



GULF COAST MEDICAL CENTER

2112 REGIONAL MEDICAL DR, WHARTON, TX 77488

Medical Office | For Lease

PROPERTY OVERVIEW

Prime Medical Office Opportunity

2112 Regional Medical Dr - Building A and B are two 1-story Class B medical office buildings located in Wharton, TX, offering a prime leasing opportunity. Built in 2000, the buildings features convenient amenities, including a parking ratio of 6.15/1,000 SF and easy access to I-69.

HIGHLIGHTS

9,858 SF

BUILDING A SIZE

2000

YEAR BUILT

9,873 SF

BUILDING B SIZE

6.15/1,000

PARKING RATIO

3.27 AC

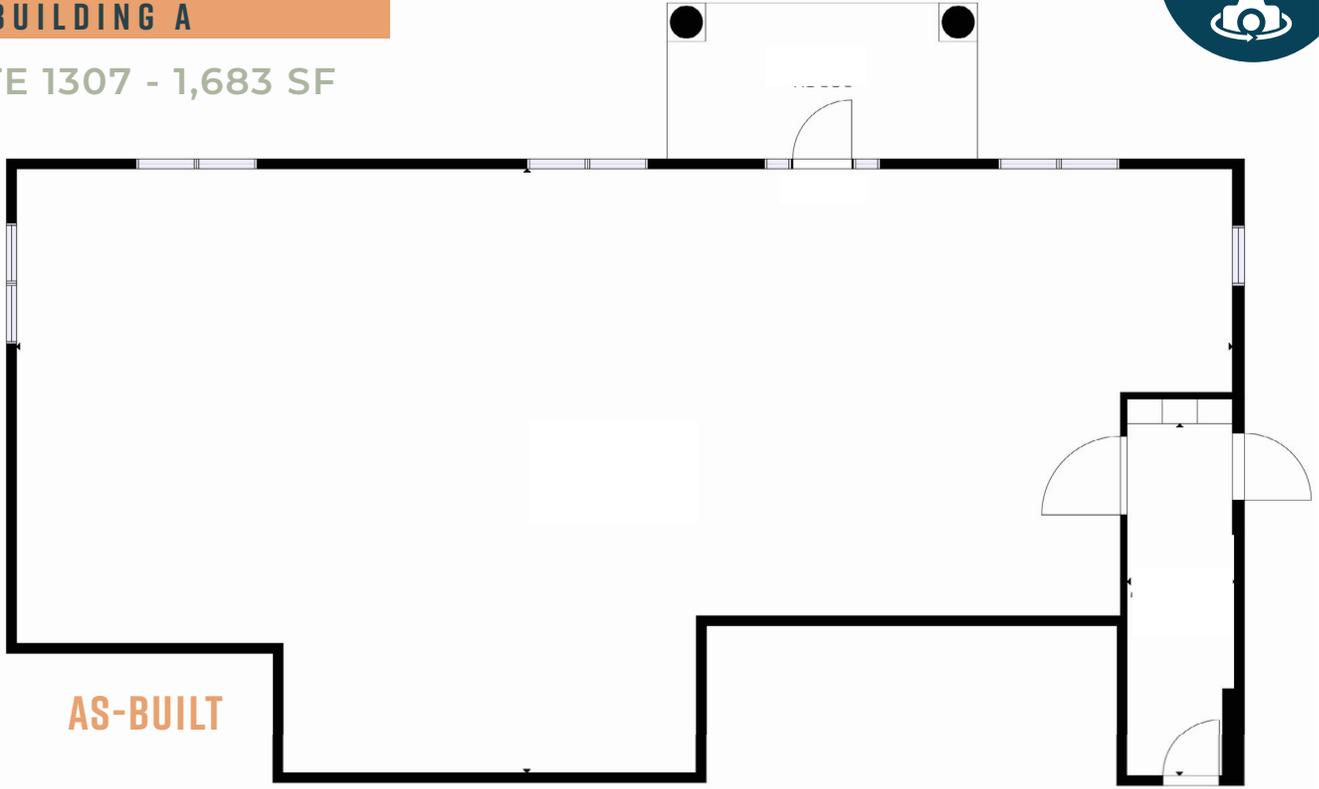
LAND AREA

- Flexible lease terms
- Generous Tenant Improvement Allowances
- Adjacent to Oak Bend Medical Center
- Free surface parking
- Exterior building signage opportunity
- Tenants include Memorial Hermann, UT Physicians, and MEHOP Family Medicine & Behavioral Health

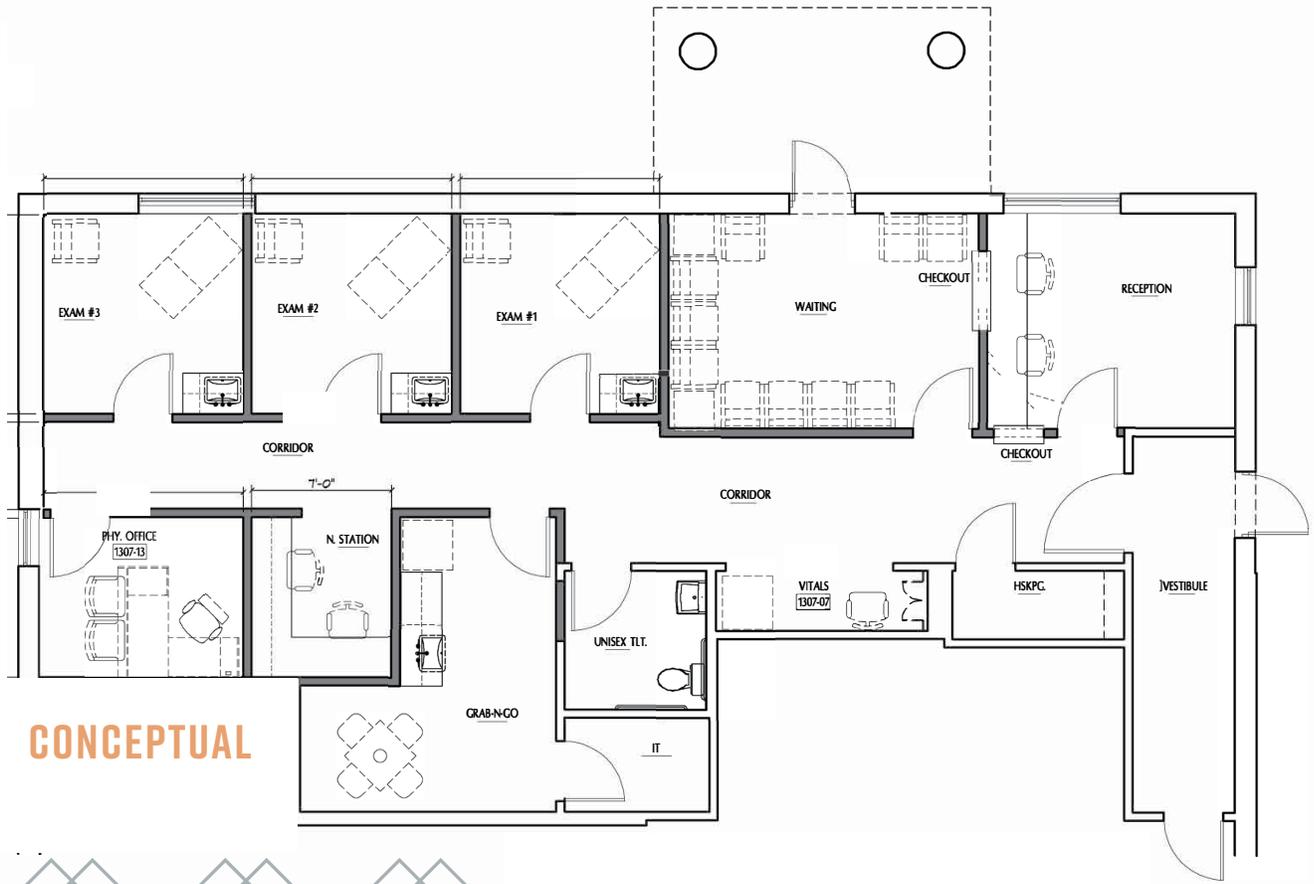
FLOOR PLAN

BUILDING A

SUITE 1307 - 1,683 SF



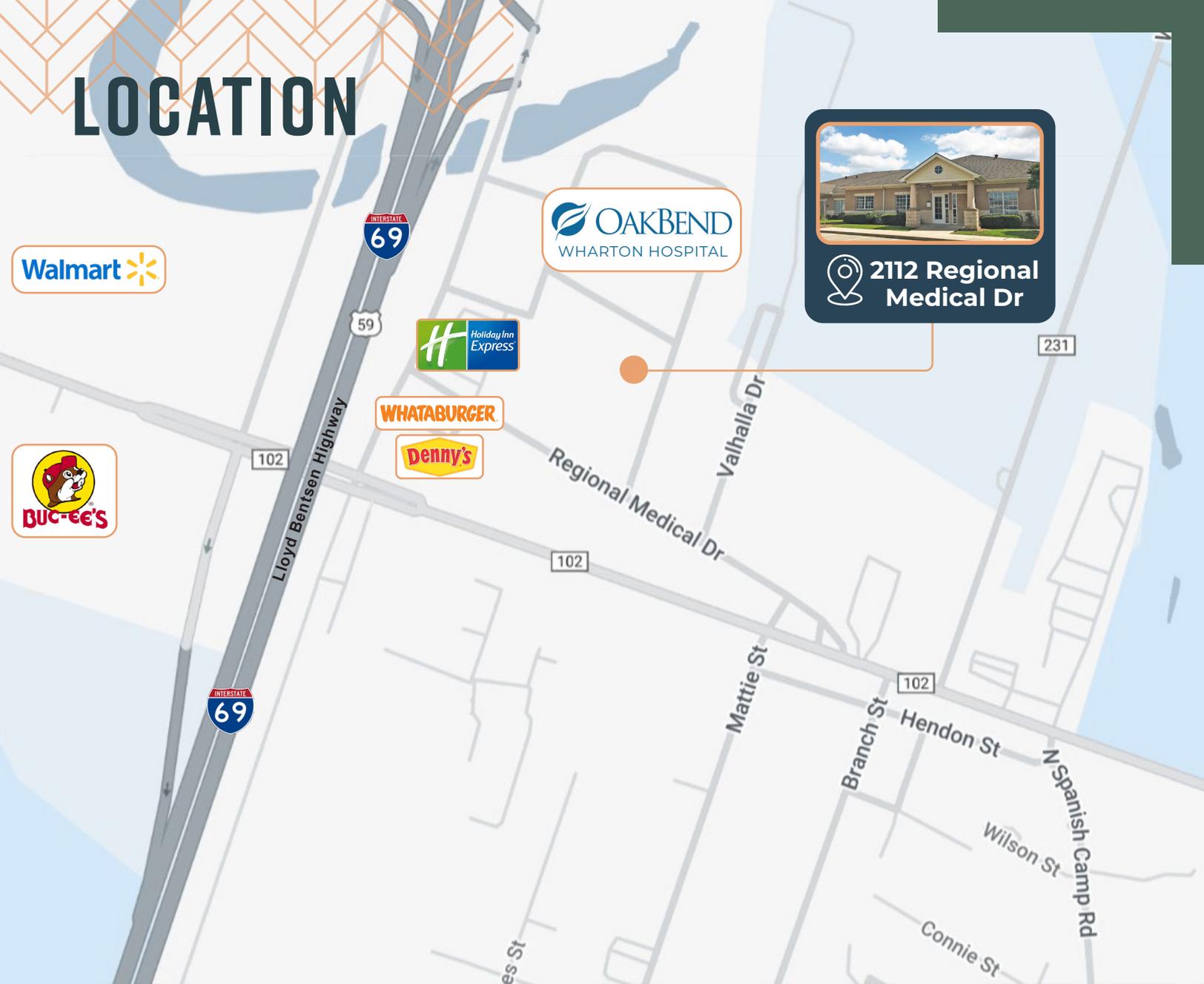
AS-BUILT



CONCEPTUAL



LOCATION



DEMOGRAPHICS

2025 ESTIMATE	1 MILE	3 MILES	5 MILES
Population	598	9,191	11,386
Population - 5 Year Projection	595	9,160	11,361
Median Age	40.5	40.6	41.6
Average Household Income	\$55,352	\$68,237	\$74,432

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