



FOR SALE

Two Tenant Medical Strip Center | 100% Leased

Citizens Medical Center + DaVita | 8206 N Navarro St, Victoria, TX 77904

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Executive Summary

This **100% occupied** two-tenant medical strip (**8,829 RSF**) delivers stabilized, in-place tenancy with **Citizens Medical Center and DaVita**, with **renewal options available**. Located in Victoria's main shopping district, the property has direct access to **Zac Lentz Pkwy (33,685 VPD**—highest count) with additional traffic flow from Navarro/US 77. The site is surrounded by national anchors and daily-trip retailers and is approximately a **4.4-mile (~12-minute) drive to Texas A&M—Victoria**, supporting steady customer traffic and consistent demand for the tenants.

Deal Summary

Property: 2-Tenant Medical Strip (100% Occupied)

Address: 8206 N Navarro St, Victoria, TX 77904

Priced at: \$2,100,000

Cap Rate: 7.35%

NOI: \$154,415.04

Building Size: 8,829 RSF

Occupancy: 100%

Tenants: Citizens Medical Center + DaVita

Lease Structure: NNN

Traffic: Up to 33,685 VPD (Zac Lentz Pkwy – highest nearby count)

Proximity: Near Victoria's primary retail district and near Texas A&M—Victoria

Melanne Carpenter

Managing Director

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Citizens Medical Center

Citizens Medical Center is a leading local healthcare provider serving Victoria and the surrounding area. Medical services generate **daily demand** from patients, staff, and visitors, supporting steady activity at the property and making this a practical, high-use clinic location.

Key Drivers

- **Primary local healthcare destination:** serves as a go-to provider for the Victoria trade area, bringing steady patient volume.
- **Daily activity base:** consistent flow from patients, staff, and visitors—not dependent on retail cycles.
- **Trust + continuity of care:** patients return for follow-ups, referrals, and ongoing services, supporting repeat utilization.

DaVita

DaVita is a national dialysis provider, and dialysis clinics run on **scheduled, repeat patient visits**—often multiple times per week. That creates steady, predictable traffic at the site and makes the location important to day-to-day operations, which is why investors like this tenant type in a medical strip.

Key Drivers

- **Routine, repeat visits:** dialysis requires scheduled treatments multiple times per week, creating reliable site traffic.
- **Service you can't replace online:** in-person clinical care drives consistent demand.
- **Convenience matters:** patients prioritize easy access, quick in-and-out parking, and predictable routing, which supports strong site selection.



LOCATION SUMMARY



Why this location wins?

Set in Victoria's main retail trade area, this 100% occupied two-tenant medical strip is leased to **Citizens Medical Center** and **DaVita**—needs-based users that generate consistent weekday visits and repeat traffic. The property benefits from strong area circulation with traffic counts up to **33,685 VPD (Zac Lentz Pkwy)**, and it sits in the middle of the city's most established commercial cluster—**surrounded by national anchors and daily-trip brands (Target, Dillard's, JCPenney, Hobby Lobby, Murphy USA, and multiple QSR)**. Add proximity to **Texas A&M—Victoria**, and you have a location supported by steady consumer flow, institutional demand, and a tenant mix that fits the corridor—making the real estate easy to understand, easy to underwrite, and easy to market.

Property Summary

- **Building Size:** 8,829 SF
- **Lot Acres:** 0.6
- **Use:** Two-Tenant (Citizens Medical Center + DaVita)

TRADE AREA & RETAIL SYNERGY



The property is located on Navarro, Victoria's primary commercial spine, supporting strong daily traffic patterns and service-oriented retail demand.

Call (713) 489-9819 • melanne@kwcommercial.com • Two Tenant Medical Strip in Navarro - Victoria



DEMOGRAPHICS

8206 N NAVARRO ST, VICTORIA, TX
77904

TRAFFIC COUNT (VPD)

Zac Lentz Pky	US 77	N Navarro St
33,685	28,133	28,075

MEDIAN HOME VALUE

1 mile	3 miles	5 miles
\$244,481	\$208,311	\$183,380

POPULATION GROWTH 2029 PROJECTION

1 mile	3 miles	5 miles
6,189	31,436	58,626

AVERAGE HOUSEHOLD INCOME

1 mile	3 miles	5 miles
\$91,945	\$83,712	\$75,380





ABOUT US

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MELANNE CARPENTER

M A N A G I N G D I R E C T O R

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Exclusively Listed by

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

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- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov



Secure 100% Leased Healthcare Tenancy on Victoria TX Main Retail Corridor.

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