

Property Summary

927 E Main St, Uvalde , TX 78801

FOR SALE



PROPERTY DESCRIPTION

Rare opportunity to acquire a well-located medical office property directly across from Uvalde Memorial Hospital. This ±4,759 SF asset includes three freestanding structures on a ±0.87-acre lot with abundant surface parking, monument signage, and flexible B2 zoning. The ±2,970 SF main building is fully built out for clinical use with 12 exam rooms, waiting areas, and staff amenities. Secondary buildings offer additional office or storage potential. Ideal for owner-users, healthcare operators, or investors seeking a value-add or adaptive reuse opportunity in a supply-constrained submarket. The ±2,970 SF main medical building is also available for lease—contact broker for details.

PROPERTY HIGHLIGHTS

- Directly across from Uvalde Memorial Hospital
- B2 zoning allows for a wide range of commercial and medical uses
- Large monument signage on Hwy 90/Main Street
- Equipped with rooftop HVAC and mini-split systems
- Some rooms wired with 220v medical-grade power
- Separate electric meters for each building and monument sign
- Tesla charger installed on-site

OFFERING SUMMARY

Sale Price:	\$675,000
Lot Size:	0.87 Acres
Building Size:	4,759 SF (3 Buildings)

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	108	472	1,650
Total Population	320	1,343	4,551
Average HH Income	\$79,453	\$80,603	\$81,167

Eugene Batson

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Additional Photos

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Property Highlights

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Building Breakdown



Main Medical Building A (±2,970 SF)

- Large front waiting room with attached public restroom
- Reception area for staff, positioned behind a window facing the waiting area
- 12 exam rooms and additional special testing rooms
- Second waiting area for overflow or staged patients
- 2 staff bathrooms, staff work areas, and break room located off a separate hallway
- 4 mini-split HVAC units in addition to rooftop central unit
- Some rooms equipped with 220v electrical outlets for medical equipment
- 2 separate electric meters
- Currently owner-occupied by an ophthalmology practice
- Available for Lease

Building B (±1,023 SF)

- 2 large storage rooms
- Small kitchen area
- 2 bedrooms, 1 full bathroom, and washer/dryer
- Recent upgrades: new electric water heater, washer, and dryer
- Separate electric meter
- Suited for office support, light admin, or residential-style overflow

Building C (±766 SF)

- 4 private office rooms
- 1 bathroom, washer/dryer, and small kitchen area
- Separate electric meter
- Can function as a standalone office or support space

Additional Notes from Ownership

- 5 total electric meters: 2 for Bldg A, one each for B & C, plus 1 for monument sign
- Tesla charger installed on-site
- No zoning restrictions (B2 zoning allows flexible commercial/medical uses)
- Roof in good condition with no leaks during recent heavy rains
- No known electrical or plumbing issues
- Temperature-Controlled Garage/Storage Unit: 648 SF (approximately)

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Location Map

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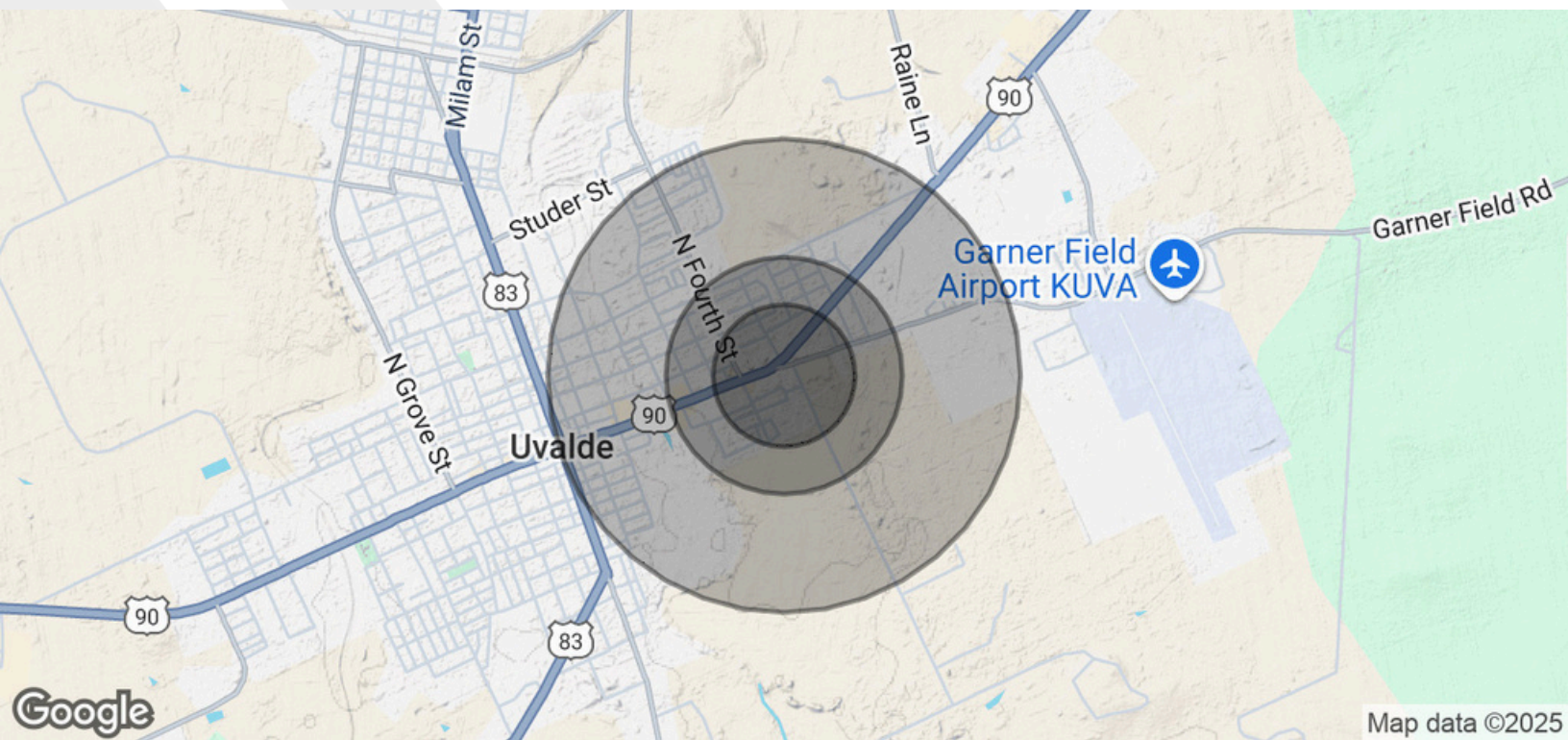


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Demographics Map & Report

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	320	1,343	4,551
Average Age	40	39	38
Average Age (Male)	38	38	37
Average Age (Female)	41	40	40
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	108	472	1,650
# of Persons per HH	3	2.8	2.8
Average HH Income	\$79,453	\$80,603	\$81,167
Average House Value	\$176,067	\$187,795	\$187,725

Demographic data derived from AlphaMap

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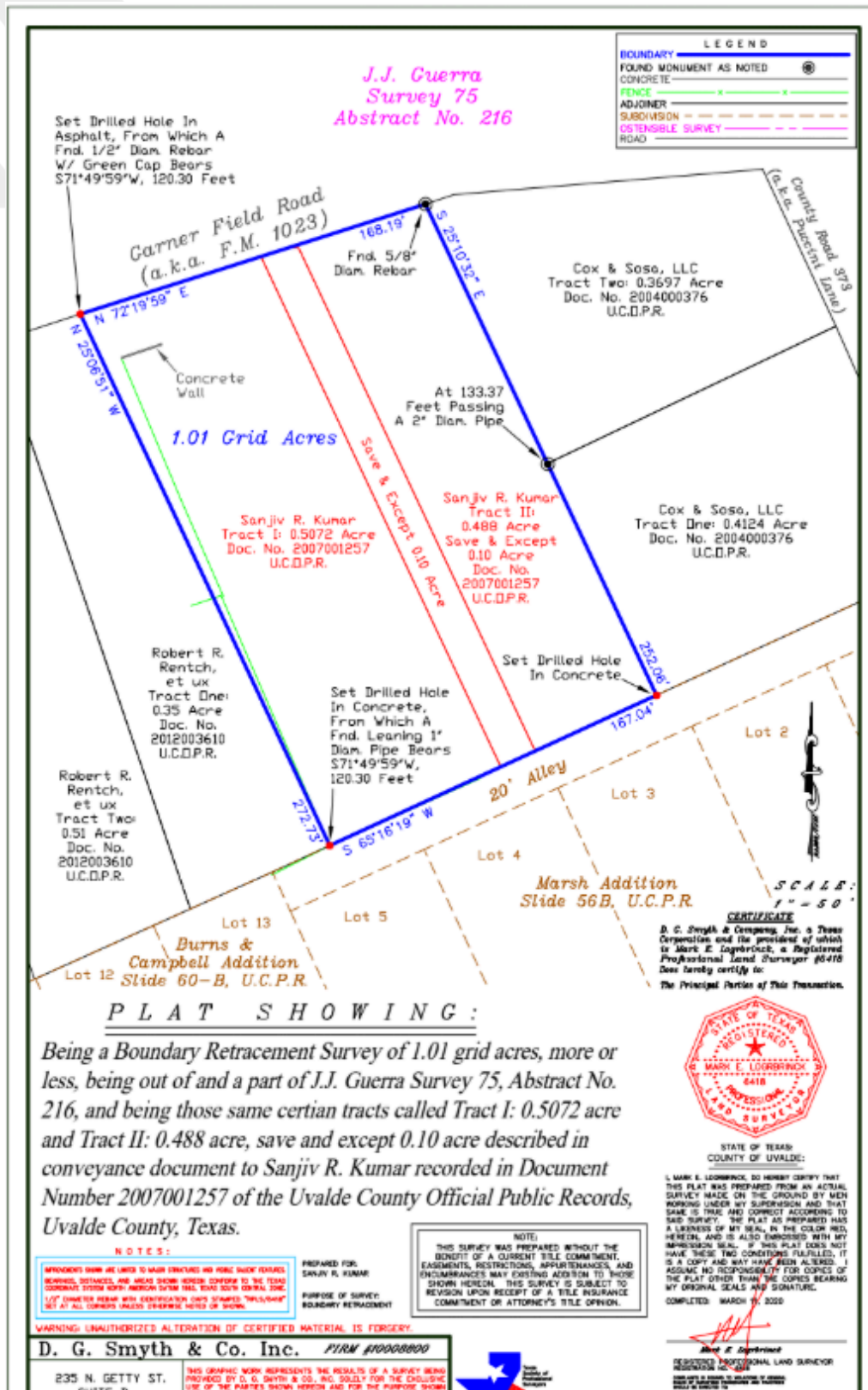
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Survey

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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.

2-10-2025



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- 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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Karen Richards	508111	tx.broker@exprealty.net	(888) 519-7431
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Eugene Batson	579779	Eugene@7s.life	512-909-5080
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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