

LAND FOR SALE

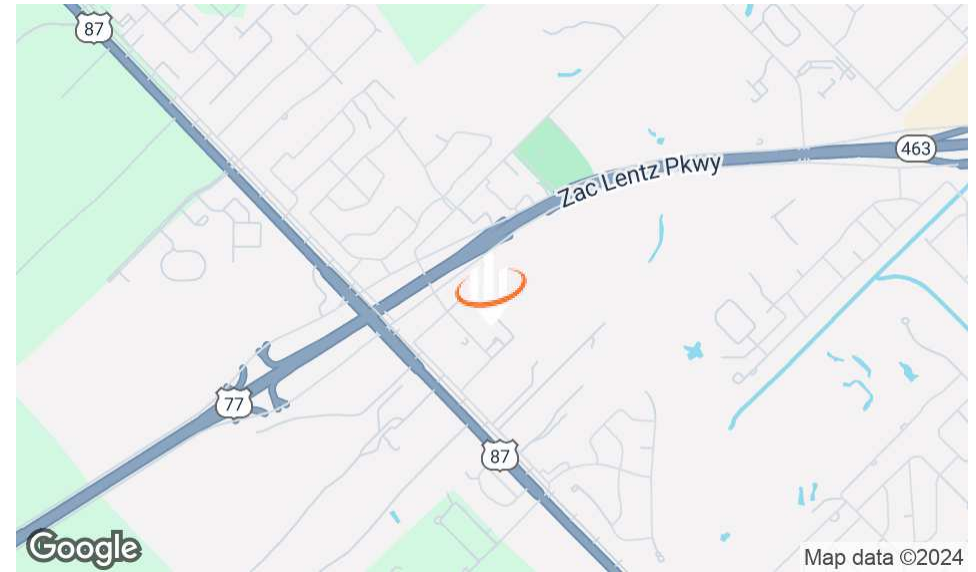
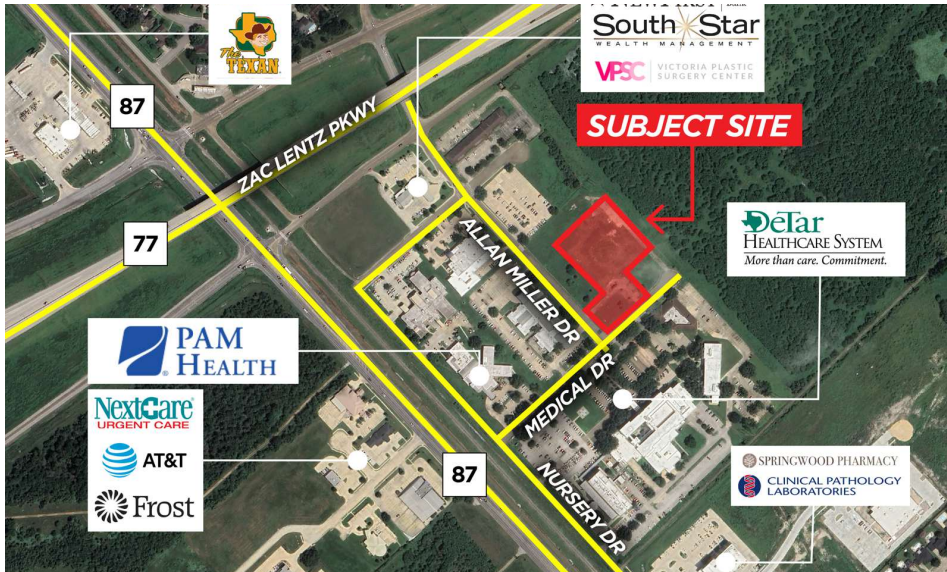
±2.50 ACRES UNRESTRICTED RE- DEVELOPMENT OPPORTUNITY

114 MEDICAL DR.
Victoria, TX 77904

PRESENTED BY:

BRANDI SIKES, MCR, CRE
O: 281.367.2220 x171





PROPERTY HIGHLIGHTS

- Property is a +/- 2.50 acres [108,926.14 SF] parcel conveniently located on the corner of Medical Dr. and Allan Miller Dr., adjacent to DeTar Hospital North.
- Outside of the 500-yr floodplain.
- Leading industries in surrounding area: Health Care & Social Assistance, Oil & Gas Extraction, Retail trade, Manufacturing, & Accommodation & Food services offers a wide range of opportunity for Re-development.
- Average household income is \$142,379 [1 Mile Radius].

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OFFERING SUMMARY

SALE PRICE:	Call for Pricing
LOT SIZE:	2.5 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,254	31,173	64,539
TOTAL DAYTIME POPULATION	4,865	33,590	69,472
AVERAGE HH INCOME	\$142,379	\$97,440	\$91,136

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VICTORIA, TEXAS - MARKET OVERVIEW

Perfectly situated in the middle of everywhere, the Victoria region is defined by a talented and diverse population. More than 5,000,000 prospective employees can be found within a two-hour radius of Victoria, all with unique experiences and talents.

The region offers a sophisticated business environment supplemented by lifestyle amenities comparable to any large metropolitan area in the country. The Victoria region draws visitors as a hub for world-class healthcare, entertainment, shopping and recreation opportunities. Highlighted by quality housing and education accessible to all, the region's central location allows residents to reach the four major metropolitan communities of Austin, Houston, San Antonio and Corpus Christi in less than a two-hour drive.



Victoria is a regional healthcare hub! The region's progressive medical network provides ready access to state-of-the-art care on several hospital campuses throughout the region. The accompanying system of local clinics and skilled personal care providers provide individualized care with the most modern advances in technology for inpatient and outpatient services. According to U.S. News, Victoria County has 1.4 primary care physicians and 106 available hospital beds per 1,000 individuals, both well above the state and national averages. Several institutions exist throughout the region with services covering all needs and specialties and visitor requirements.

The Victoria region is an ideal location for many industries, including advanced manufacturing, petrochemical manufacturing, healthcare and education. Unparalleled transportation solutions exist in the form of world-class interstate highways, inland waterway ports, rail and air options.



Victoria regional businesses benefit from a large & talented workforce! Local businesses draw employees from the Victoria region, a collection of eight counties, including Calhoun, DeWitt, Goliad, Gonzales, Jackson, Lavaca, Matagorda, Refugio and Victoria. That labor pool is stable, well-trained and available at a cost that ranks below other comparable U.S. markets for several reasons, including low union employment, world-class customized training programs and a dedicated work ethic.

The Victoria region understands the importance of education for its diverse community. The University of Houston-Victoria offers more than 80 programs in various bachelor's and master's degree concentrations to nearly 5,000 students annually. Operating since 1973, UHV has received numerous recognition, most recently as the fifth-most affordable public university in Texas by College for All Texans.

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