

EXTERIOR RENOVATION  
COMPLETE!



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FOR SALE

2100 REGIONAL MEDICAL DR.  
WHARTON, TX 77488

55,000 SF

\$7,975,000.00



**GRAYCE**  
PROPERTY CONSULTANTS

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## WHARTON, TEXAS OVERVIEW



WHARTON, TEXAS, LOCATED IN THE SOUTHEASTERN PART OF THE STATE, OFFERS A UNIQUE BLEND OF SMALL-TOWN CHARM AND STRATEGIC ECONOMIC ADVANTAGES, MAKING IT AN ATTRACTIVE LOCATION FOR COMMERCIAL REAL ESTATE PROJECTS. THE CITY IS POSITIONED ALONG MAJOR TRANSPORTATION ROUTES, INCLUDING U.S. HIGHWAY 59, WHICH CONNECTS TO THE GREATER HOUSTON METROPOLITAN AREA, PROVIDING EASY ACCESS TO MAJOR MARKETS. WHARTON'S ECONOMY IS DIVERSE, WITH STRONG SECTORS IN AGRICULTURE, MANUFACTURING, AND HEALTHCARE, SUPPORTED BY A PROACTIVE LOCAL GOVERNMENT THAT ENCOURAGES BUSINESS DEVELOPMENT THROUGH VARIOUS INCENTIVES AND PARTNERSHIPS.

THE COMMUNITY IS KNOWN FOR ITS RICH CULTURAL HERITAGE, QUALITY SCHOOLS, AND RECREATIONAL AMENITIES, MAKING IT A DESIRABLE PLACE FOR BOTH BUSINESSES AND RESIDENTS. WITH A GROWING POPULATION AND ONGOING INFRASTRUCTURE IMPROVEMENTS, WHARTON PRESENTS SIGNIFICANT OPPORTUNITIES FOR COMMERCIAL REAL ESTATE INVESTMENTS AIMED AT MEETING THE NEEDS OF AN EXPANDING AND DYNAMIC LOCAL ECONOMY.



## SITE SPECIFICATIONS



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Total SF	55,000 SF
Municipality	Wharton, TX
Asking Price	\$7,975,000.00
Building Class	A
Zoning	Commercial

AVAILABLE SPACE  
**55,000 SF**

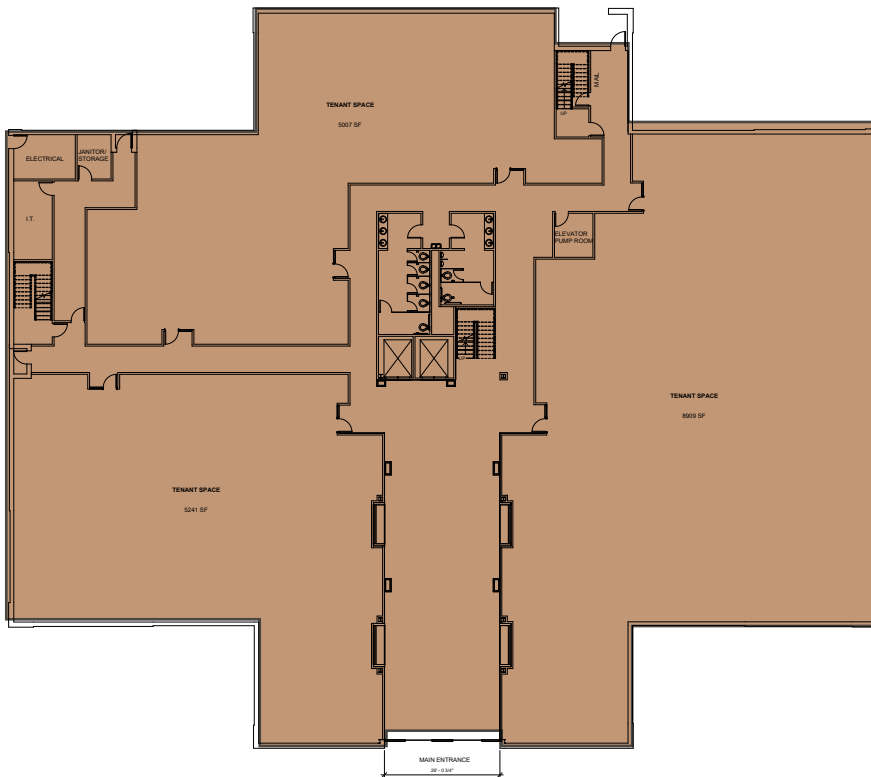
## PROPERTY INFORMATION

- Full exterior renovation
- Multiple regular and handicap parking spaces with drop off area
- Immediate access to highway I-59
- Outdoor patio and seating areas

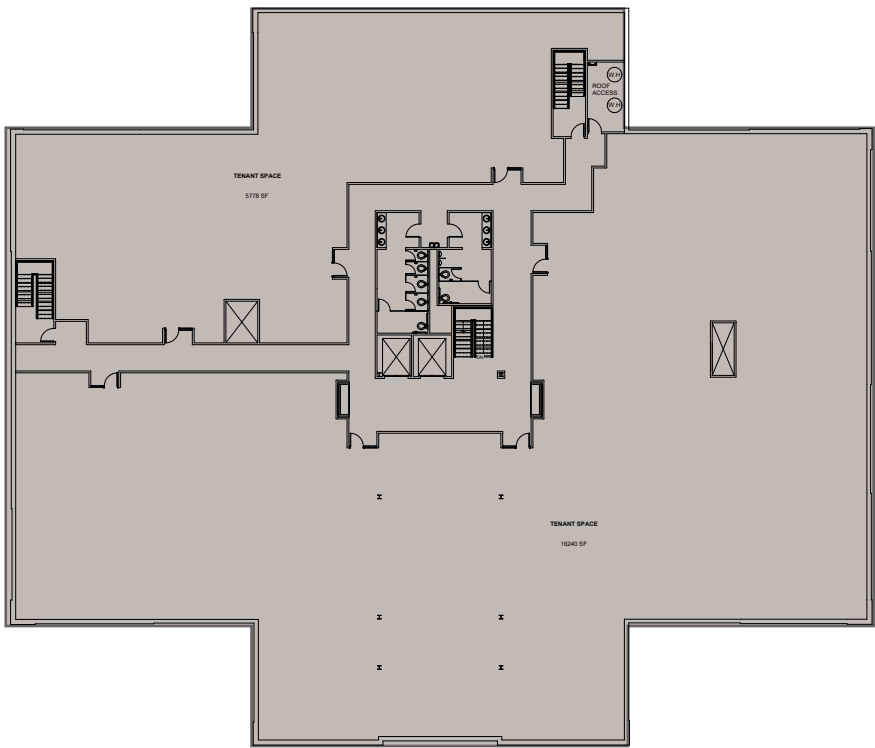


# FLOOR PLANS

**First Floor**  
27,542 SF



**Second Floor**  
27,542 SF



FOR SALE, 2100 Regional Medical Dr, Wharton, TX 77488



# PHOTOS



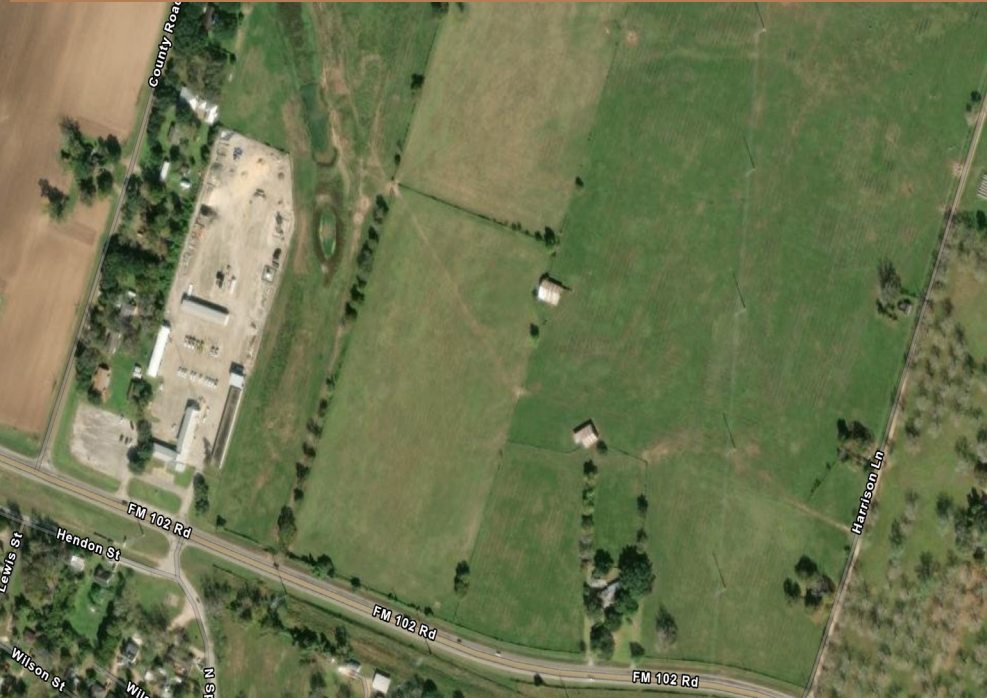
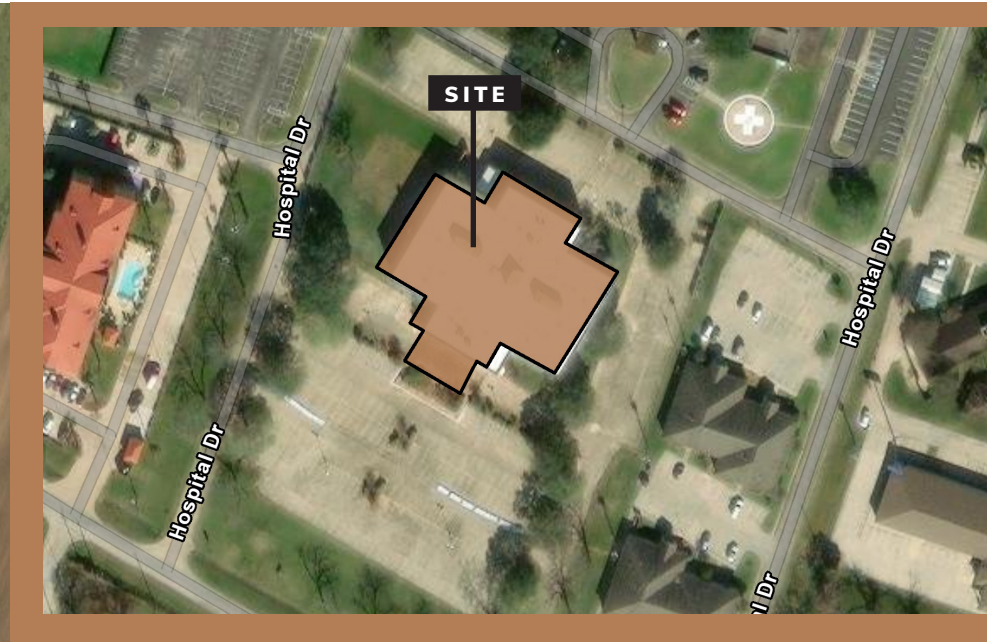


## FUTURE RENDERINGS





# AERIAL

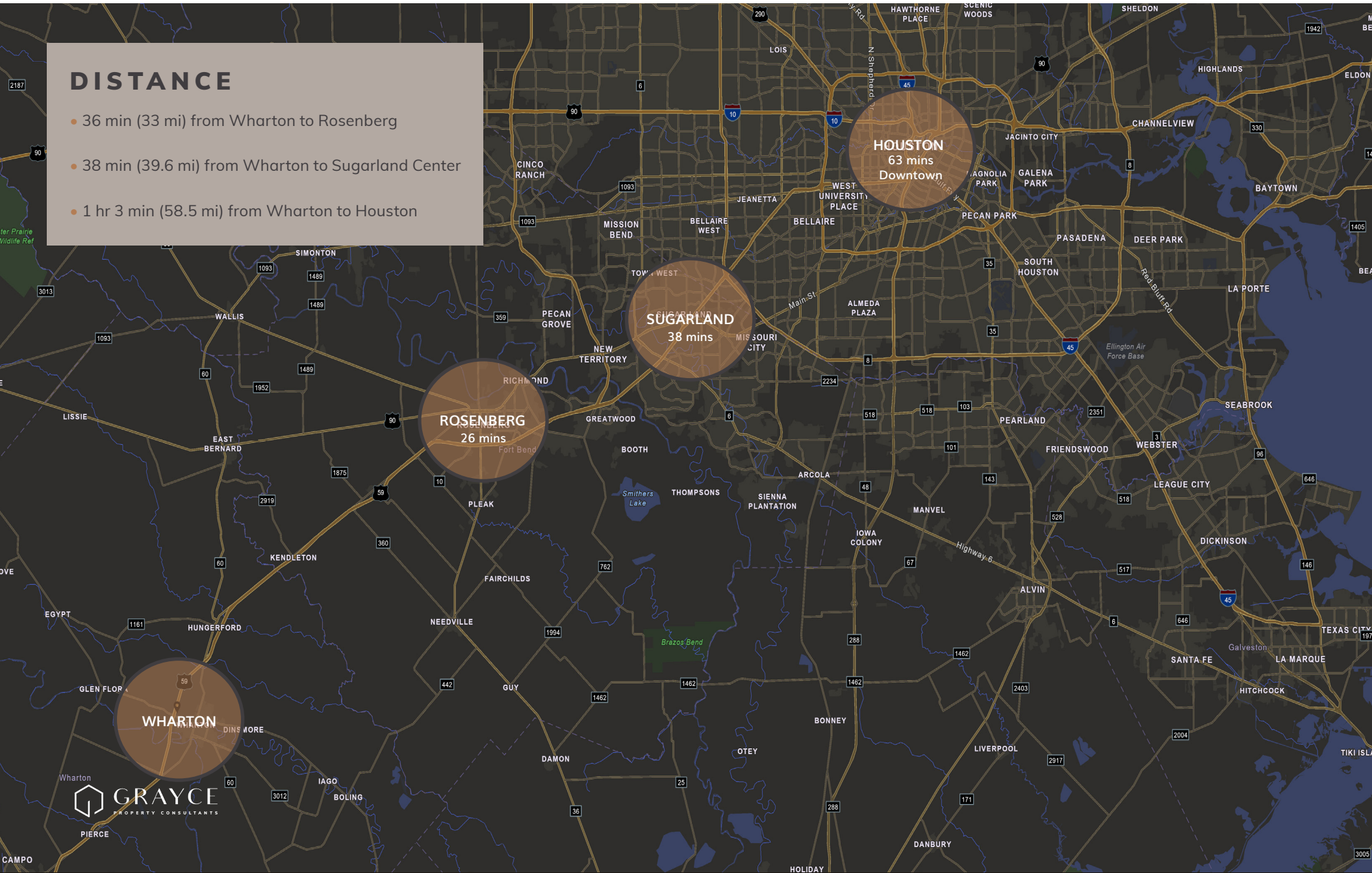




# AERIAL

## DISTANCE

- 36 min (33 mi) from Wharton to Rosenberg
- 38 min (39.6 mi) from Wharton to Sugarland Center
- 1 hr 3 min (58.5 mi) from Wharton to Houston







## DEMOGRAPHICS

1,3,5 Mile Radius, 2023



### Population

1 mile	697
3 miles	9,335
5 miles	11,558



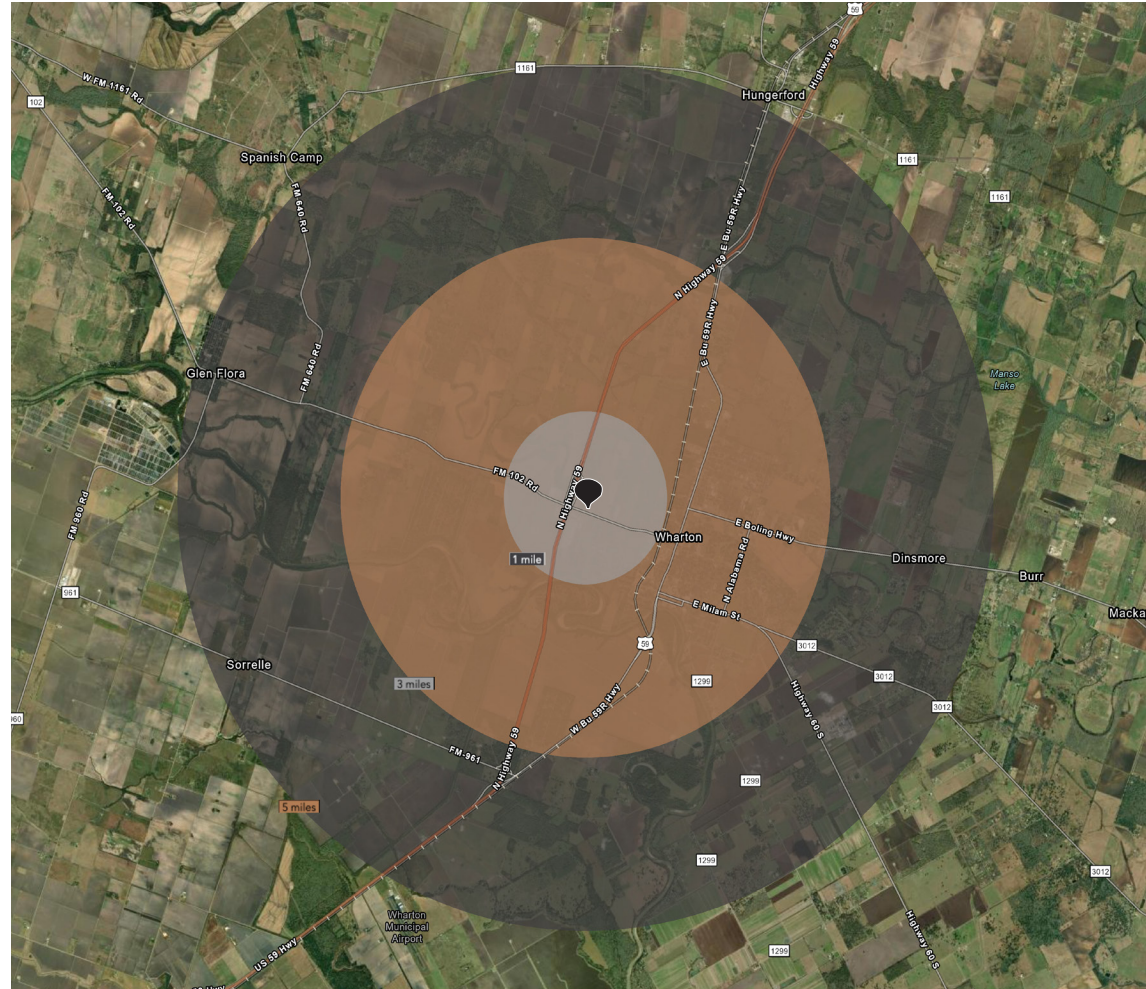
### Households

1 mile	258
3 miles	3,712
5 miles	4,584



### Median HH Income

1 mile	\$39,633
3 miles	\$46,033
5 miles	\$49,889



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