

FOR SALE

Medical Investment or User Opportunity

3022 Mckinzie Road, Corpus Christi, TX 78410

partners



partners

# EXCLUSIVELY LISTED BY:

## PRIMARY CONTACT



**Ryan McCullough, SIOR**

Partner

**512.580.6224**

[ryan.mccullough@partnersrealestate.com](mailto:ryan.mccullough@partnersrealestate.com)



**Sean Anderson**

Associate

**512.647.1541**

[sean.anderson@partnersrealestate.com](mailto:sean.anderson@partnersrealestate.com)

## 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 FRONTEAGE 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

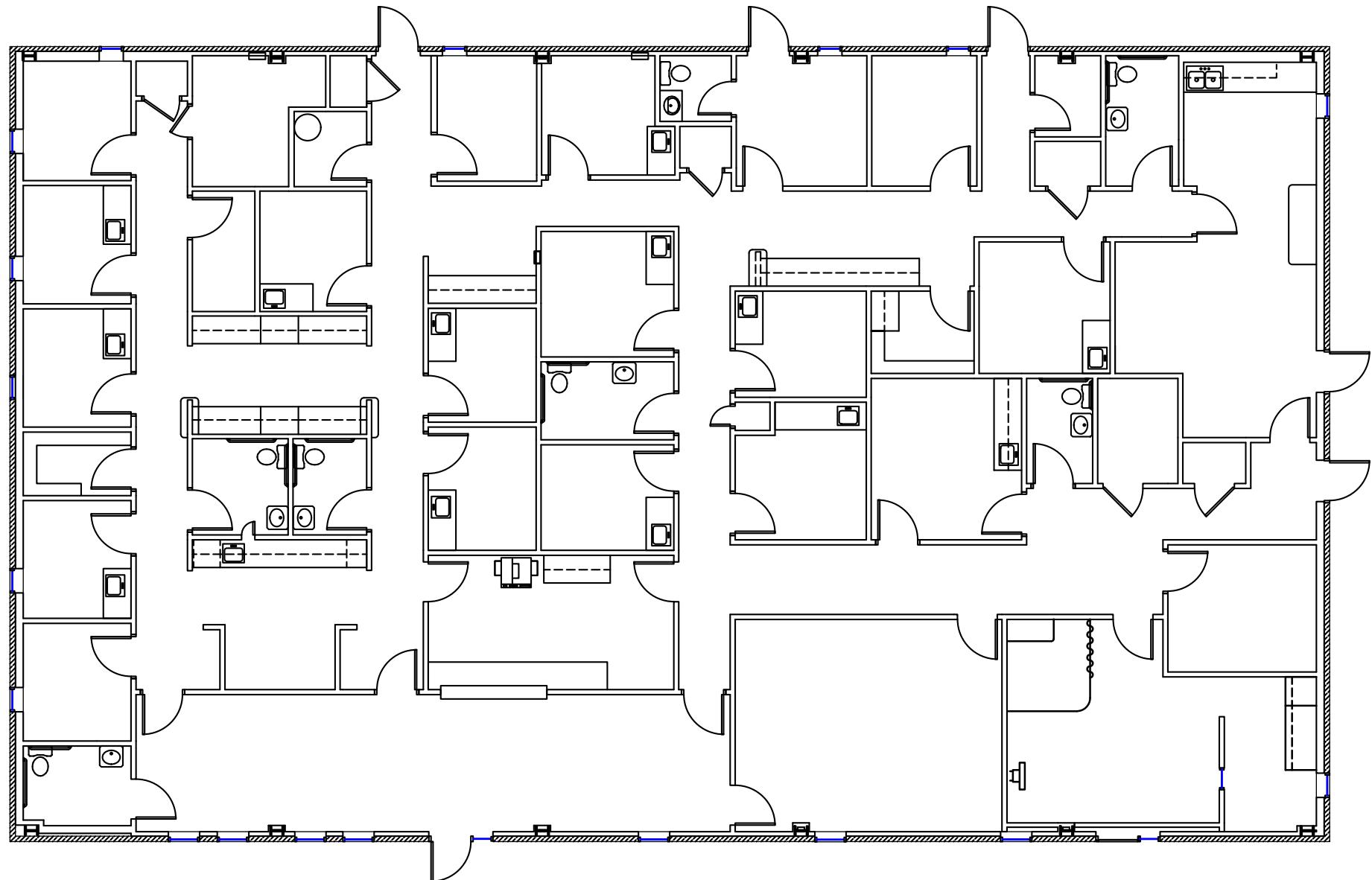
In the Corpus Christi, the medical office and ambulatory surgery market is bolstered by advanced facilities like CHRISTUS Spohn Hospital Corpus Christi and Corpus Christi Outpatient Surgery, which exemplify the shift towards cost-effective, patient-centered outpatient care. CHRISTUS Spohn Hospital Corpus 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

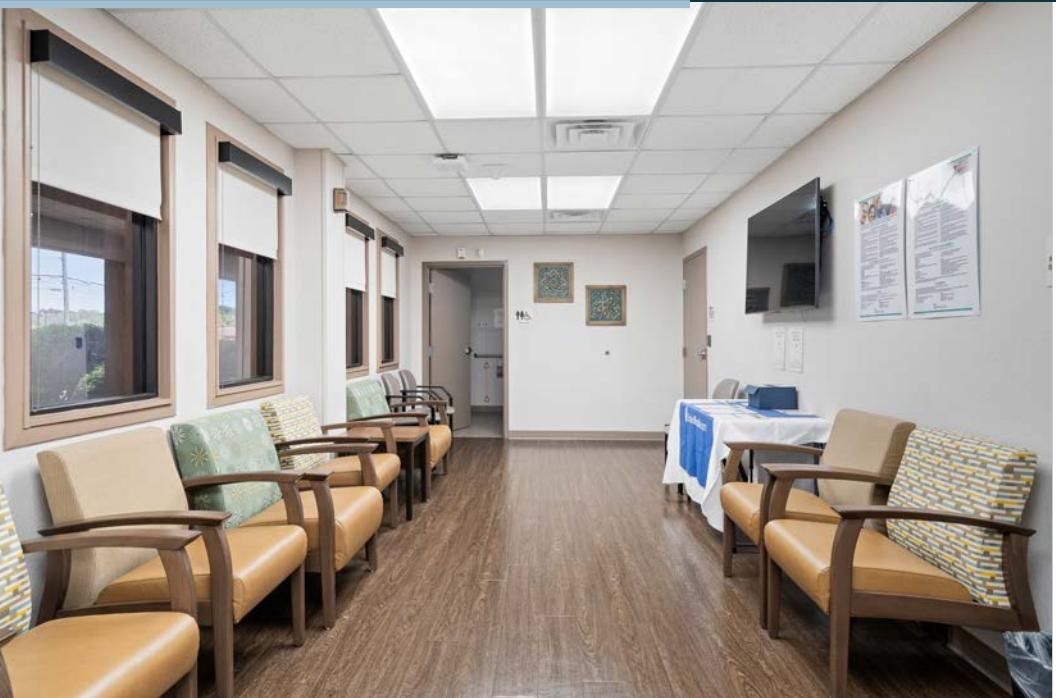
Texas is one of seven states that does not impose a state income or investment tax.



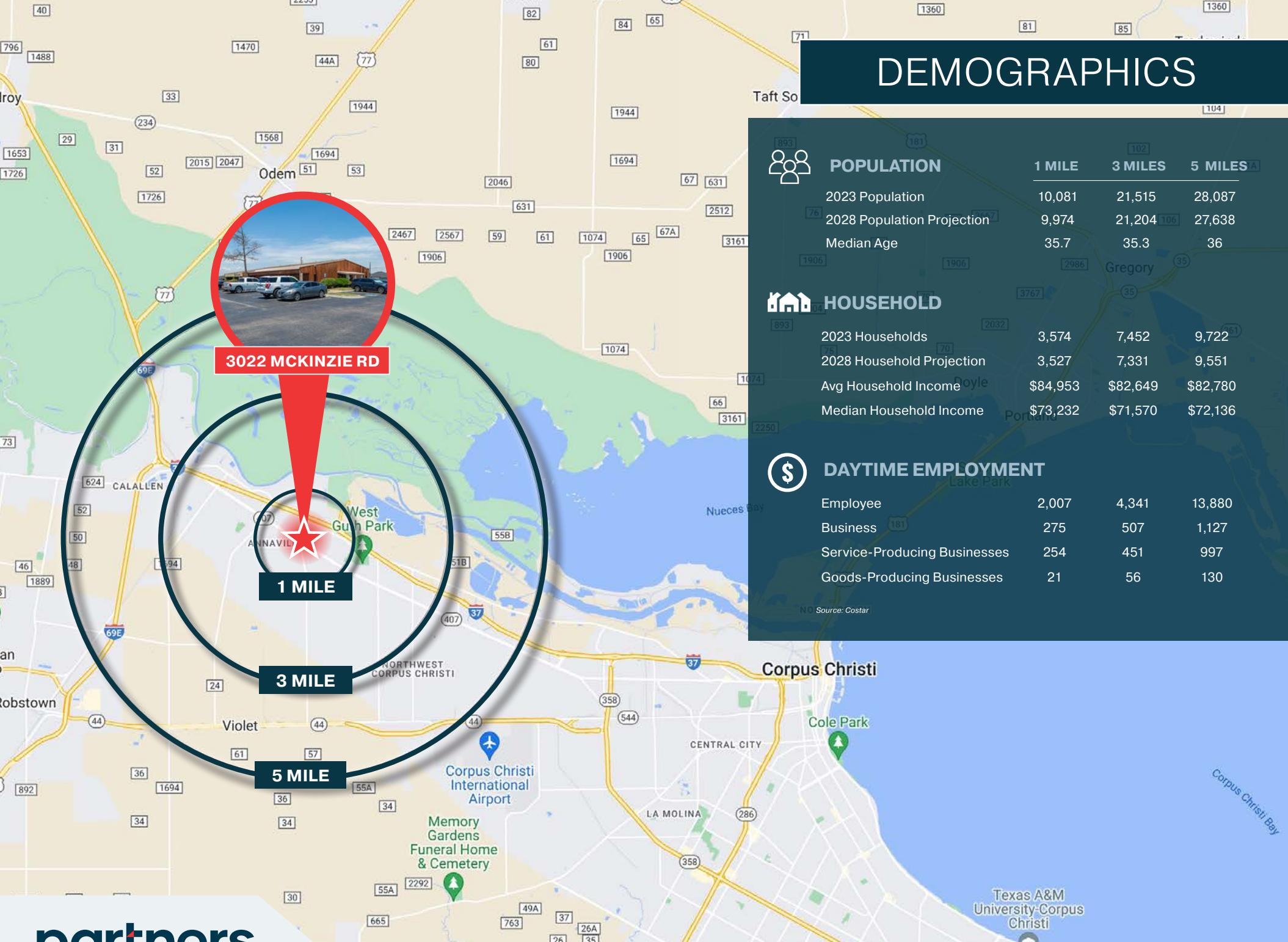
# FLOORPLAN



# INTERIOR PHOTOS



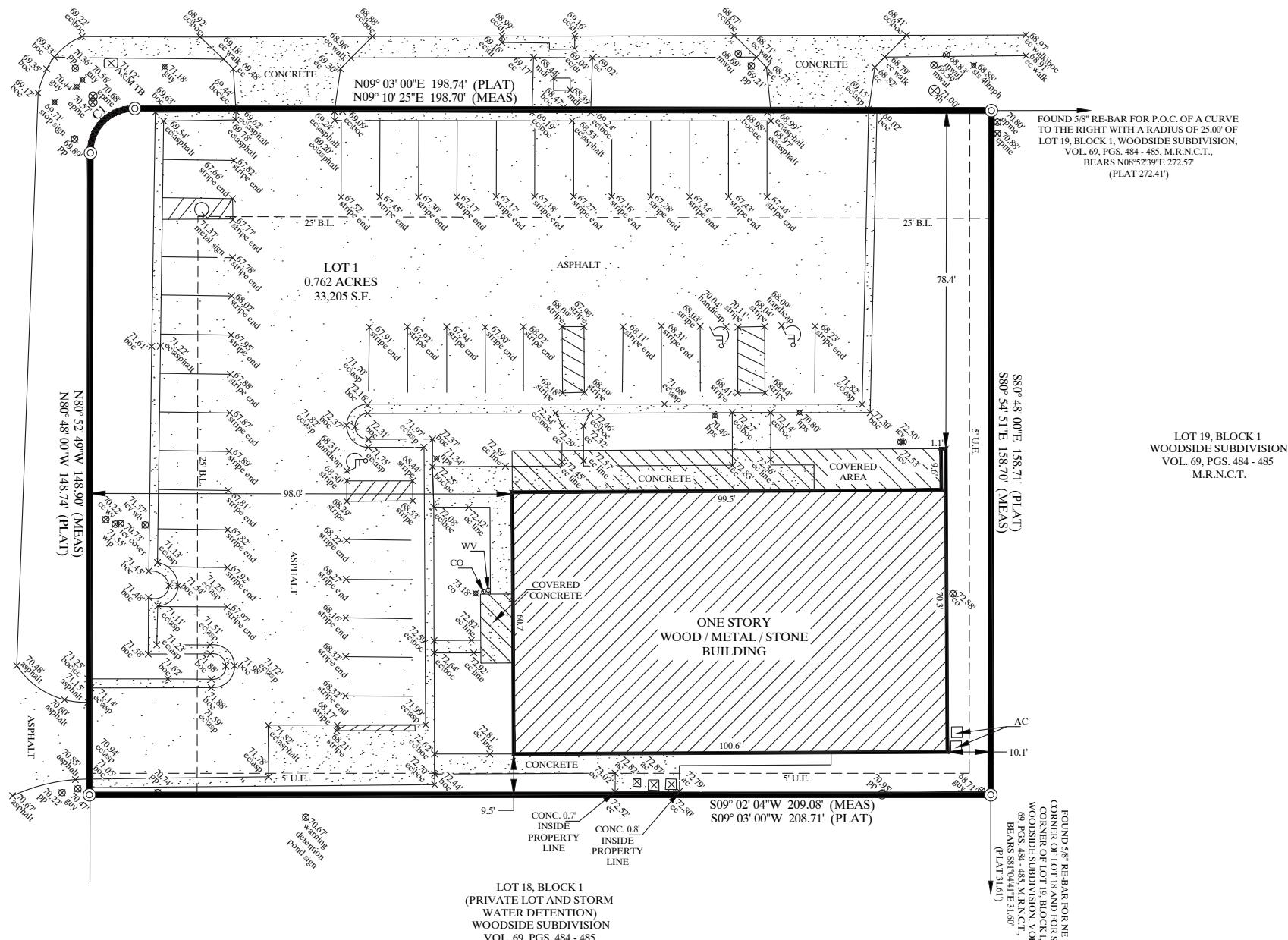
# DEMOGRAPHICS



# AERIAL OVERVIEW



# SURVEY





## DISCLAIMER

This offering memorandum is for general information only. No information, forward looking statements, or estimations presented herein represent any final determination on investment performance. While the information presented in this offering memorandum has been researched and is thought to be reasonable and accurate, any real estate investment is speculative in nature. Partners and/or its agents cannot and do not guarantee any rate of return or investment timeline based on the information presented herein.

By reading and reviewing the information contained in this offering memorandum, the user acknowledges and agrees that Partners and/or its agents do not assume and hereby disclaim any liability to any party for any loss or damage caused by the use of the information contained herein, or errors or omissions in the information contained in this offering memorandum, to make any investment decision, whether such errors or omissions result from negligence, accident or any other cause.

Investors are required to conduct their own investigations, analysis, due diligence, draw their own conclusions, and make their own decisions. Any areas concerning taxes or specific legal or technical questions should be referred to lawyers, accountants, consultants, brokers, or other professionals licensed, qualified or authorized to render such advice.

In no event shall Partners and/or its agents be liable to any party for any direct, indirect, special, incidental, or consequential damages of any kind whatsoever arising out of the use of this offering memorandum or any information contained herein. Partners and/or its agents specifically disclaim any guarantees, including, but not limited to, stated or implied potential profits, rates of return, or investment timelines discussed or referred to herein.

**FOR SALE**

# Medical Investment or User Opportunity

3022 Mckinzie Road, Corpus Christi, TX 78410

**partners**



**Ryan McCullough** SIOR®  
Partner  
tel 512 580 6224  
[ryan.mccullough@partnersrealestate.com](mailto:ryan.mccullough@partnersrealestate.com)



**Sean Anderson**  
Associate  
tel 512.647.1541  
[sean.anderson@partnersrealestate.com](mailto:sean.anderson@partnersrealestate.com)