

Texas Behavioral Health Campus

120 DAVID WADE |
VICTORIA, TX



CBRE

Executive Summary

THE OFFERING

CBRE's National Behavioral Health Group is pleased to provide the exclusive offering of 120 David Wade Drive in Victoria, TX, a sprawling 422-acre behavioral health campus located about 2 hours southwest of Houston, TX. The facility was formerly operated by Devereux Foundation and has a rich history of providing a diverse range of mental health services. Most recently, it served as a shelter for unaccompanied minors, offering them safe refuge. The campus has also provided a combination of child welfare and residential treatment services, alongside educational programs facilitated by an on-site school. Additionally, it supported approximately 60 adults with intellectual and developmental disabilities (IDD) and autism, featuring a vocational program that benefited both this population and around 45-50 adults living in community group homes managed by Devereux in the surrounding area. The campus is well-equipped with recreational facilities, including a gym and playground, as well as essential amenities like a dining hall, expansive outdoor recreation and training facilities

This property is the perfect opportunity for another behavioral health organization to continue providing amazing services in South Texas. Also, the property has potential for other adaptative reuse opportunities such as camps and conference centers. The property will be sold As-Is.



Property Description

PROPERTY OVERVIEW



Address

120 David Wade Drive



Market/Submarket

Victoria, TX



Square Footage

135,102 SF



Number of Buildings

15



Acres

422.5



Year Built

Most Buildings - 1960 to 1970s
Maintenance Bldg - 2018
Training Center - Renovated in 2017
Campus Cottage - 2005



Occupancy

Vacant



Foundation

Mostly slab on grade.
A few buildings have basements



Windows

Primarily aluminum or wood, and varies based on building age and occupancy.



HVAC

Either heat pumps or package systems for heating and cooling. Shop and/or maintenance areas typically include limited cooling, including through the wall systems and/or space heaters.



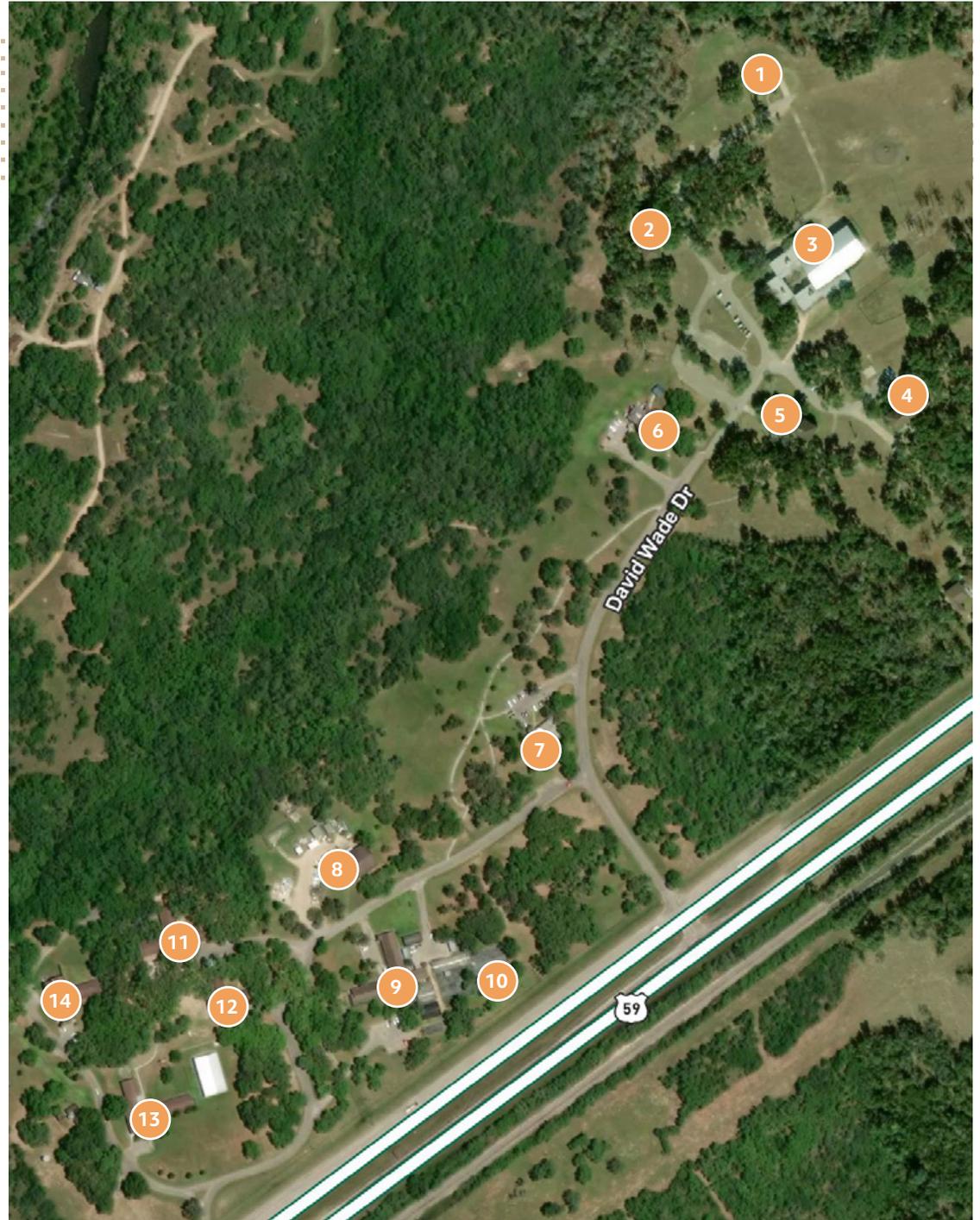
Location Overview

120 David Wade Drive is situated in an agricultural zoning district within Victoria County, TX. The zoning allows as a use by right, a plethora of mental health services which include but are not limited to: Individuals with Intellectual Disabilities, substance use disorder (SUD) treatment, psychiatric residential treatment facilities (PRTF), and mental health residential treatment. This multi-faceted campus can accommodate diverse patient needs, promoting collaboration among different care providers and ensuring seamless transitions between services. Additionally, the serene setting enhances therapeutic practices through nature-based interventions, contributing to improved mental health outcomes and overall quality of life for individuals seeking support.



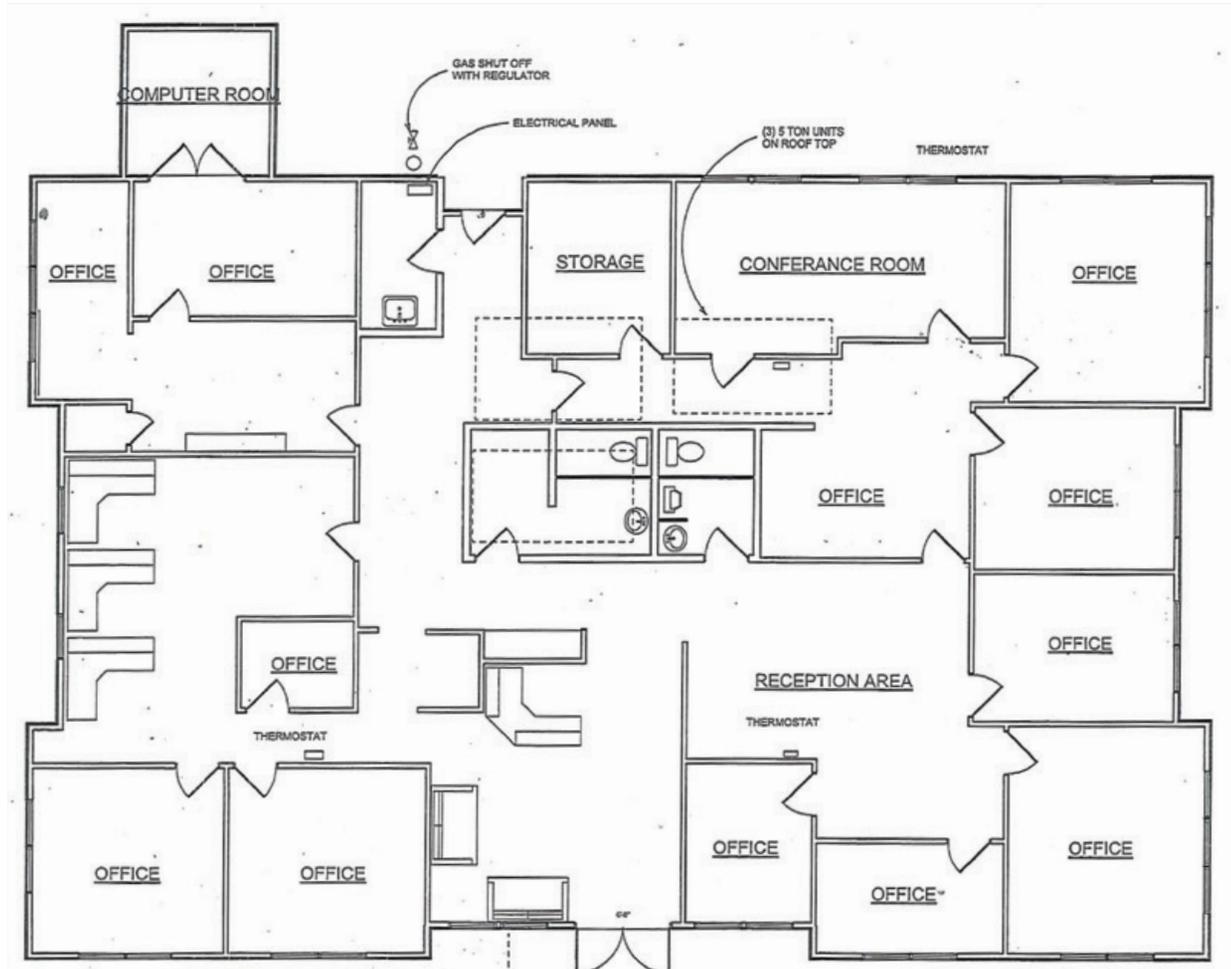
SITE PLAN

- 1 Cottage
- 2 Constant
- 3 Anderson
- 4 Fortner Villa
- 5 Ranch Oaks
- 6 Dining Hall
- 7 Administration
- 8 Maintenance
- 9 Life-skills / Vocational
- 10 Life-skills / Vocational
- 11 Barclay Hall
- 12 Barclay Education Center
- 13 Coleto Cove
- 14 Parkdale



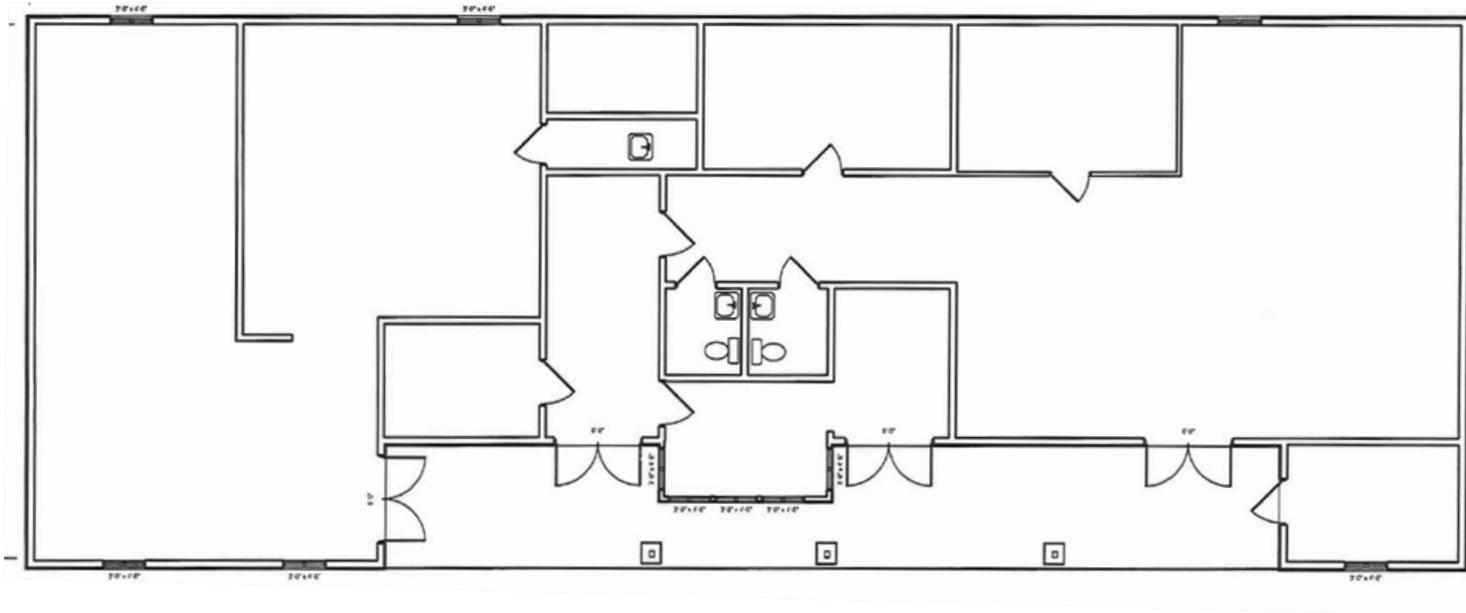
FLOOR PLAN

Administration



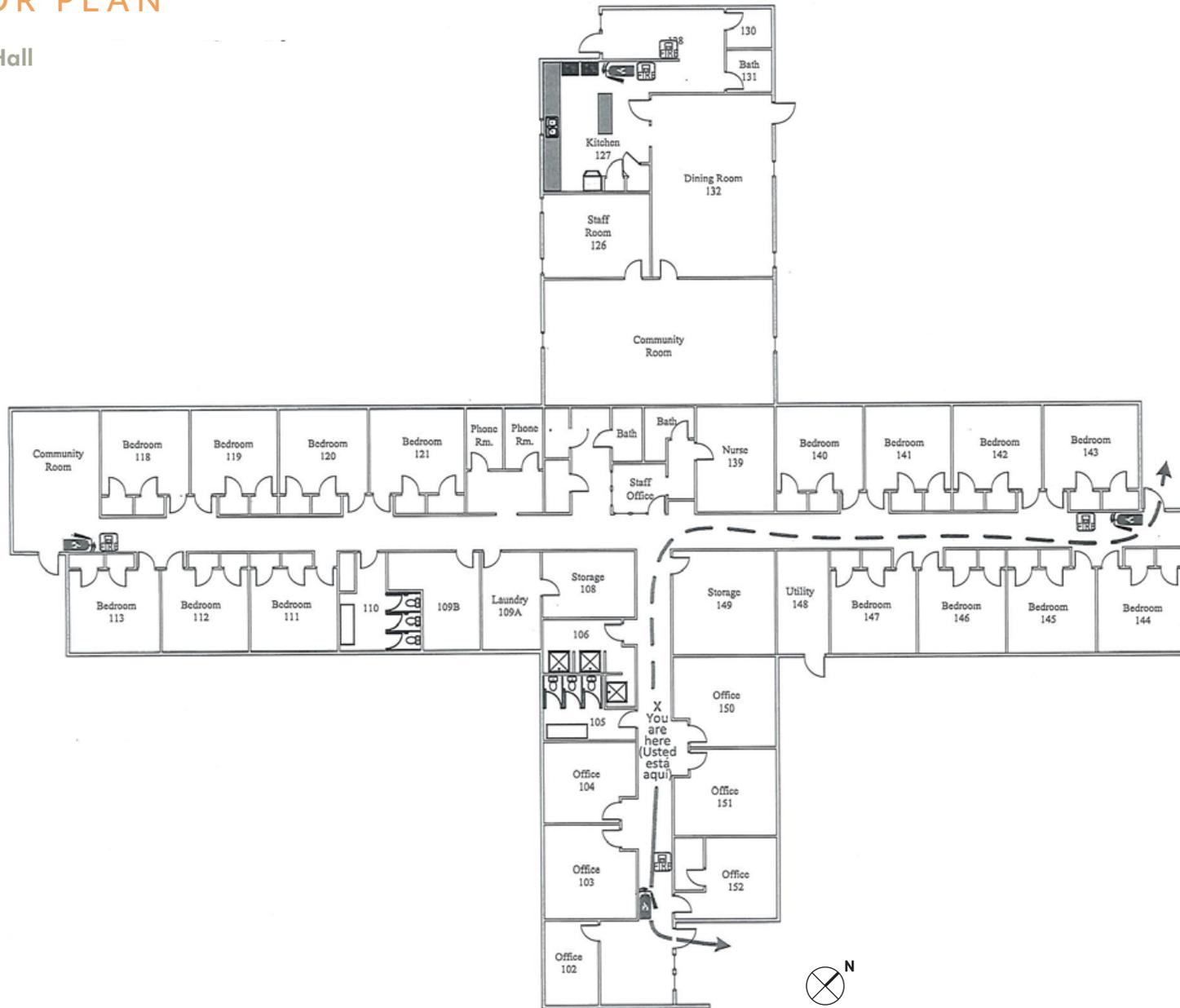
FLOOR PLAN

Activity Center



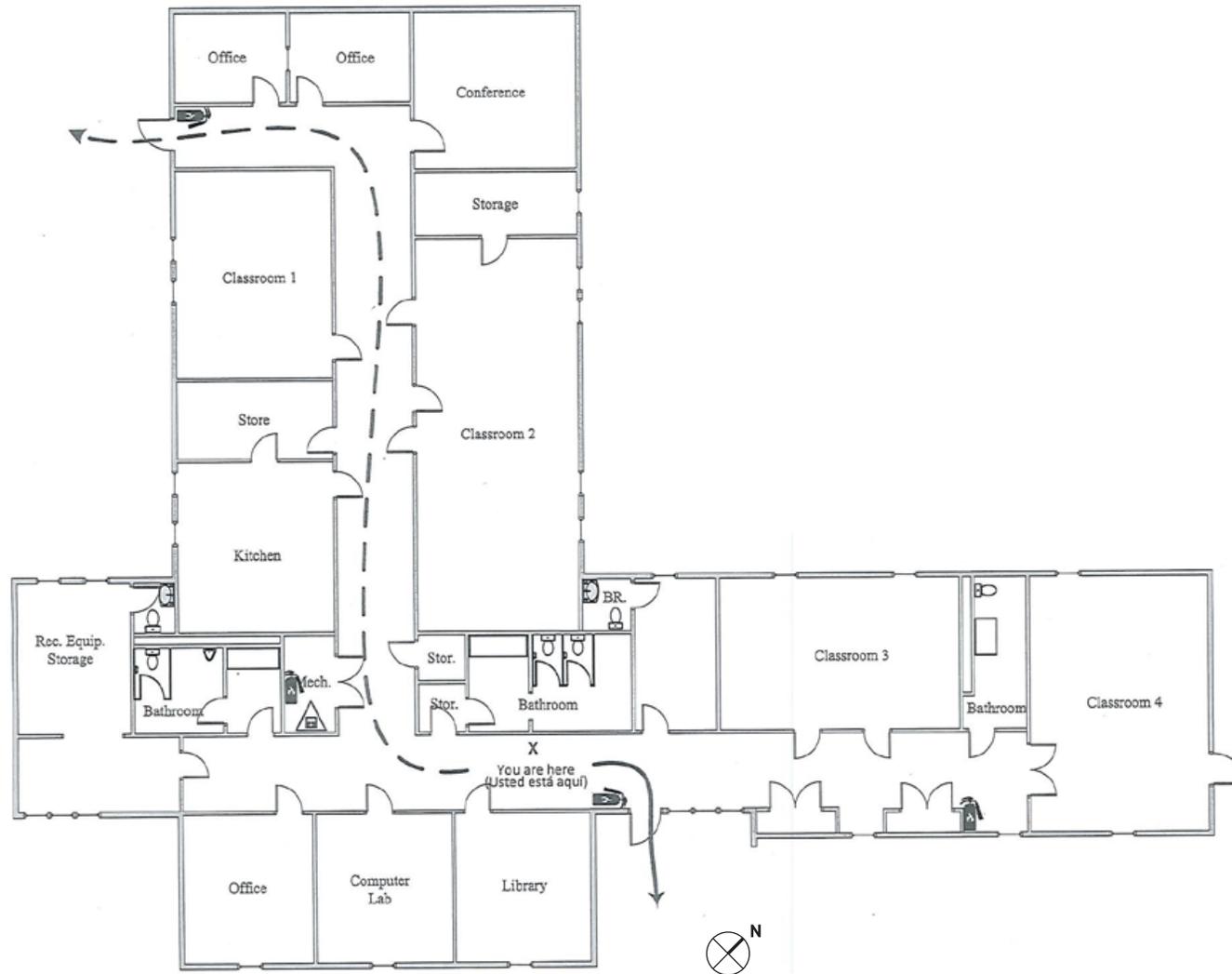
FLOOR PLAN

Barclay Hall



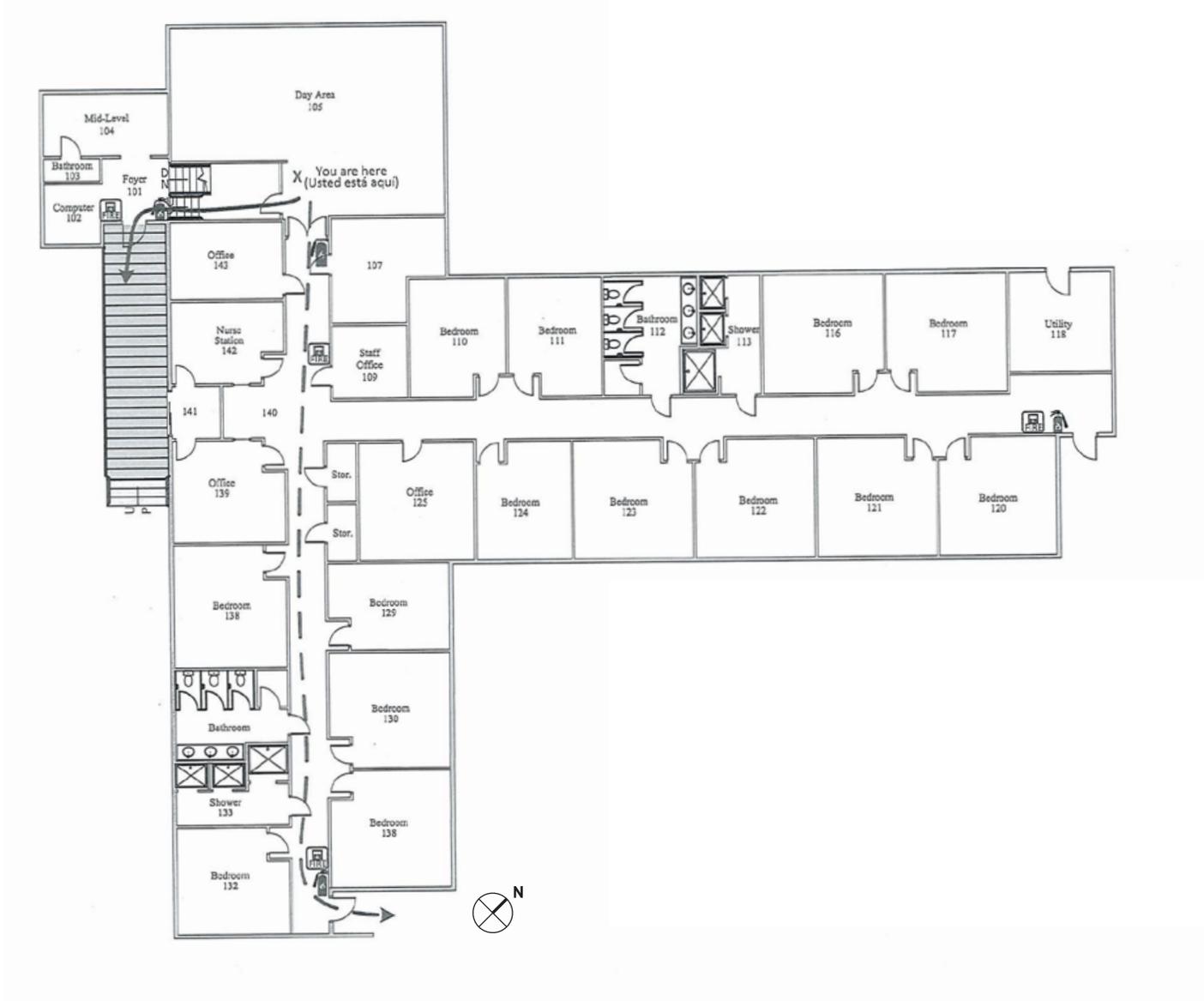
FLOOR PLAN

Barclay Education Center



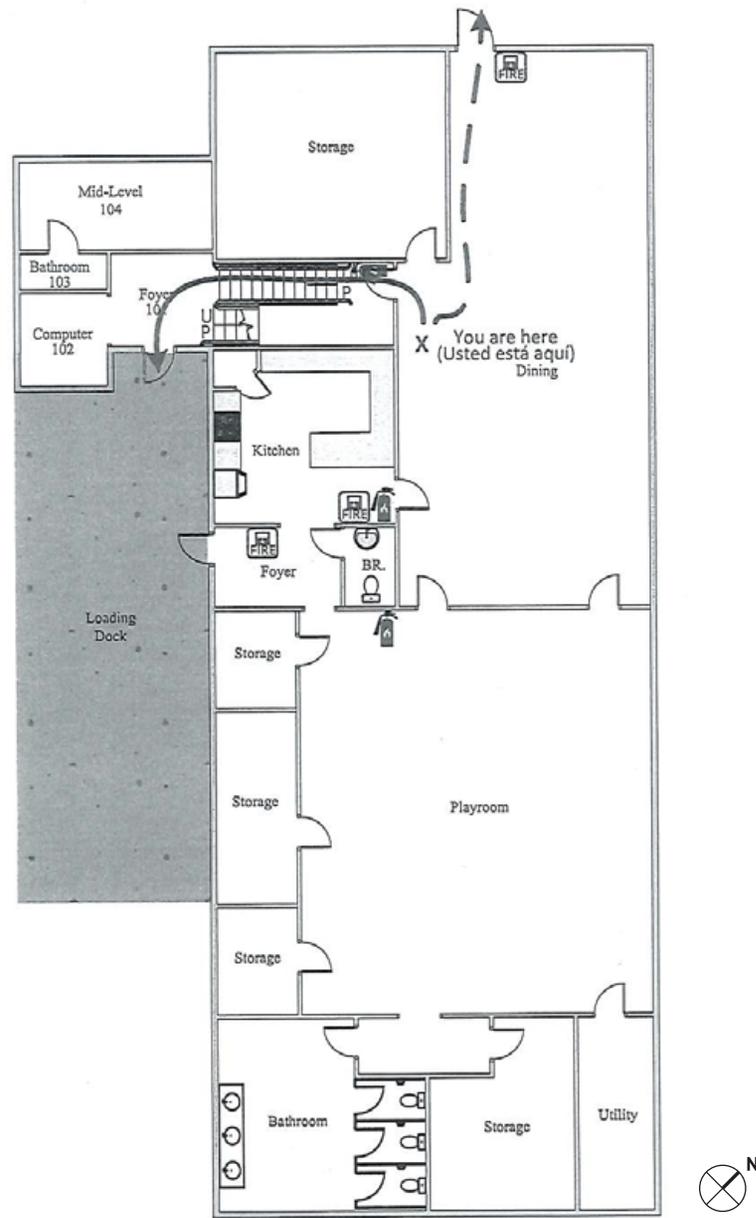
FLOOR PLAN

Parkdale Lodge



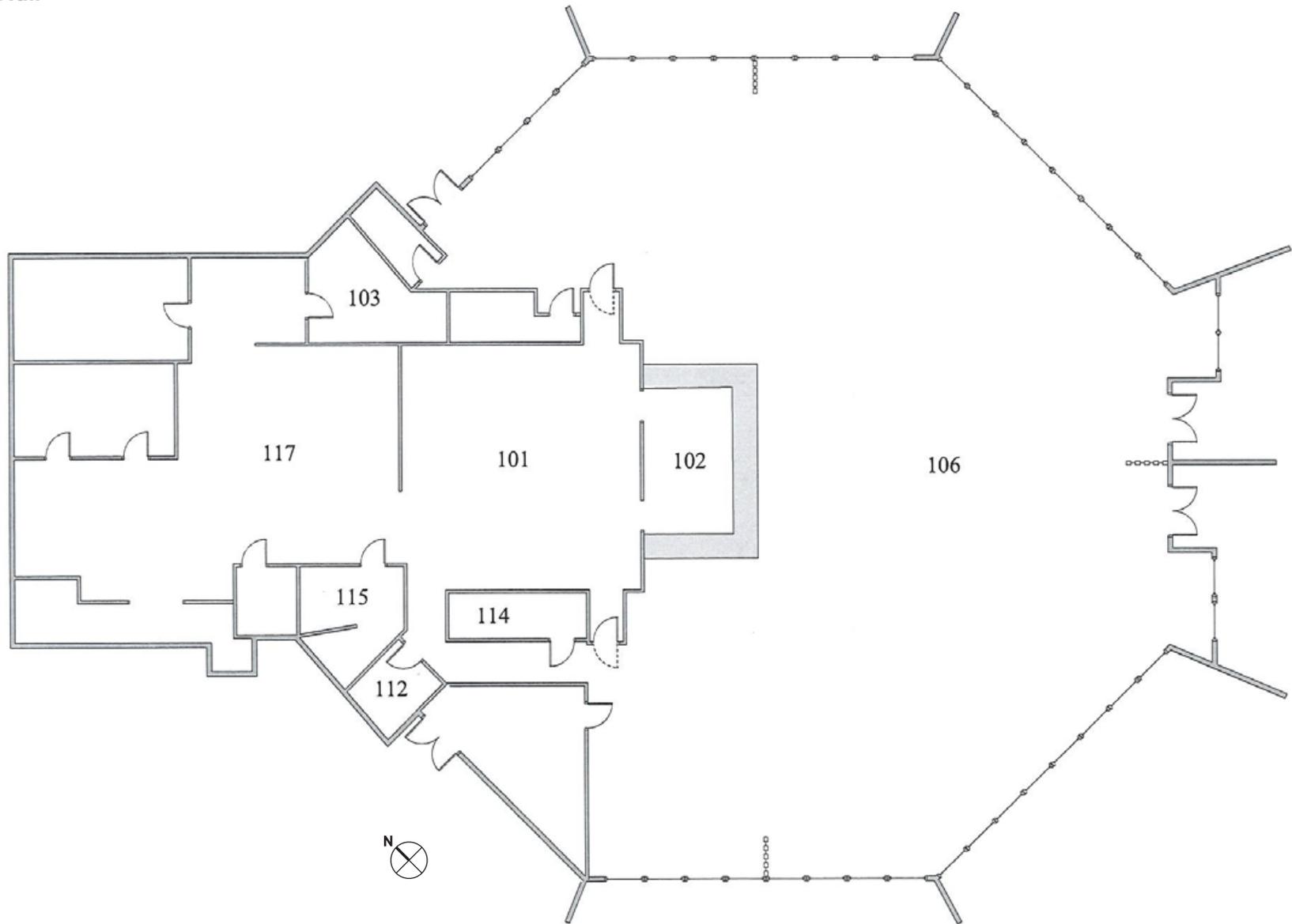
FLOOR PLAN

Parkdale Lodge



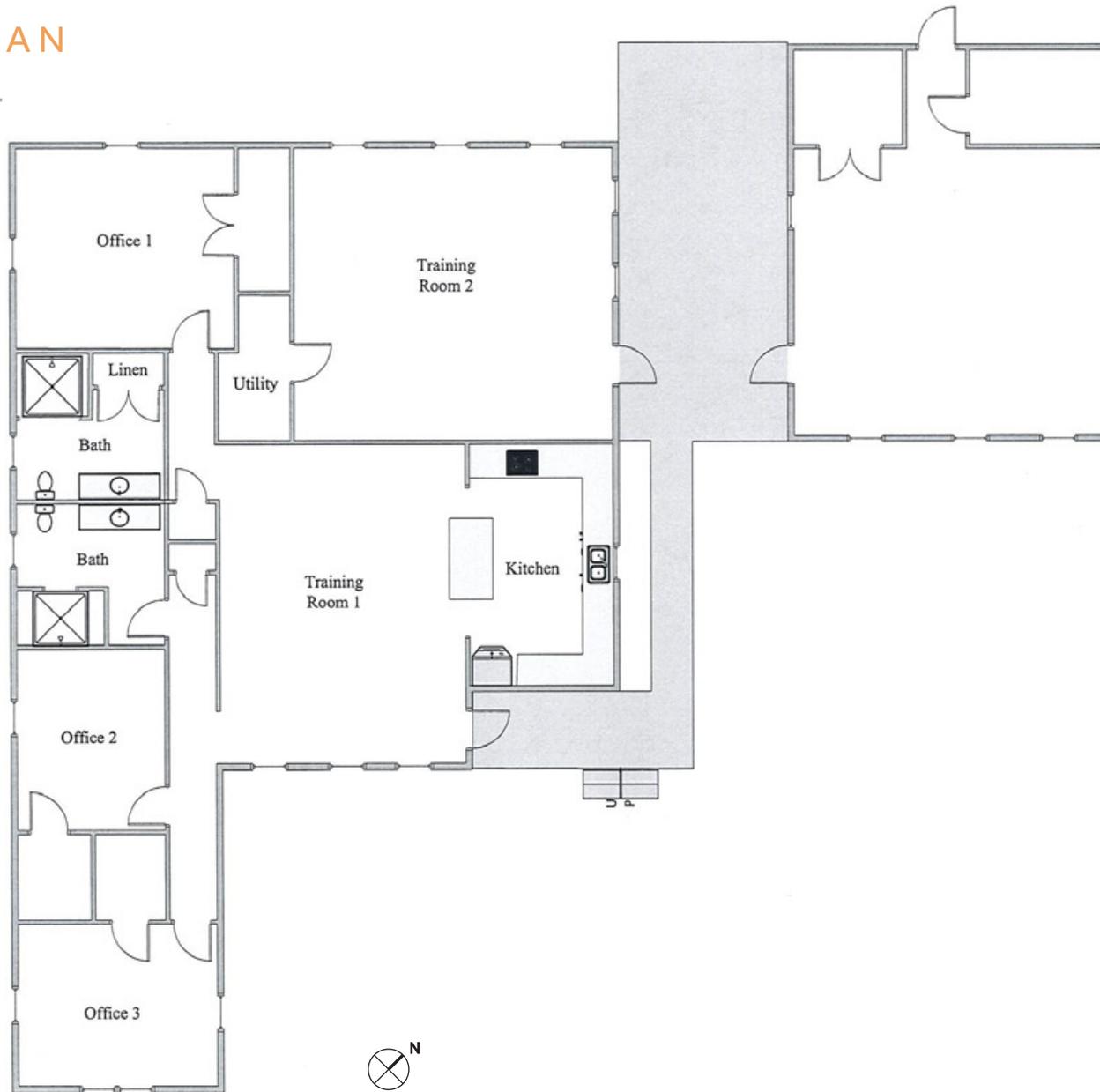
FLOOR PLAN

Dining Hall



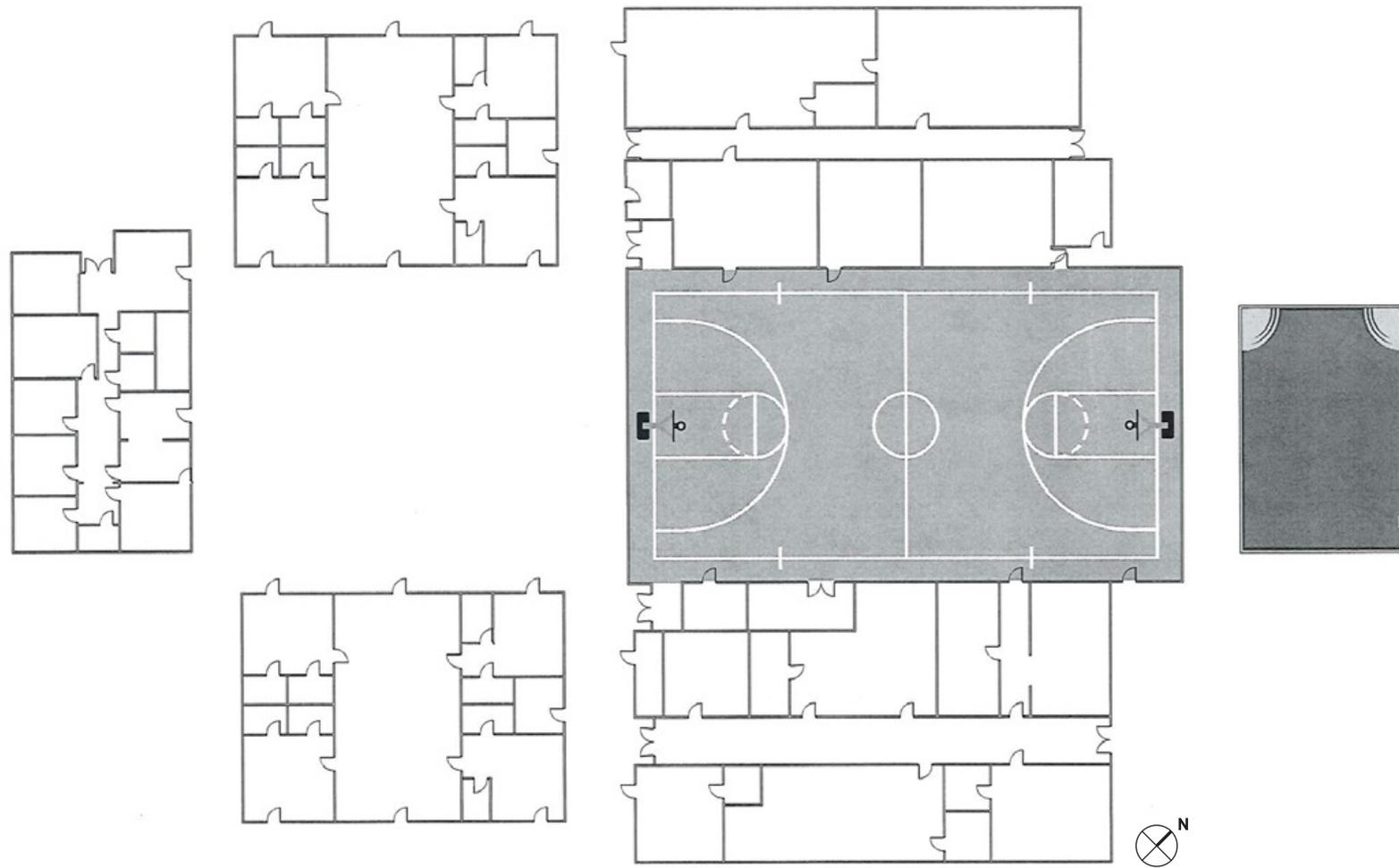
FLOOR PLAN

Community Center



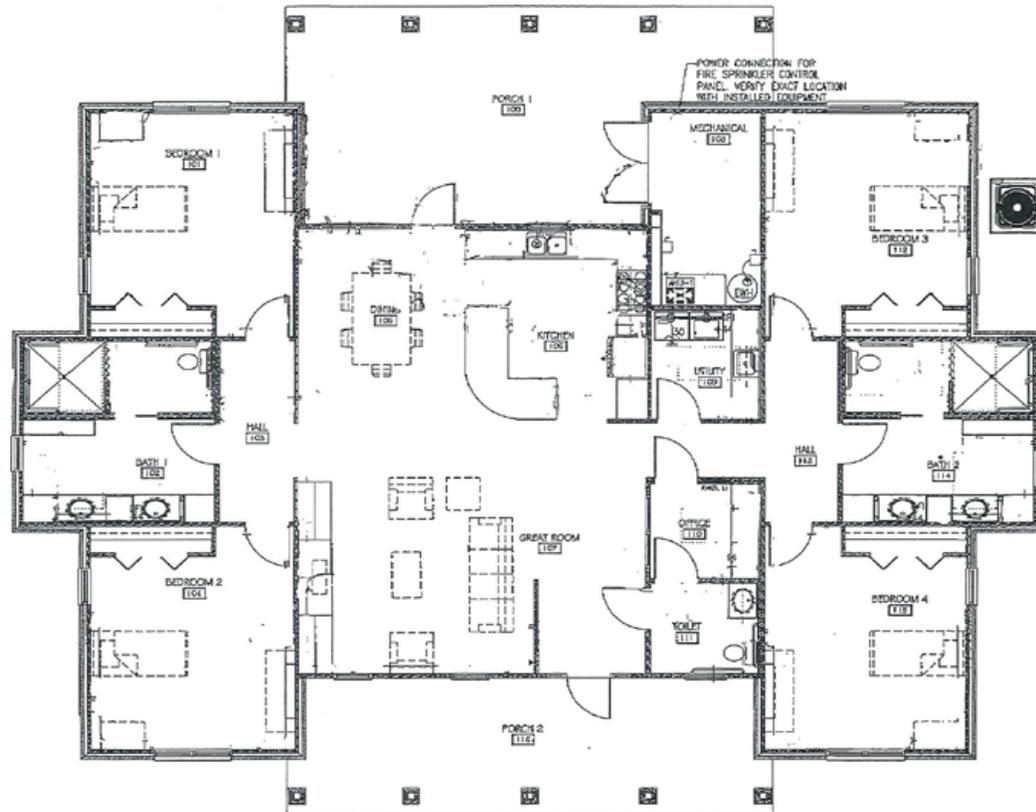
FLOOR PLAN

Anderson



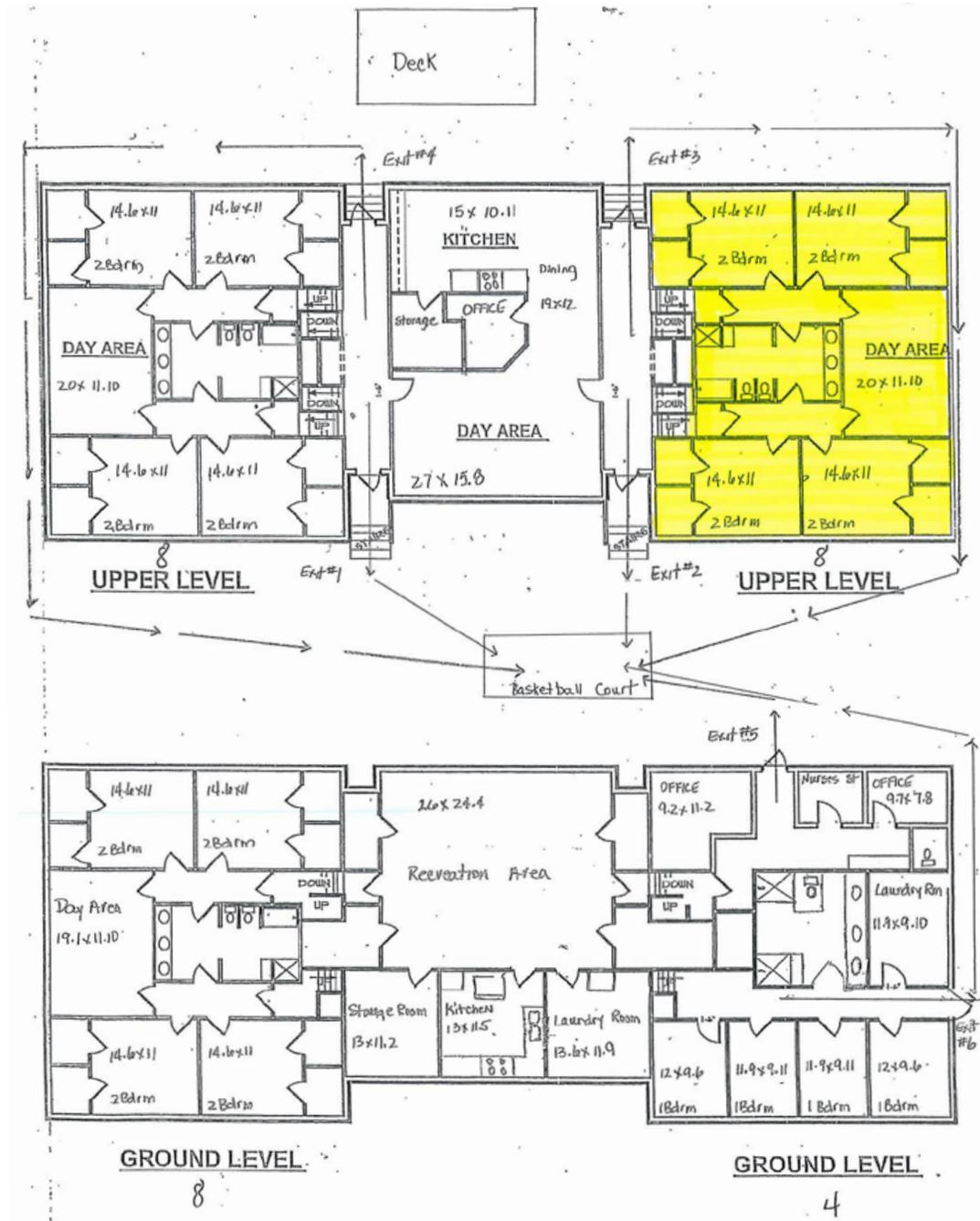
FLOOR PLAN

Cottage



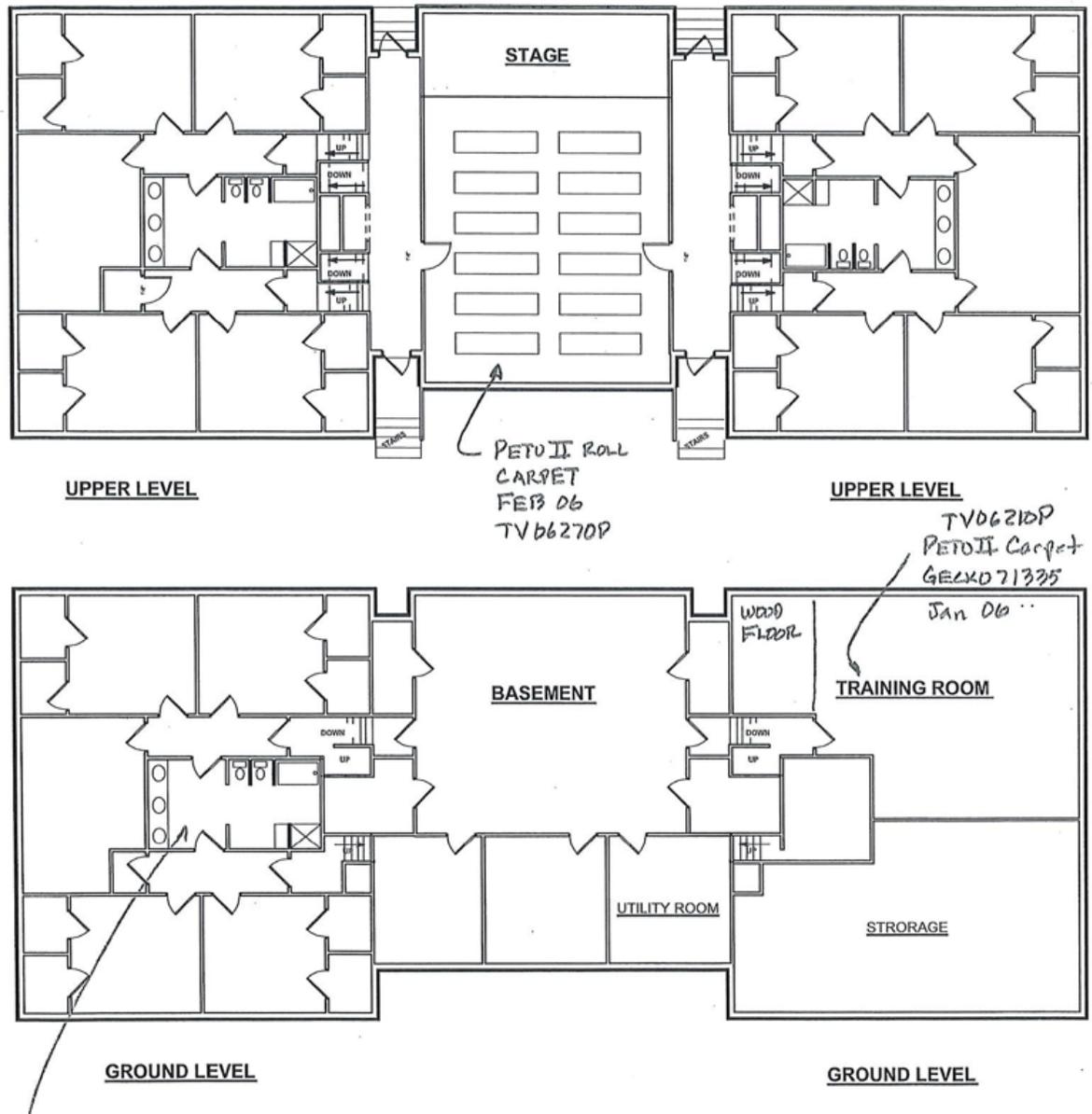
FLOOR PLAN

Fortner Villa



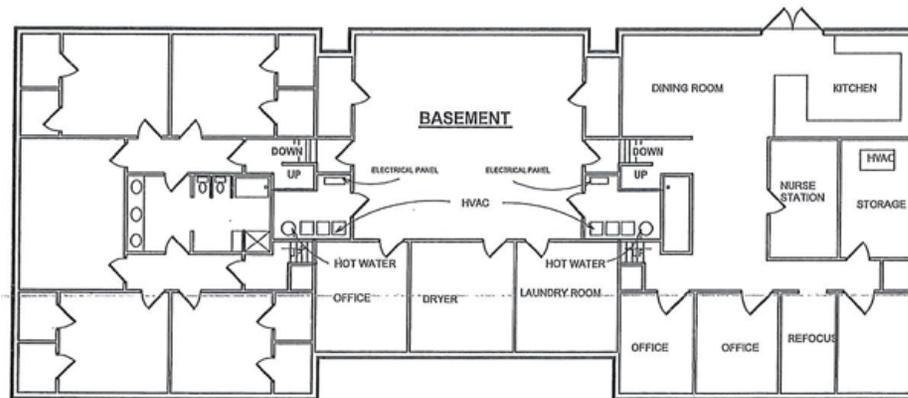
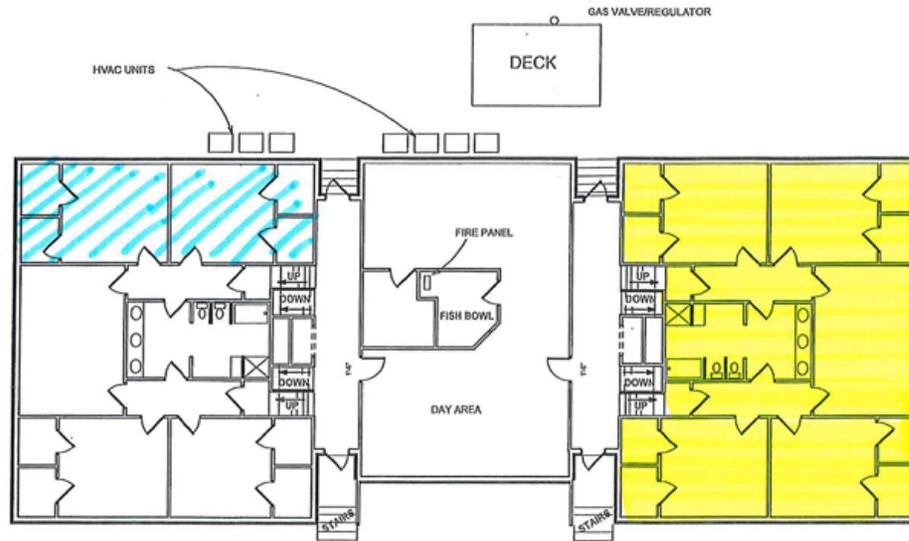
FLOOR PLAN

Fortner Villa



FLOOR PLAN

Ranch Oaks



GROUND LEVEL

Market Overview

Victoria, Texas, is a vibrant city located in the heart of the Texas Gulf Coast region, offering a range of amenities including parks, shopping centers, and a variety of dining options. It is approximately 30 miles from the Gulf Coast, providing easy access to beaches and waterfront activities. Major cities such as Houston and San Antonio are about 130 miles away, while Austin is around 115 miles. The nearest airport is Victoria Regional Airport, located just a few miles from the city center, offering regional flights. Major employers in the area include the Victoria Independent School District, DeTar Healthcare System, and various industries within the oil, gas, and agriculture sectors, making it a hub for both education and employment opportunities.



Texas Behavioral Health Campus

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