

HEALTHCARE OFFICE FOR SALE & LEASE

200 W COLLEGE AVE

200 WEST COLLEGE AVENUE, DEVINE, TX 78016



## 2ND GEN MEDICAL OFFICE FOR SALE & LEASE

**KW COMMERCIAL | HERITAGE**

1717 N Loop 1604 E  
San Antonio, Texas 78232



**INTERNATIONAL**

Each Office Independently Owned and Operated

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# EXECUTIVE SUMMARY

200 WEST COLLEGE AVENUE



## PROPERTY HIGHLIGHTS

Building SF:	1,800
Sales Price:	\$350,000
Lease Rate:	\$18.00 PSF + NNN
Triple Nets	\$6.52 PSF
Lot Size:	≈0.37 Acres

## PROPERTY OVERVIEW

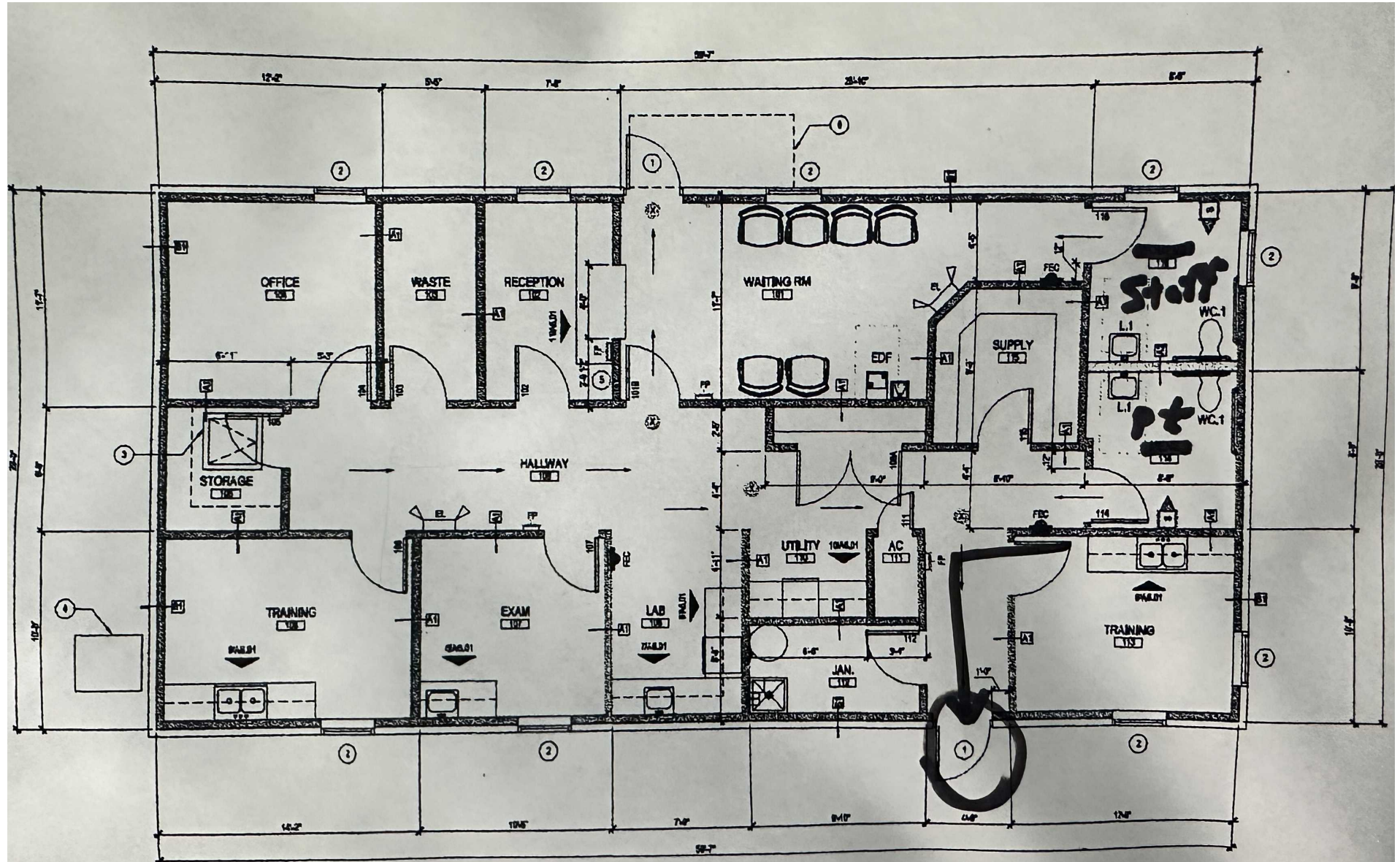
This 1,800 SF standalone medical office is move-in ready and available for Sale or Lease. Formerly a dialysis clinic, the building features a practical, medical-grade layout with exam rooms, clinical sinks, cabinetry, and a reception area. This turn-key space is ideal for a medical practice, physical therapist, or professional office user.

## HIGHLIGHTS:

- 1,800 SF Standalone Building
- Fully finished medical interior
- Equipped with built-in cabinetry, handwashing stations, and a dedicated waiting room
- Large, paved concrete parking
- Front & Rear Door access
- Minutes to I-35
- 35 Miles to San Antonio
- Strategic location to Medina Healthcare System.
- Centrally located in Devine

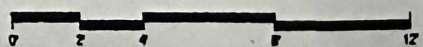
# FLOOR PLAN

200 WEST COLLEGE AVENUE



## 1 REMODEL FLOOR PLAN

1/4" = 1'-0"



### LEGEND

- NON RATED PARTITION / TYPE A-1
- OVERHEAD CONSTRUCTION
- EXISTING CONSTRUCTION

# PROPERTY PHOTOS

200 WEST COLLEGE AVENUE



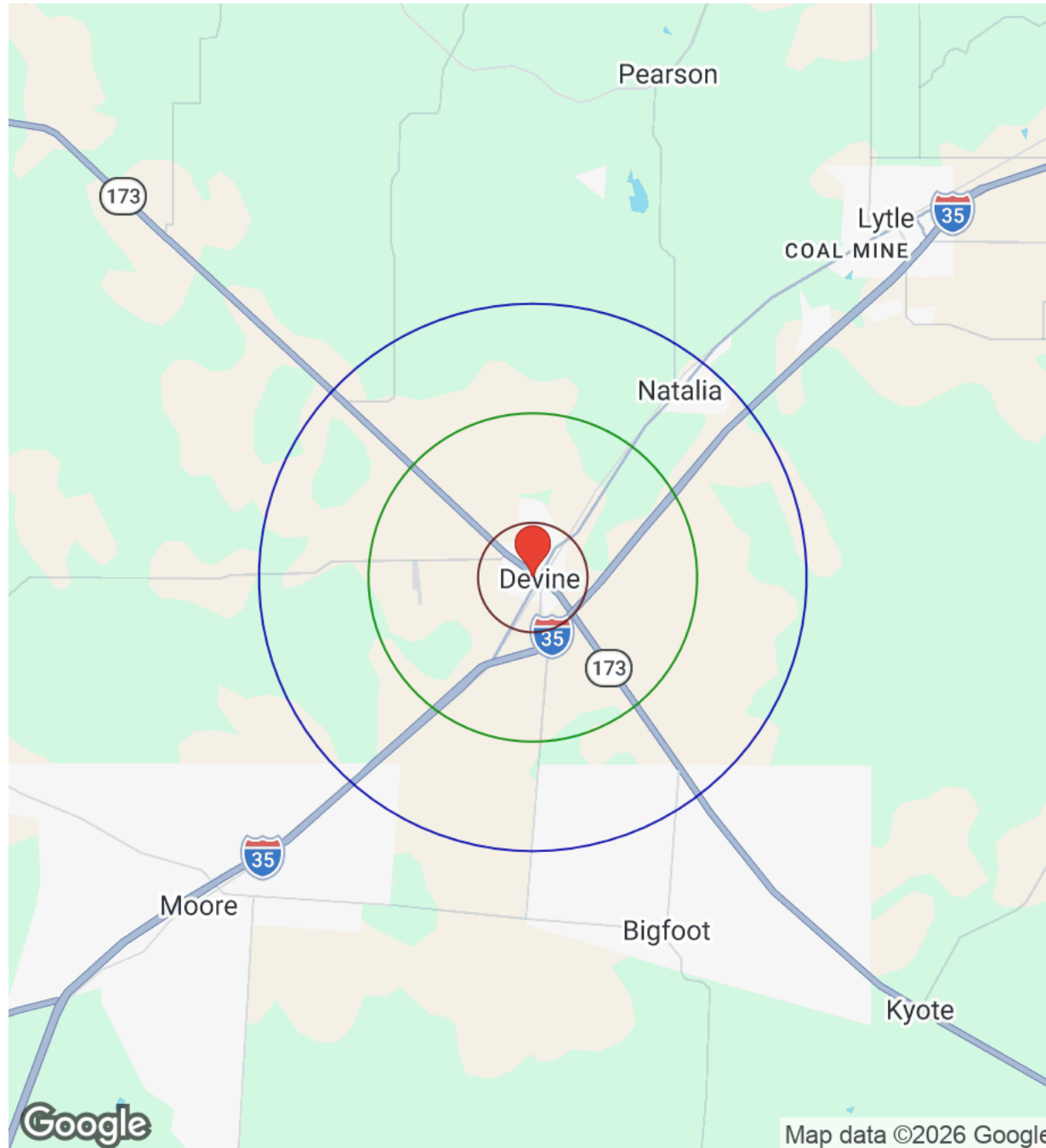
# LOCATION MAPS

200 WEST COLLEGE AVENUE



# DEMOGRAPHICS

200 WEST COLLEGE AVENUE



Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	1,525	3,372	5,196
Female	1,515	3,394	5,170
Total Population	3,040	6,766	10,366

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	1,278	2,877	4,369
Black	44	112	168
Am In/AK Nat	7	17	25
Hawaiian	1	2	4
Hispanic	1,674	3,660	5,645
Asian	7	16	28
Multiracial	28	70	108
Other	2	13	18

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,132	2,509	3,822
Occupied	1,076	2,383	3,626
Owner Occupied	679	1,672	2,669
Renter Occupied	397	711	957
Vacant	55	126	196

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	551	1,260	1,937
Ages 15 - 24	453	971	1,483
Ages 25 - 54	1,118	2,441	3,730
Ages 55 - 64	342	795	1,258
Ages 65+	577	1,301	1,957

Income	1 Mile	3 Miles	5 Miles
Median	\$39,824	\$58,846	\$62,551
Under \$15k	278	443	518
\$15k - \$25k	129	211	324
\$25k - \$35k	113	216	350
\$35k - \$50k	60	147	270
\$50k - \$75k	117	448	726
\$75k - \$100k	125	251	448
\$100k - \$150k	97	265	397
\$150k - \$200k	131	278	344
Over \$200k	25	123	247

## DISCLAIMER

200 WEST COLLEGE AVENUE



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