseball)



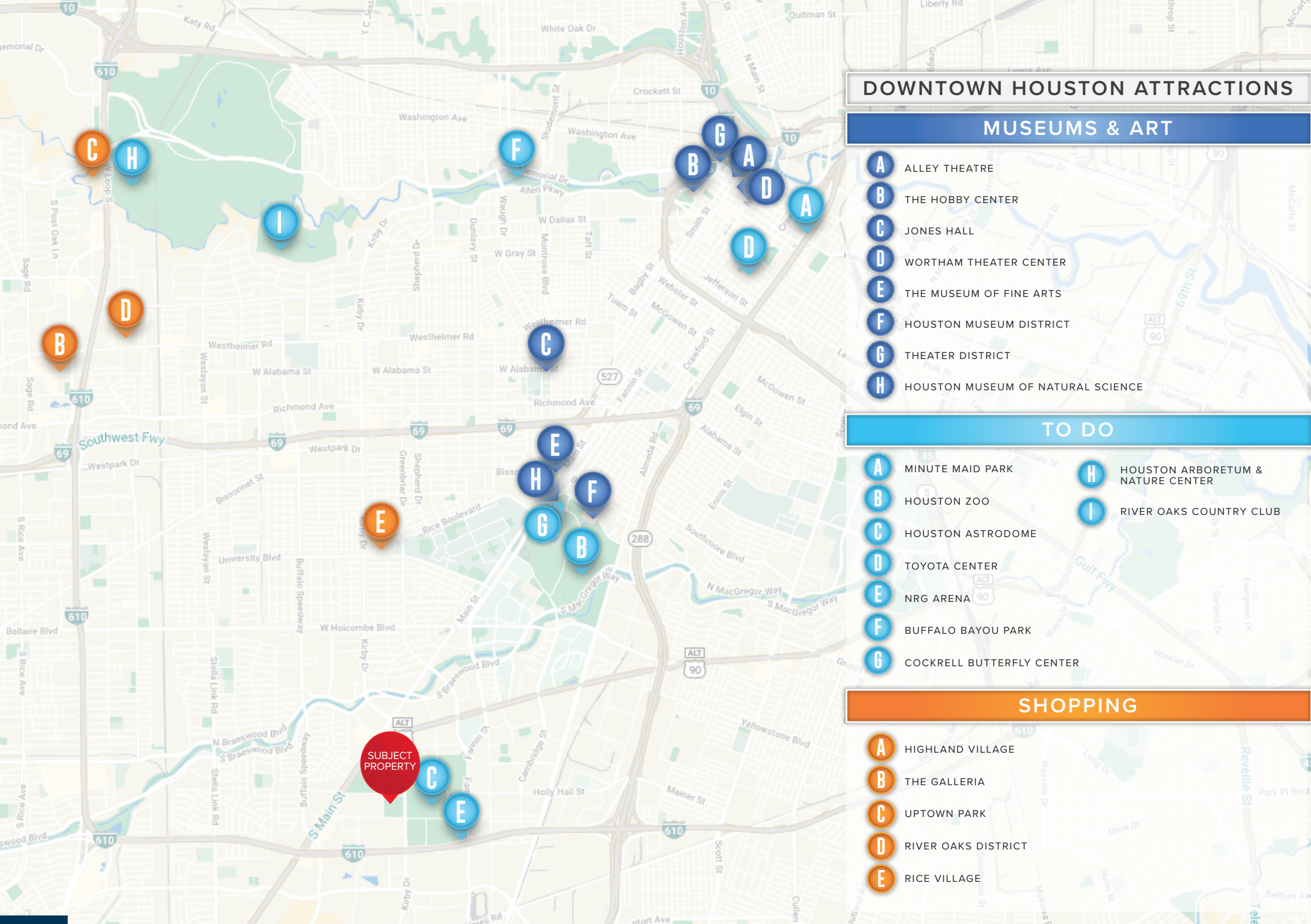
**HOUSTON ROCKETS**  
(National Basketball Association)



**HOUSTON TEXANS**  
(National Football League)



**HOUSTON DYNAMO**  
(Major League Soccer)



## DOWNTOWN HOUSTON ATTRACTIONS

### MUSEUMS & ART

- A** ALLEY THEATRE
- B** THE HOBBY CENTER
- C** JONES HALL
- D** WORTHAM THEATER CENTER
- E** THE MUSEUM OF FINE ARTS
- F** HOUSTON MUSEUM DISTRICT
- G** THEATER DISTRICT
- H** HOUSTON MUSEUM OF NATURAL SCIENCE

### TO DO

- A** MINUTE MAID PARK
- B** HOUSTON ZOO
- C** HOUSTON ASTRODOME
- D** TOYOTA CENTER
- E** NRG ARENA
- F** BUFFALO BAYOU PARK
- G** COCKRELL BUTTERFLY CENTER
- H** HOUSTON ARBORETUM & NATURE CENTER
- I** RIVER OAKS COUNTRY CLUB

### SHOPPING

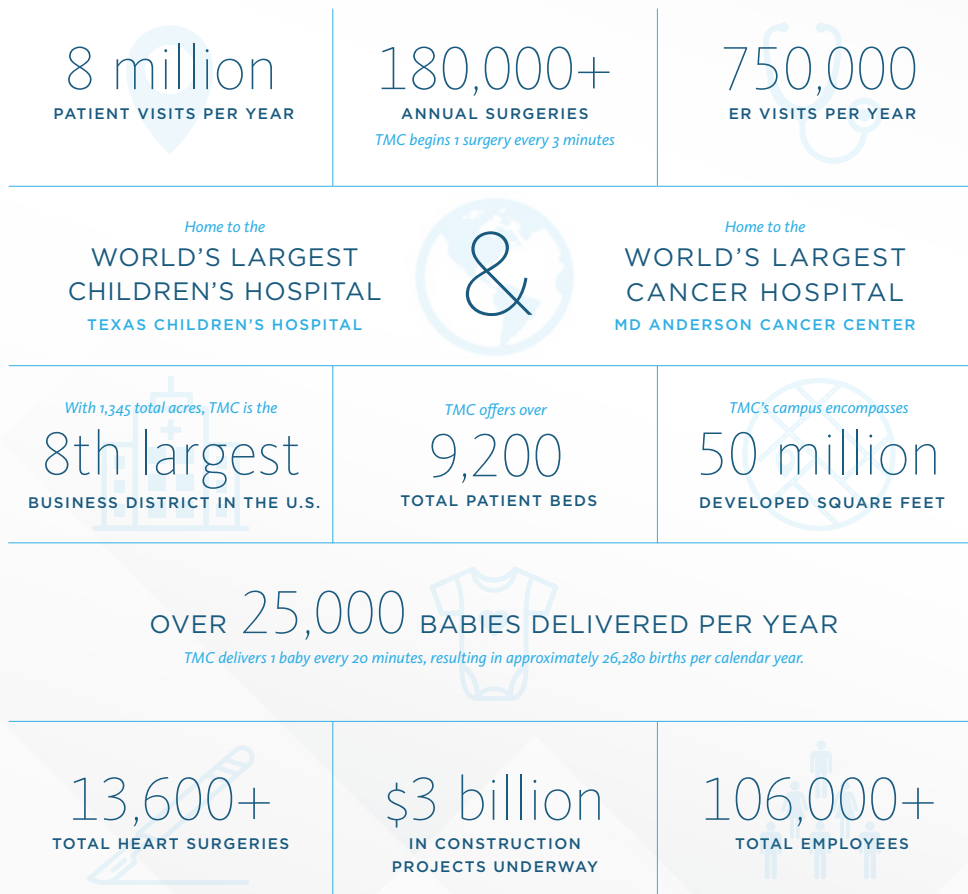
- A** HIGHLAND VILLAGE
- B** THE GALLERIA
- C** UPTOWN PARK
- D** RIVER OAKS DISTRICT
- E** RICE VILLAGE



## TEXAS MEDICAL CENTER

Houston is home to the **largest medical center in the world**—Texas Medical Center (TMC). Home to the brightest minds in medicine, TMC nurtures cross-institutional collaboration, creativity, and innovation through its 61 member institutions. From some of the world’s leading hospitals to the top research facilities, Houston institutions are making an impact worldwide. In April '18, TMC announced the creation of TMC3, a multi-institutional 30-acre research campus that brings together the best institutions in clinical care, research, and industry.

**The campus is projected to be complete in '22, create nearly 30,000 jobs, and bring \$5.2 billion to Houston’s economy.**



## BUSINESS CLIMATE

Houston is a city of endless possibilities: Its history has been marked with achievements from the first word heard from the moon to the first artificial heart transplant. A distinctly favorable business climate promotes trade, commerce, industry, and economic growth in the Houston region. Many businesses recognize the allure of all Houston has to offer. Once dominated by oil-related jobs, Houston’s economy has diversified as new, core industries join energy in the regional employment mix. **As the 7th largest economy in the U.S. and with the nation’s youngest and most diverse talent pool, Houston truly is the top headquarters city of the Americas.**

## TOP EMPLOYERS IN HOUSTON



SOURCE: HOUSTON REGIONAL MARKET PROFILE

# MAJOR EMPLOYERS

**WESTFIELD**  
LONE STAR COLLEGE

**LIBERTY COUNTY**  
ONPOINT INDUSTRIAL SERVICES  
DAYTON LEASE & PIPELINE

**JERSEY VILLAGE**  
BAKER HUGHES

**UPTOWN**  
SCHLUMBERGER  
LANDRY'S INC  
BECHTEL

**NORTHEAST HOUSTON**  
KROGER

**DEER PARK**  
SAN JACINTO COLLEGE

**MASON PARK**  
ACADEMY SPORTS & OUTDOORS CO.

SUBJECT PROPERTY

**MIDTOWN**  
THE UNIVERSITY OF TEXAS  
BAYLOR COLLEGE OF MEDICINE  
HOUSTON METHODIST CORPORATE  
HCA HOUSTON HEALTHCARE  
HARRIS HEALTH SYSTEM  
JP MORGAN CHASE  
EXXONMOBIL  
HOUSTON COMMUNITY COLLEGE  
DOW CHEMICAL CO.  
OCCIDENTAL PETROLEUM CORP.  
TEXAS CHILDREN'S HOSPITAL  
MICHAEL E. DEBAKEY VA MEDICAL  
NATIONAL OILWELL CO.  
SHELL OIL CO.  
KBR  
UNITED AIRLINES  
UT HEALTH SCIENCE CENTER  
AMERICAN NATIONAL INSURANCE CO.  
S&B ENGINEERS AND CONSTRUCTORS  
BANK OF AMERICA  
ASCEND PERFORMANCE MATERIALS  
UNIVERSITY OF HOUSTON  
RICE UNIVERSITY

**ENERGY CORRIDOR**  
BP  
WOOD GROUP  
THE FRIEDKIN GROUP

**PINEY POINT VILLAGE**  
CHI ST. LUKE'S MEDICAL GROUP  
AT&T CORPORATE OFFICES  
CHEVRON CORPORATION  
AIR LIQUIDE  
APACHE CORPORATION

**SUGAR LAND**  
FLUOR CORPORATION

**CLEAR LAKE**  
NASA

**BRAZORIA COUNTY**  
UNITED PARCEL SERVICE  
FRITO LAY

**WITH A STRONG INFRASTRUCTURE AND A HIGHLY-TRAINED WORKFORCE, HOUSTON HAS THE RESOURCES TO SUPPORT ITS GROWING INDUSTRIES:**

**LIFE SCIENCES & BIOTECHNOLOGY**

- 1,760+ Life Sciences Companies
- 320,500 Healthcare & Life Sciences Employment
- \$670 Million NIH Funding '18
- 25+ Research and Innovation Centers

**AEROSPACE & AVIATION**

- Houston is home to 500 companies involved in aircraft or space vehicle manufacturing, research, and technology, or other air transportation support activities.
- Of the 50 largest aerospace manufacturing companies in the U.S., 10 have a presence in the Houston region.
- \$2.9 Billion Total Trade in Aviation
- 500+ Space, Aviation, and Aerospace related firms and institutions

**ADVANCED MANUFACTURING**

- Houston Is One Of The Most Important Industrial Bases In The World
- There Are More Than 6,400 Manufacturers In The Region
- More Than \$80 Billion Of Products Produced Annually
- #2 U.S. Metro For Manufacturing GDP
- 27 Million Consumers Within 300 Miles
- 230,000 Industrial Workers

**ENERGY**

- Energy Capital of the World
- Employs nearly 1/3 of the nation's jobs in oil and gas extraction
- 237,000+ Energy Employment
- Home to 4,600 Energy-Related Firms
- 44 out of 128 Publicly Traded Oil & Gas Firms
- 4th Largest Concentration of Engineers
- 21 of Houston's 40 corporate R&D centers are focused on energy technology and innovation.

**DIGITAL TECHNOLOGY**

- \$544 Million VC Funding in '19
- 8,200 Tech-Related Firms
- 223,000 Workers Employed in Tech
- \$1.6 Billion Tech-Sector Impact on the Economy
- 30+ Incubators, Accelerators, Makerspaces, and Coworking Spaces
- Houston Exponential (HX) was formed in '17 to grow the city's digital startup ecosystem.

## TRANSPORTATION & LOGISTICS

Whether by land, air, or sea, Houston offers an impressive array of logistical and distribution channels that businesses count on to meet the demands of today's fast-paced marketplace. With a location that's equidistant from the East and West coasts and just hours by air from any metro area in the country, Houston is an ideal hub for companies that need national distribution for their products. **Companies that locate in Houston can reach nearly 50 percent of the US population within a 1,000-mile radius.**

### QUICK FACTS:

- » **\$257 Billion** Total Trade
- » **\$234 Billion** In Foreign Trade Passed The Houston-Galveston Customs District
- » **7th** Busiest Customs District In The U.S.
- » More than **8,000** ships visit annually
- » **800** Miles Rail Lines
- » **180+** Direct Flights From Houston
- » **3** Class 1 Railways
- » **2** International Airports

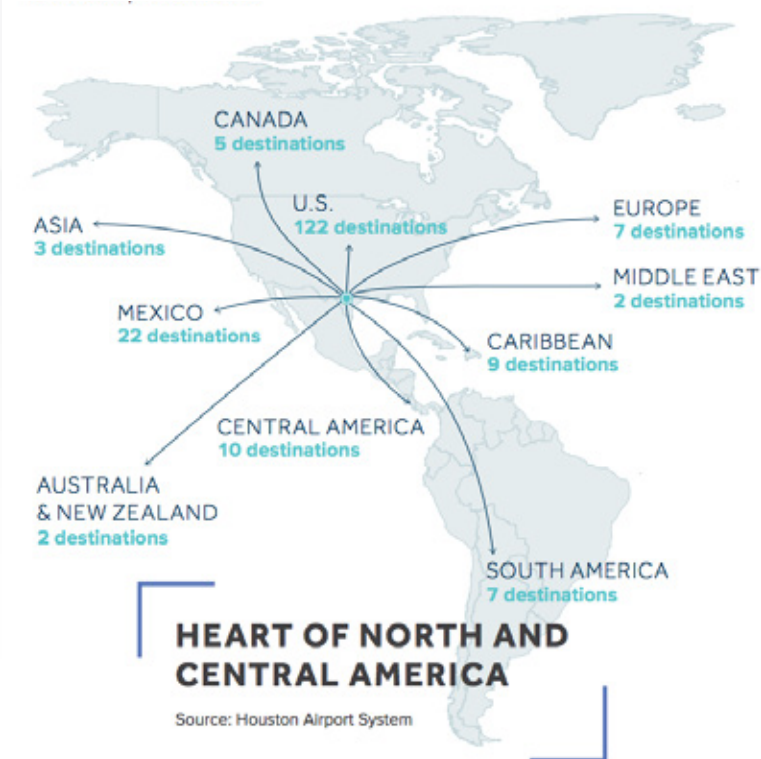
### AIRPORTS

The Houston Airport System ranks as **one of the largest multi-airport systems in North America**. The system is comprised of George Bush Intercontinental Airport (IAH), William P. Hobby Airport (HOU), and Ellington Airport (EFD). Scheduled and charter passenger carriers fly directly to approximately 120 domestic and 70 international destinations from Houston.

### PORTS

Houston was the **top U.S. metro exporter in 2018** by weight and is home to a number of ports including the ports of Houston, Galveston, Freeport, and Texas City. **The Port of Houston is the #1 port in the U.S. in terms of foreign waterborne tonnage and the #1 breakbulk port in America.** An environmental and security leader, Port Houston was the first U.S. port to achieve both ISO14001 and ISO28000. **Port Houston is the largest container port on the Gulf Coast**, handling 69 percent of Gulf Coast container traffic in 2018 and **ranked the sixth-largest U.S. container port by total TEUs** in 2018. The region's ports are investing heavily to increase container and break-bulk cargo capacity.

### DAILY NONSTOP DESTINATIONS FROM HOUSTON



The Houston region has more than 40 two-year community colleges and four-year universities. Houston area colleges and universities educate nearly 430,000 students and graduate more than 100,000 students annually. ***Houston is home to 1.05 million millennials; the city is among the top 10 in the U.S. for attracting millennials and number one in retaining college graduates.***

### RICE UNIVERSITY

Rice University is a private research university near the Houston Museum District and is adjacent to the Texas Medical Center. Boasting a 300-acre campus in Houston, Rice University is ranked among the nation’s top 20 universities by U.S. News & World Report. Rice has a 6-to-1 undergraduate student-to-faculty ratio, and a residential college system, which supports students intellectually, emotionally, and culturally through social events, intramural sports, student plays, lecture series, courses, and student government. The university has a very high level of research activity, with \$156 million in sponsored research funding in 2019. Rice is noted for its applied science programs in the fields of artificial heart research, structural chemical analysis, signal processing, space science, and nanotechnology.



- Academic staff - 680 full time
- Administrative staff - 2,152
- Students - 7,282
- Established 1912



#### RANKINGS

- #1 Quality of Life – Princeton Review
- #7 Best Colleges in the Nation – Niche
- Top 20 in USA – US News

### UNIVERSITY OF HOUSTON

The University of Houston is a public research university and the flagship institution of the University of Houston System. Founded in 1927, UH is the third-largest university in Texas with over 46,000 students. Its campus spans 667 acres in southeast Houston. The university is classified among “R1: Doctoral Universities – Very high research activity.”

The university offers more than 282-degree programs through its 14 academic colleges on campus—including programs leading to professional degrees in architecture, law, optometry, and pharmacy. The institution conducts \$150 million annually in research and operates more than 40 research centers and institutes on campus.



#### QUICK FACTS

- Academic staff – 4,038 full time
- Students – 46,148
- Established 1927
- \$6.4 Billion Houston Economic Impact



#### RANKINGS

- #1 in Entrepreneurship - Princeton Review
- Bauer College Program #1 in the Nation – Princeton Review
- # 7 in Top 50 Public UH Colleges



# CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs for **Townsen Memorial Surgery Center** located at **10005 S Main St., Houston, TX 77025**. The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Real Estate Investment Services.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

# TOWNSEN MEMORIAL SURGERY CENTER

10005 S MAIN ST | HOUSTON, TX 77025

EXCLUSIVELY LISTED BY:

**KYLE MATTHEWS**  
BROKER OF RECORD

+1 (866) 889-0550  
listings@matthews.com  
License No. 9005919 (TX)



# Information About Brokerage Services

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.

### 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.

**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.

**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.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**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.

Kyle Matthews/Matthews Retail Group Inc.	<b>678067</b>	<b>kyle.matthews@matthews.com</b>	<b>(310) 919-5757</b>
<small>Licensed Broker /Broker Firm Name or Primary Assumed Business Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>

<b>Kyle Matthews</b>	<b>678067</b>	<b>kyle.matthews@matthews.com</b>	<b>(310) 919-5757</b>
<small>Designated Broker of Firm</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>

<small>Licensed Supervisor of Sales Agent/ Associate</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
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<small>Sales Agent/Associate's Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
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Buyer/Tenant/Seller/Landlord Initials	Date