

FOR SALE

Medical Investment or User Opportunity

3022 Mckinzie Road, Corpus Christi, TX 78410

partners




partners


EXCLUSIVELY LISTED BY:

PRIMARY CONTACT



Ryan McCullough, 
Partner


 **512.580.6224**

 ryan.mccullough@partnersrealestate.com



Sean Anderson
Associate

 **512.647.1541**

 sean.anderson@partnersrealestate.com

PROPERTY AT A GLANCE

ADDRESS	3022 MCKINZIE RD
CITY, STATE, ZIPCODE	CORPUS CHRISTI, TX 78410
LAND ACRES	0.81 AC
BUILDING SIZE	6,050 SF
YEAR BUILT	1984
PARCEL NUMBER	3419-0007-0010
ZONING, COUNTY	NUECES

EXECUTIVE SUMMARY

Partners Medical Investment Group is pleased to announce the sale of a prime medical office property, offering an excellent opportunity for value-add investors or owner-users with existing in-place income. The facility features an ideal floorplan with fully plumbed exam rooms and an x-ray room, providing immediate functionality for medical practices. Situated along McKinzie, the property benefits from high visibility and frontage, with over 14,000 vehicles passing by daily. This strategic location ensures strong exposure and accessibility for both patients and staff. With its ready-to-use exam rooms and prominent location, this property is positioned for immediate operational success and long-term value growth.

Please contact Ryan McCullough with inquiries (512) 580-6224



McKinzie Rd | 14,449 VPD



OFFERING DETAILS



SALE PRICE
\$1,170,000



PRICE PER SQUARE FOOT
\$191.80



CAP RATE
8.34%



NET OPERATING INCOME
\$97,600



OCCUPANCY
Current Lease Ends 11/29/28



LOT SIZE
0.81 AC



BUILDING SIZE
6,100 SF



YEAR BUILT
1984



PARKING RATIO
6.94:1000 SF

PARCEL



RENT ROLL & TENANT PROFILE

TENANT	RENTABLE SF	% OF TOTAL	TERM	LEASE TYPE	ORIGINAL START DATE	END DATE	RENT PSF/ YEAR	MONTHLY BASE RENT	ANNUAL BASE RENT	INCREASES	OPTIONS
WellMed	6,050	100%	84 Months	Abs. NNN	11/29/21	11/29/28	\$16.13	\$8,133.33	\$97,600.00	3% Every 3 Years	Two 5 Year



www.wellmedhealthcare.com

WellMed is a network of doctors, specialists and other medical professionals that specialize in providing care for 550,000+ older adults with over 16,000 doctors' offices in Texas and Florida.

WellMed is a leader in keeping older adults healthy. We are proud to provide extra support for those with multiple chronic conditions such as diabetes and heart disease. We empower patients to live healthier through the support of an entire medical team that works together to provide the best care possible. Specialists include cardiology, podiatry, dermatology, rheumatology, neurology, palliative care, wound care, hospital medicine and more.



PROPERTY HIGHLIGHTS

VALUE ADD OR OWNER USER WITH INCOME

This property offers a value-add opportunity for investors or owner-users with in-place income, despite the current tenant being dark, providing potential for immediate revenue.

IDEAL FLOORPLAN

The office features an ideal floorplan with plumbed exam rooms, ensuring functionality and convenience for medical practices.

EXCELLENT FRONTAGE AND VISIBILITY

Located along McKinzie, the property benefits from excellent frontage and visibility, with over 14,000 vehicles passing by daily, enhancing its accessibility and exposure.

UNPARALLELED MARKET GROWTH

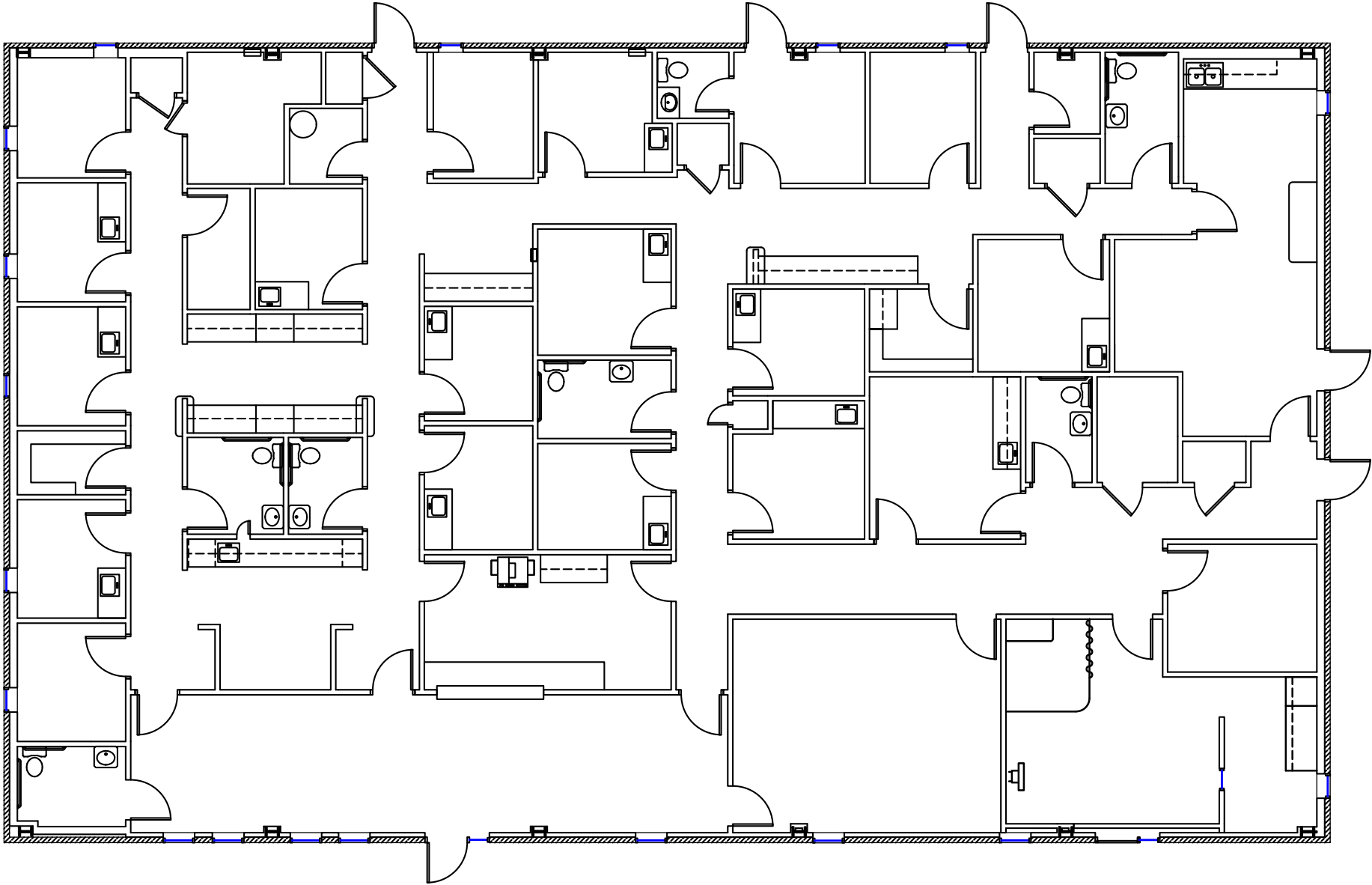
In the Corpus Christi, the medical office and ambulatory surgery market is bolstered by advanced facilities like CHRISTUS Spohn Hospital Corpus Christi and Corpus Christi Outpatient Surgery, which exemplify the shift towards cost-effective, patient-centered outpatient care. CHRISTUS Spohn Hospital Corpus Christi, notable for its comprehensive surgical services and state-of-the-art technologies, and Corpus Christi Outpatient Surgery, renowned for its modern surgical facilities and focus on patient recovery, both underscore the region's commitment to high-quality, accessible healthcare. This positive trajectory in Corpus Christi's healthcare real estate market reflects its capability to meet growing demands with efficiency and excellence.

FAVORABLE STATE TAX LAWS

Texas is one of seven states that does not impose a state income or investment tax.



FLOORPLAN



INTERIOR PHOTOS



DEMOGRAPHICS



POPULATION

1 MILE 3 MILES 5 MILES

2023 Population	10,081	21,515	28,087
2028 Population Projection	9,974	21,204	27,638
Median Age	35.7	35.3	36



HOUSEHOLD

2023 Households	3,574	7,452	9,722
2028 Household Projection	3,527	7,331	9,551
Avg Household Income	\$84,953	\$82,649	\$82,780
Median Household Income	\$73,232	\$71,570	\$72,136



DAYTIME EMPLOYMENT

Employee	2,007	4,341	13,880
Business	275	507	1,127
Service-Producing Businesses	254	451	997
Goods-Producing Businesses	21	56	130

Source: Costar



3022 MCKINZIE RD

1 MILE

3 MILE

5 MILE

AERIAL OVERVIEW





DISCLAIMER

This offering memorandum is for general information only. No information, forward looking statements, or estimations presented herein represent any final determination on investment performance. While the information presented in this offering memorandum has been researched and is thought to be reasonable and accurate, any real estate investment is speculative in nature. Partners and/or its agents cannot and do not guarantee any rate of return or investment timeline based on the information presented herein.

By reading and reviewing the information contained in this offering memorandum, the user acknowledges and agrees that Partners and/or its agents do not assume and hereby disclaim any liability to any party for any loss or damage caused by the use of the information contained herein, or errors or omissions in the information contained in this offering memorandum, to make any investment decision, whether such errors or omissions result from negligence, accident or any other cause.

Investors are required to conduct their own investigations, analysis, due diligence, draw their own conclusions, and make their own decisions. Any areas concerning taxes or specific legal or technical questions should be referred to lawyers, accountants, consultants, brokers, or other professionals licensed, qualified or authorized to render such advice.

In no event shall Partners and/or its agents be liable to any party for any direct, indirect, special, incidental, or consequential damages of any kind whatsoever arising out of the use of this offering memorandum or any information contained herein. Partners and/or its agents specifically disclaim any guarantees, including, but not limited to, stated or implied potential profits, rates of return, or investment timelines discussed or referred to herein.

FOR SALE

Medical Investment or User Opportunity

3022 Mckinzie Road, Corpus Christi, TX 78410

partners



Ryan McCullough 
Partner
tel 512 580 6224
ryan.mccullough@partnersrealestate.com



Sean Anderson
Associate
tel 512.647.1541
sean.anderson@partnersrealestate.com