

LAND FOR SALE

±2.50 ACRES UNRESTRICTED DEVELOPMENT OPPORTUNITY

114 MEDICAL DR.

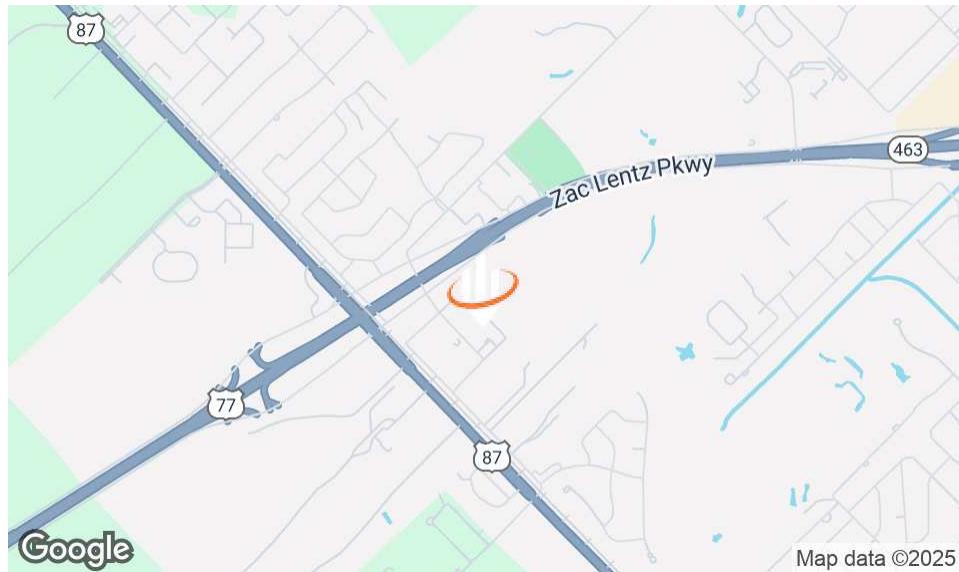
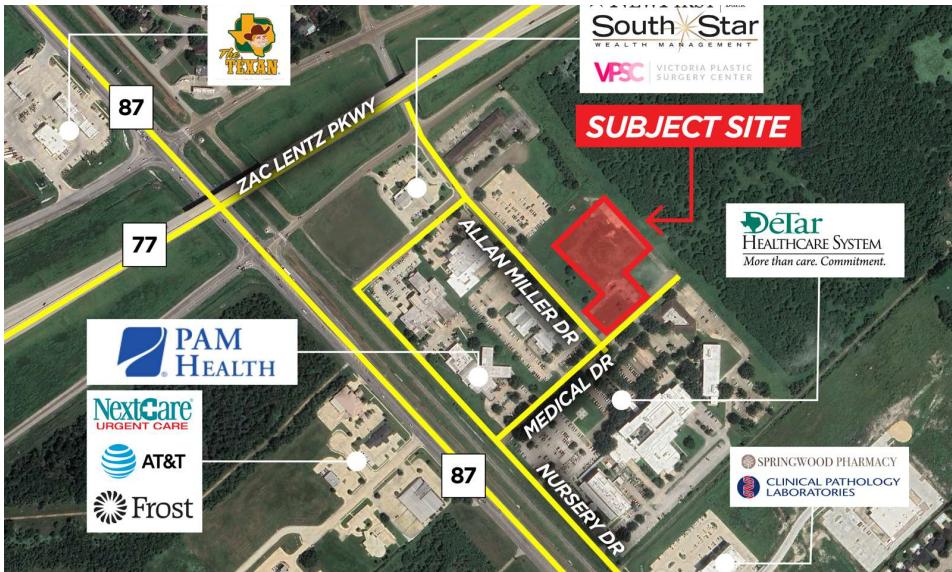
Victoria, TX 77904

PRESENTED BY:

BRANDI SIKES, MCR, CRE

O: 281.367.2220 x171





PROPERTY HIGHLIGHTS

- Property is a +/- 2.50 acres [108,926.14 SF] parcel conveniently located on the corner of Medical Dr. and Allan Miller Dr., adjacent to DeTar Hospital North.
- Outside of the 500-yr floodplain.
- Leading industries in surrounding area: Health Care & Social Assistance, Oil & Gas Extraction, Retail trade, Manufacturing, & Accommodation & Food services offers a wide range of opportunity for Re-development.
- Average household income is \$142,379 [1 Mile Radius].

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OFFERING SUMMARY

SALE PRICE:	Call for Pricing
LOT SIZE:	2.5 Acres

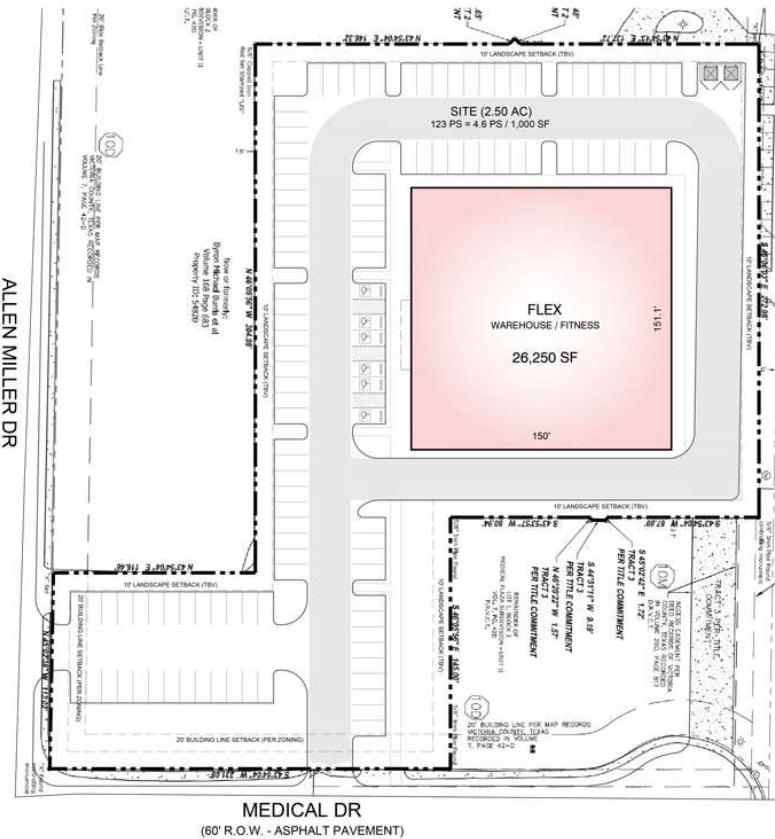
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,254	31,173	64,539
TOTAL DAYTIME POPULATION	4,865	33,590	69,472
AVERAGE HH INCOME	\$142,379	\$97,440	\$91,136



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114 MEDICAL DR
VICTORIA, TX 77904

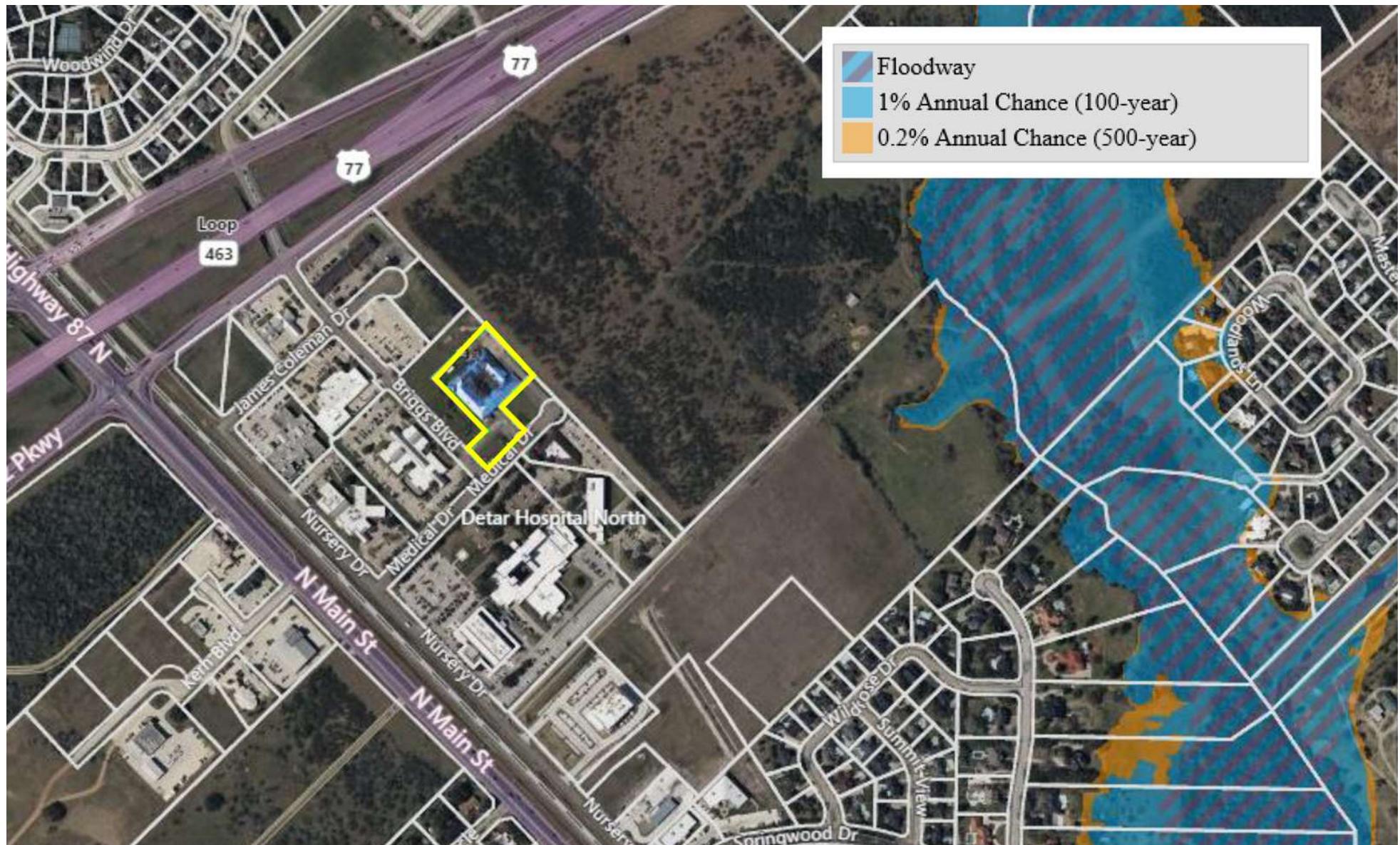
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June 10, 2025

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VICTORIA, TEXAS - MARKET OVERVIEW

Perfectly situated in the middle of everywhere, the Victoria region is defined by a talented and diverse population. More than 5,000,000 prospective employees can be found within a two-hour radius of Victoria, all with unique experiences and talents.

The region offers a sophisticated business environment supplemented by lifestyle amenities comparable to any large metropolitan area in the country. The Victoria region draws visitors as a hub for world-class healthcare, entertainment, shopping and recreation opportunities. Highlighted by quality housing and education accessible to all, the region's central location allows residents to reach the four major metropolitan communities of Austin, Houston, San Antonio and Corpus Christi in less than a two-hour drive.

Victoria is a regional healthcare hub! The region's progressive medical network provides ready access to state-of-the-art care on several hospital campuses throughout the region. The accompanying system of local clinics and skilled personal provide individualized care with the most modern advances in technology for inpatient and outpatient services. According to U.S. News, Victoria County has 1.4 primary care physicians and 106 available hospital beds per 1,000 individuals, both well above the state and national averages. Several institutions exist throughout the region with services covering all needs and specialties and visitor requires.

The Victoria region is an ideal location for many industries, including advanced manufacturing, petrochemical manufacturing, healthcare and education. Unparalleled transportation solutions exist in the form of world-class interstate highways, inland waterway ports, rail and air options.

Victoria regional businesses benefit from a large & talented workforce! Local businesses draw employees from the Victoria region, a collection of eight counties, including Calhoun, DeWitt, Goliad, Gonzales, Jackson, Lavaca, Matagorda, Refugio and Victoria. That labor pool is stable, well-trained and available at a cost that ranks below other comparable U.S. markets for several reasons, including low union employment, world-class customized training programs and a dedicated work ethic.

The Victoria region understands the importance of education for its diverse community. The University of Houston-Victoria offers more than 80 programs in various bachelor's and master's degree concentrations to nearly 5,000 students annually. Operating since 1973, UHV has received numerous recognition, most recently as the fifth-most affordable public university in Texas by College for All Texans.



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. **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:
 - 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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	