

# NET LEASED WELLMED

SALE PRICE:

Call for Pricing

14702 Northwest Blvd  
Corpus Christi, TX 78410



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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



## EXECUTIVE SUMMARY

### PROPERTY OVERVIEW

Cravey Real Estate Services, Inc. is please to exclusively offer for sale the approximately 14,750 SF Wellmed located at 14702 Northwest Blvd in Corpus Christi (Calallen), Texas. This deal includes brand new construction with a 10-year lease.

<b>Sale Price</b>	<b>Call for Pricing</b>
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### OFFERING SUMMARY

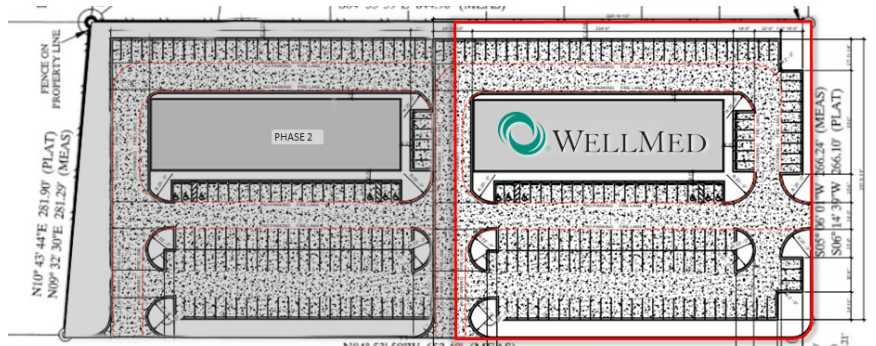
<b>Cap Rate:</b>	Call for Rate
<b>Guarantor:</b>	Corporate

### BUILDING INFORMATION

<b>Street Address:</b>	14702 Northwest Blvd
<b>City, State, Zip:</b>	Corpus Christi, TX 78410
<b>County:</b>	Nueces
<b>Building Size:</b>	Approximately 14,750 SF
<b>Year Built:</b>	2024
<b>Lease Commencement Date:</b>	March 1, 2025



Property Image



Site Plan

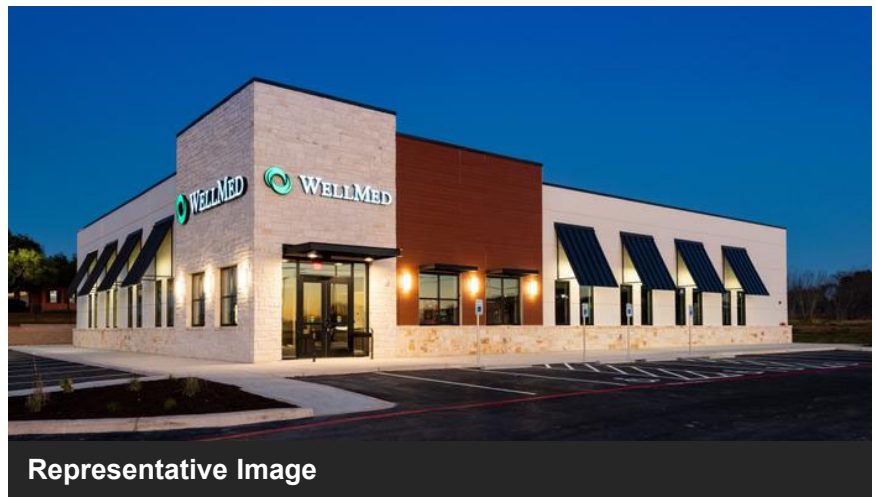


**TENANT PROFILE**



**TENANT OVERVIEW**

<b>Company:</b>	WellMed Medical Management Inc.
<b>Founded:</b>	1990
<b>Headquarters:</b>	San Antonio, TX
<b>Website:</b>	Wellmedhealthcare.com



**Representative Image**

**WELLMED**  
WellMed is a network of doctors, specialists and other medical professionals that specialize in providing care for more than one million older adults with over 16,000 doctors' offices serving over 200,000 patients in Texas and Florida. WellMed is a part of Optum, a UnitedHealthcare company.



## INVESTMENT HIGHLIGHTS



Representative Image



Representative Image

## PROPERTY HIGHLIGHTS

- WellMed Medical Management Inc. is a subsidiary of UnitedHealthcare.
- Brand New Construction With a 10 Year Lease at \$22.50/SF/year (years 1-5) and \$23.50/SF/year (years 6-10)
- (2) Five Year Options at \$25.00/SF/year and \$25.50/SF/year
- NNN Lease with Tenant Paying Initial Cost of \$8.00/SF/year for CAM, Taxes, and Insurance
- NNN Lease Structure with Landlord Responsible for Roof & Structural. Tenant Pays All Taxes, Insurance and Maintenance
- Calallen, TX is a Well Established Northern Sub-Market of Corpus Christi, TX
- Well Positioned Along Northwest Blvd; a Major Retail Thoroughfare Seeing 24,000+ Vehicles Per Day
- WellMed has been in the Calallen Market for 5+ Years

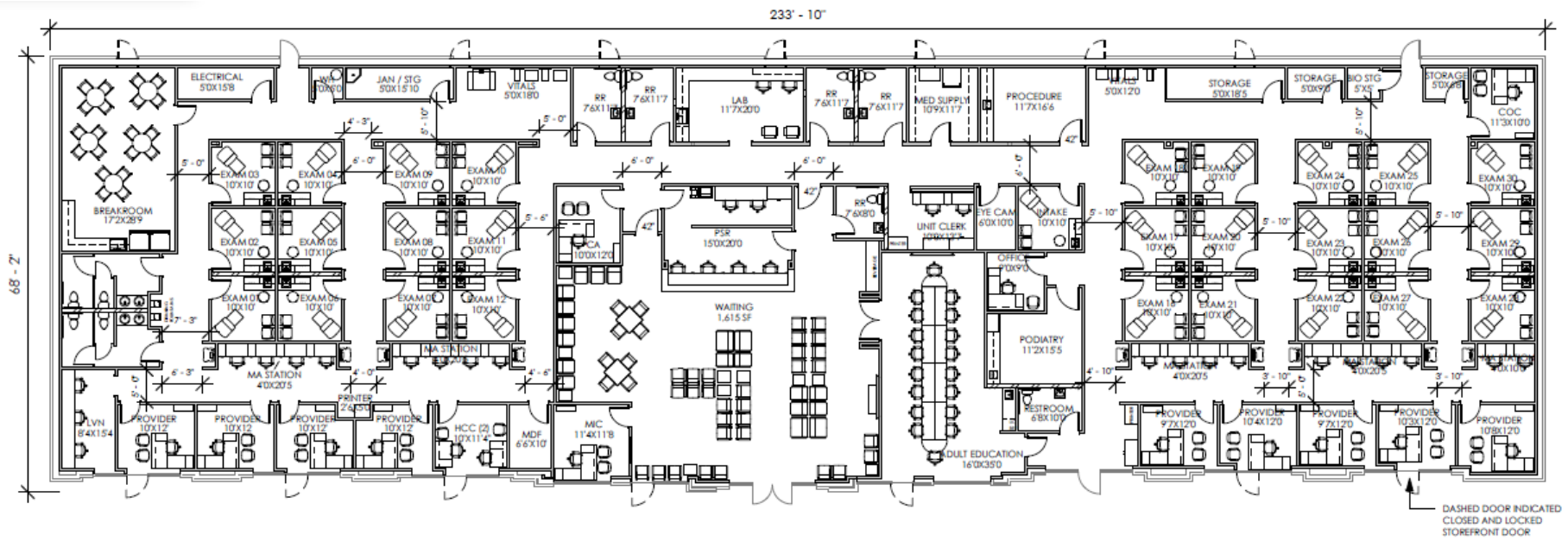


PROPERTY IMAGES





FLOOR PLAN



- [CLINIC SPACE
- 9 PROVIDERS
- 18 MA WORKSTATIONS
- 27 EXAM ROOMS
- 1 INTAKE / ISO ROOM
- 1 PROCEDURE
- 1 PODIATRY
- 1 LAB
- 1 EYE CAMERA

- [SUPPORT SPACE
- WAITING (SEATS: 57)
- COMMUNITY (SEATS: 18-30)
- MEDICAL STORAGE
- UTILITY / JANITOR STORAGE
- 1 CA OFFICE
- 1 COC OFFICE
- 2 HCC OFFICE
- 3 LVN OFFICE
- 2 UNIT CLERK
- 1 FUTURE OFFICE

- BEVERAGE AREA
- GENERAL STORAGE
- BIO STORAGE
- MEDICARE OFFICE
- PSR FRONT LOBBY DESK (6)
- BREAKROOM





**FOR SALE**

**WELLMED | 14702 NORTHWEST BLVD, CORPUS CHRISTI (CALALLEN), TX**

**PROPERTY AERIAL**



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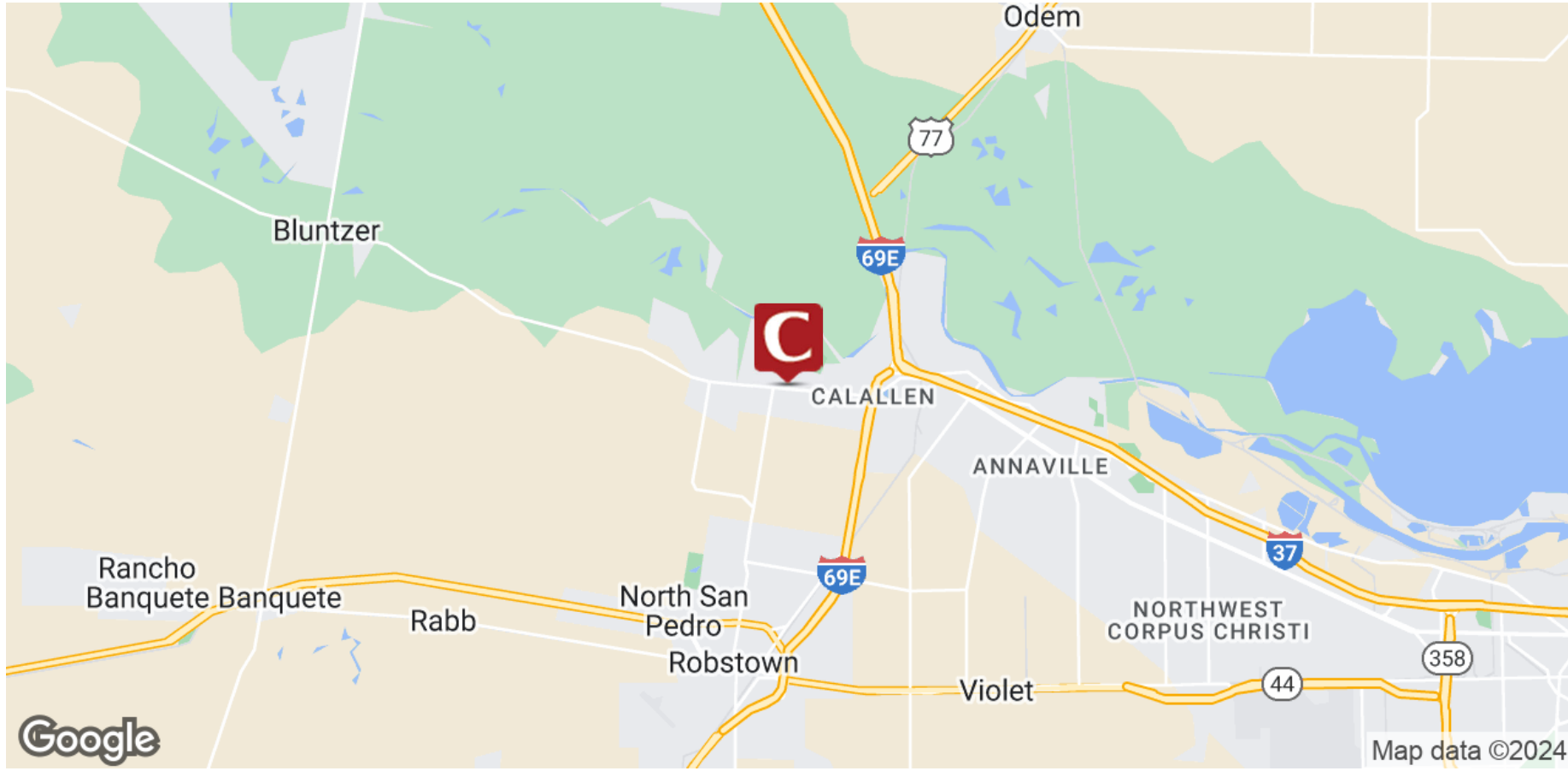


LOCATION MAP





**LOCATION MAP**





# 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.

**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.

**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.

## 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.

Cravey Real Estate Services, Inc.  
 Licensed Broker /Broker Firm Name or  
 Primary Assumed Business Name  
Matthew Cravey  
 Designated Broker of Firm  
Matthew Cravey  
 Licensed Supervisor of Sales Agent/Associate  
Lynnann Pinkham  
 Sales Agent/Associate's Name

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0203443  
 License No.  
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 Phone  
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 Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date