

FOR SALE

# Medical Investment or User Opportunity

3022 Mckinzie Road, Corpus Christi, TX 78410

partners



partners




# EXCLUSIVELY LISTED BY:

## PRIMARY CONTACT



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Partner


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## PROPERTY AT A GLANCE

ADDRESS

**3022 MCKINZIE RD**

CITY, STATE, ZIPCODE

**CORPUS CHRISTI, TX 78410**

LAND ACRES

**0.81 AC**

BUILDING SIZE

**6,050 SF**

YEAR BUILT

**1984**

PARCEL NUMBER

**3419-0007-0010**

ZONING, COUNTY

**NUECES**



## EXECUTIVE SUMMARY

Partners Medical Investment Group is pleased to announce the sale of a prime medical office property, offering an excellent opportunity for value-add investors or owner-users with existing in-place income. The facility features an ideal floorplan with fully plumbed exam rooms and an x-ray room, providing immediate functionality for medical practices. Situated along McKinzie, the property benefits from high visibility and frontage, with over 14,000 vehicles passing by daily. This strategic location ensures strong exposure and accessibility for both patients and staff. With its ready-to-use exam rooms and prominent location, this property is positioned for immediate operational success and long-term value growth.

**Please contact Ryan McCullough with inquiries (512) 580-6224**



**McKinzie Rd | 14,449 VPD**





## OFFERING DETAILS



SALE PRICE  
**\$1,111,500.00**



PRICE PER SQUARE FOOT  
**\$182.21**



OCCUPANCY  
**Tenant Vacating Q2/Q3 2025**



LOT SIZE  
**0.81 AC**



BUILDING SIZE  
**6,100 SF**



YEAR BUILT  
**1984**



PARKING RATIO  
**6.94:1000 SF**



# PARCEL





# PROPERTY HIGHLIGHTS

## VALUE ADD OR OWNER USER WITH INCOME

This property offers a value-add opportunity for investors or owner-users with in-place income, despite the current tenant being dark, providing potential for immediate revenue.

## IDEAL FLOORPLAN

The office features an ideal floorplan with plumbed exam rooms, ensuring functionality and convenience for medical practices.

## EXCELLENT FRONTAGE AND VISIBILITY

Located along McKinzie, the property benefits from excellent frontage and visibility, with over 14,000 vehicles passing by daily, enhancing its accessibility and exposure.

## UNPARALLELED MARKET GROWTH

In the Corpus Christi, the medical office and ambulatory surgery market is bolstered by advanced facilities like CHRISTUS Spohn Hospital Corpus Christi and Corpus Christi Outpatient Surgery, which exemplify the shift towards cost-effective, patient-centered outpatient care. CHRISTUS Spohn Hospital Corpus Christi, notable for its comprehensive surgical services and state-of-the-art technologies, and Corpus Christi Outpatient Surgery, renowned for its modern surgical facilities and focus on patient recovery, both underscore the region's commitment to high-quality, accessible healthcare. This positive trajectory in Corpus Christi's healthcare real estate market reflects its capability to meet growing demands with efficiency and excellence.

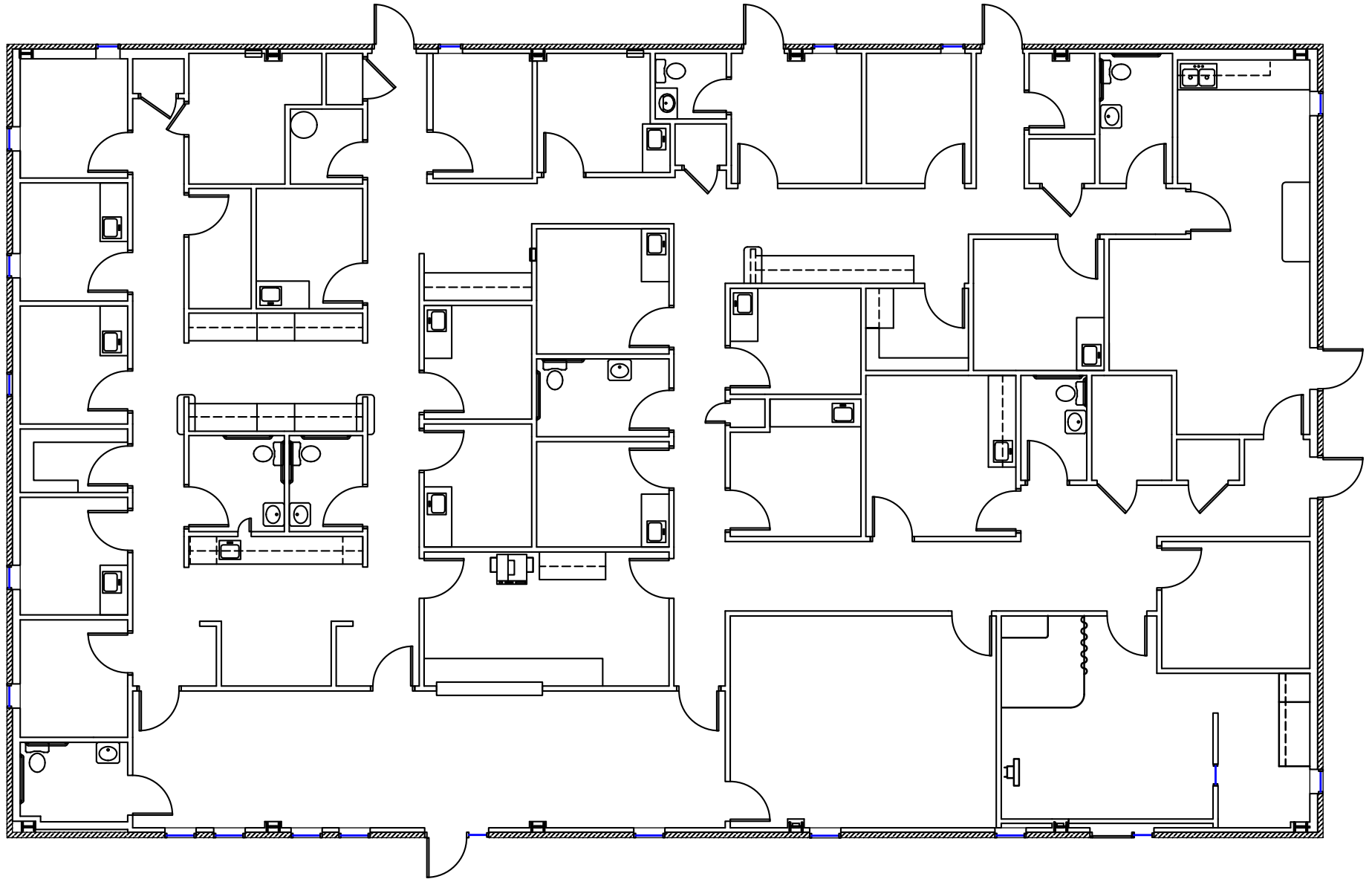
## FAVORABLE STATE TAX LAWS

Texas is one of seven states that does not impose a state income or investment tax.





# FLOORPLAN





# INTERIOR PHOTOS





# DEMOGRAPHICS



## POPULATION

	1 MILE	3 MILES	5 MILES
2023 Population	10,081	21,515	28,087
2028 Population Projection	9,974	21,204	27,638
Median Age	35.7	35.3	36



## HOUSEHOLD

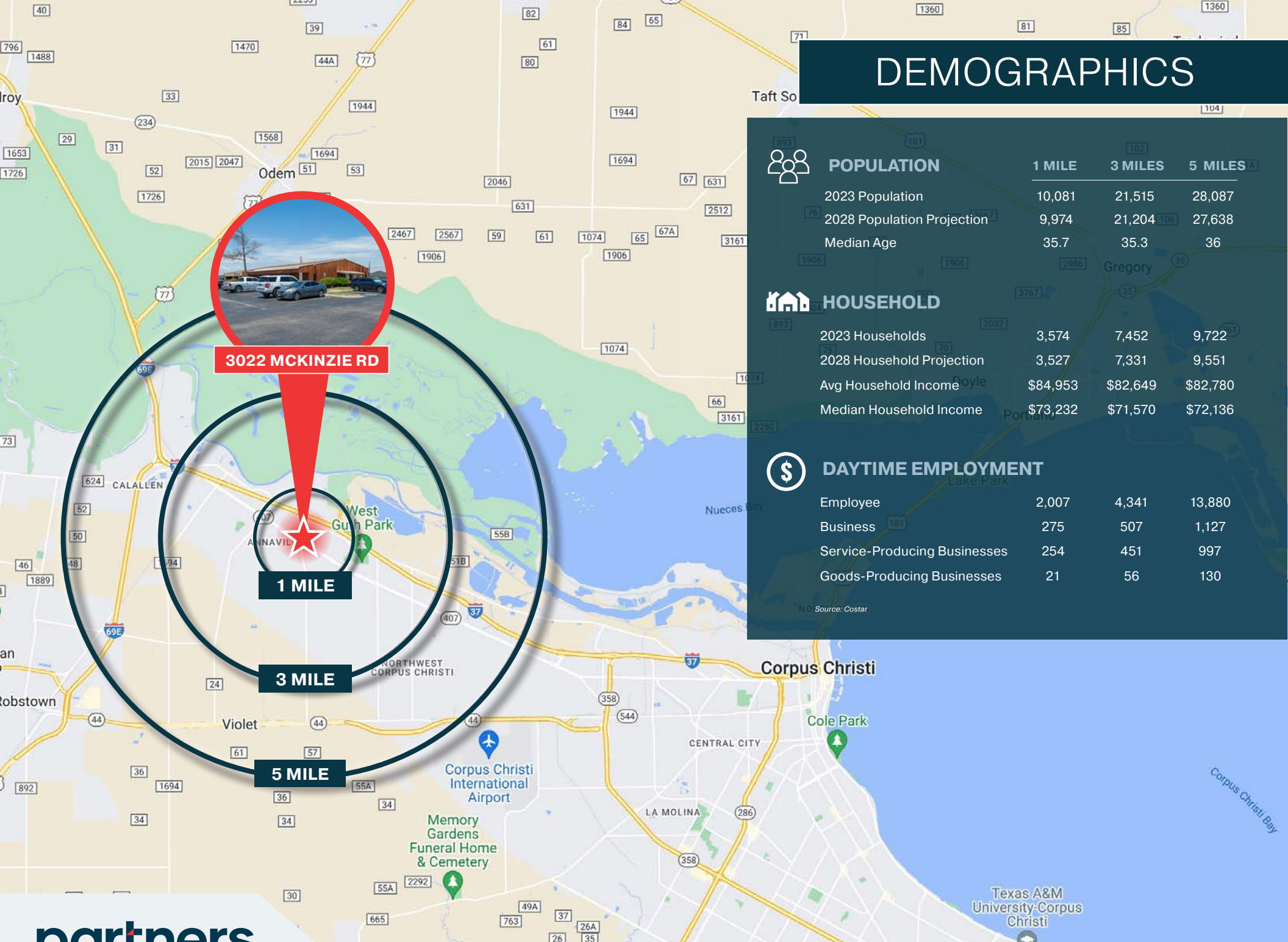
2023 Households	3,574	7,452	9,722
2028 Household Projection	3,527	7,331	9,551
Avg Household Income	\$84,953	\$82,649	\$82,780
Median Household Income	\$73,232	\$71,570	\$72,136



## DAYTIME EMPLOYMENT

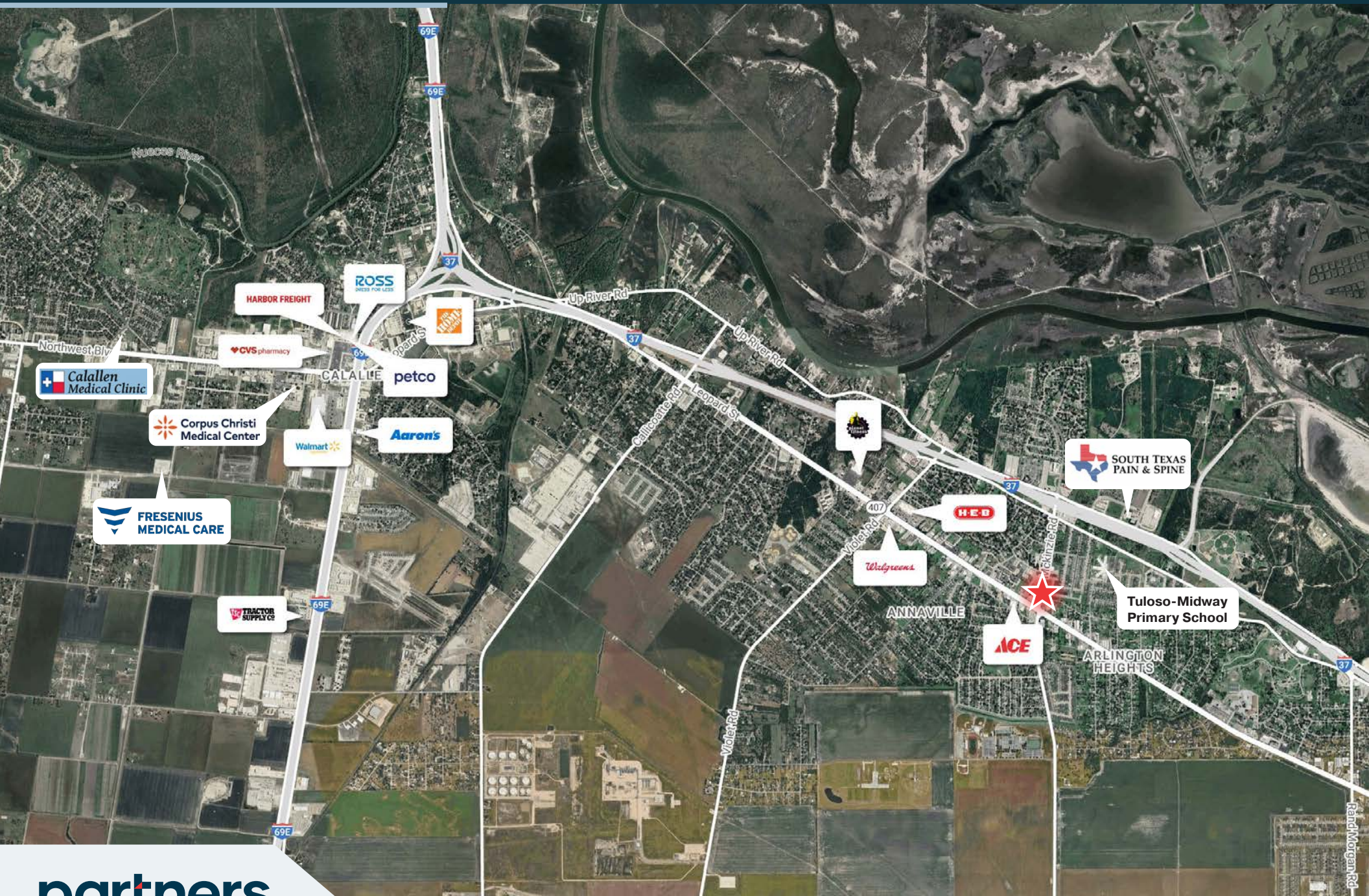
Employee	2,007	4,341	13,880
Business	275	507	1,127
Service-Producing Businesses	254	451	997
Goods-Producing Businesses	21	56	130

Source: Costar



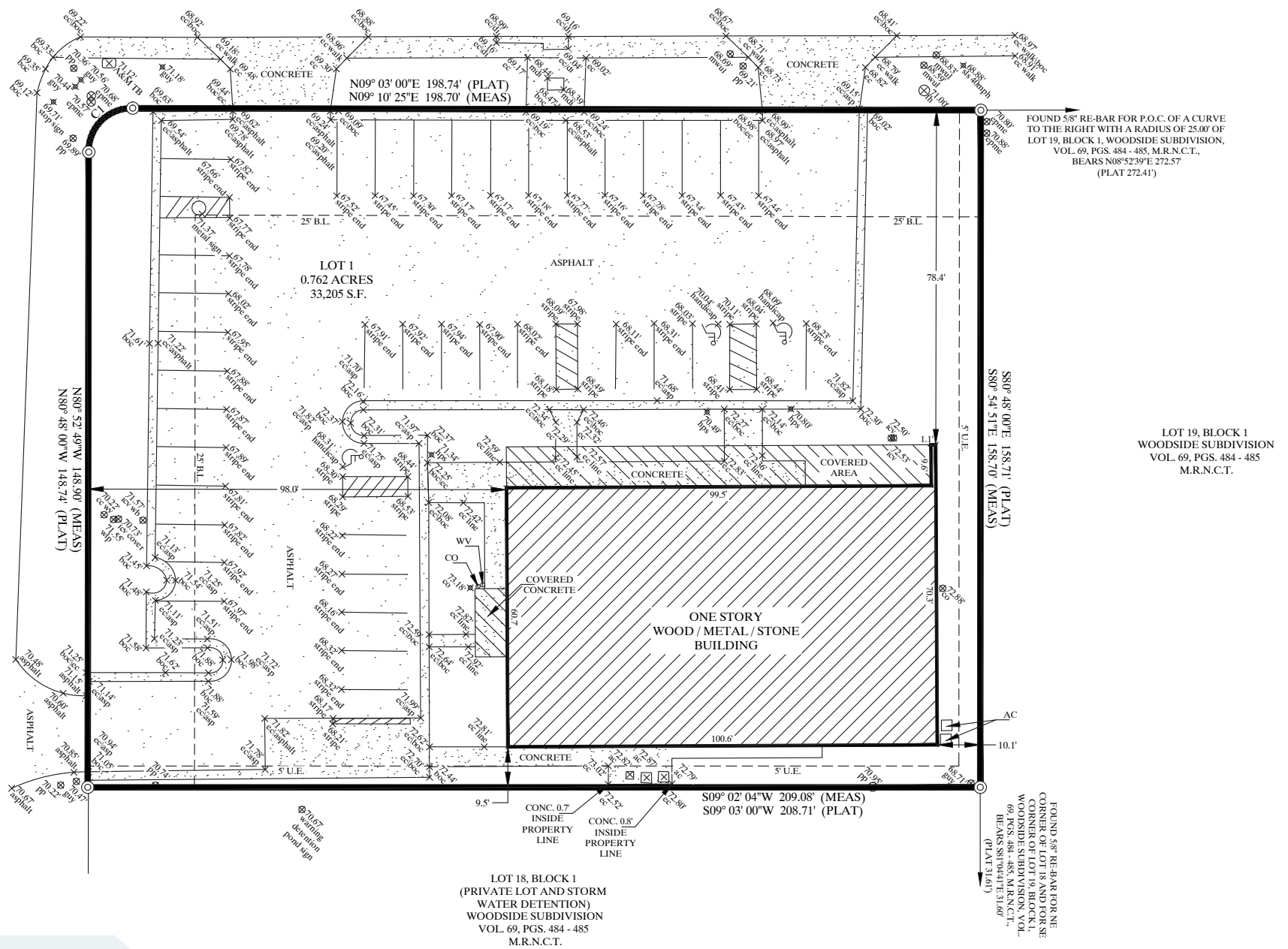


# AERIAL OVERVIEW





# SURVEY







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