

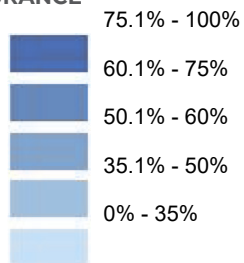


**PRIVATE INSURANCE  
COVERAGE**

**TRADE AREAS**



**PERCENT OF POPULATION  
COVERED BY PRIVATE  
INSURANCE**



**K+**  
**SF**

**Ambulatory  
Surgery Center**

**AVAILABLE NOW**

CY-FAIR MEDICAL OFFICE BUILDING

# CY-FAIR MEDICAL OFFICE BUILDING

13114 FM 1960 ROAD WEST

HISTORICALLY 100% LEASED  
BUILDING NOW HAS LEASING OPPORTUNITY

17K SF

2ND GENERATION  
ASC

4

OPERATING  
ROOMS

2

PROCEDURE  
ROOMS

COVERED PATIENT DROP-OFF AND PRIVATE ENTRANCE

EXTERIOR SIGNAGE  
OPPORTUNITY

PRE AND POST-  
OPERATING AREAS

229,340

2019 TOTAL POPULATION  
WITHIN 5 MILES

\$71,828

MEDIAN HOUSEHOLD  
INCOME WITHIN A MILE

*for more information*

VISIT THE PROPERTY WEBSITE AT  
**TRANSWESTERN.COM/PROPERTY/CY-FAIR-MEDICAL-  
OFFICE-BUILDING**

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