



Former WellMed

OWNER-USER OPPORTUNITY IN AN UPDATED MEDICAL OFFICE SPACE

VICTORIA, TEXAS



CP PARTNERS
COMMERCIAL REAL ESTATE

In Association with Scott Reid & ParaSell, Inc. | A Licensed Texas Broker #9009637



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Disclaimer

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Former WellMed

4502 N LAURENT STREET, VICTORIA, TX [↗](#)

\$1,258,000

PRICE

\$233

PRICE/SF

BUILDING SIZE

5,391 SF

LAND AREA

0.81 AC



Well maintained property with a newly renovated interior

Former WellMed located in central Victoria, Texas. The site is located in a **medical office node nearby major national retailers** on North Navarro Street.

The Offering

- Former Wellmed site scheduled to be vacated January 31, 2026
- Ideal owner-user opportunity with an interior renovation completed summer 2024
- Located in a medical office node surrounded by 11 medical practices and clinics

Healthcare and Retail Nexus

- Victoria, Texas, is the largest town in a 50 mile radius serving as the primary healthcare and retail hub for the surrounding areas
- The two major hospitals in Victoria have a total of 506 beds, nearly 4 times the national average, per capita
- There are over 300 hospitals and health services, including large public and private hospitals, rural and regional health services, and medical specialists in Victoria ([read more here](#))
- Major national retailers on nearby Navarro Street include, Walmart Supercenter, Home Depot, Target, JC Penney, Lowe's, Best Buy, Dillard's, JC Penney, and Sam's Club
- The Victoria Mall ranks 9th among all regional malls in Texas and in the top 20% nationwide for visits within the past 12 months
- A \$25 million shopping center, Victoria Village, is under construction on Navarro Street with delivery scheduled for August 2026 ([read more here](#))



LEGEND



Property Boundary

5,391

Rentable SF

0.81

Acres

31

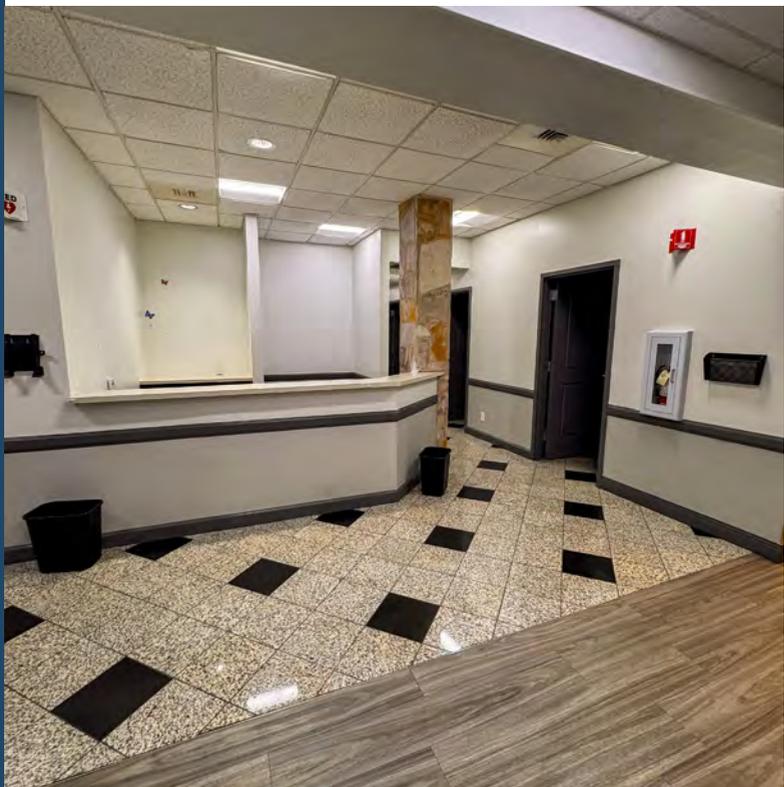
Parking Spaces



Egress







CORPUS CHRISTI
88 MILES



GMC
Ford

VICTORIA WEST
HIGH SCHOOL

PAM HEALTH
SPECIALTY
HOSPITAL OF VICTORIA
NORTH

VICTORIA
COUNTRY
CLUB

TEXAS
Tokyo Grill
& Sushi Lounge

ACE Hardware
DOLLAR TREE SALLY.
GameStop Jason's deli
5TH & HOME
HANDCRAFTED FURNITURE | MATTRESS STORE
RE/MAX

ALDI **W**
SUPERCUTS
WING STOP

Exxon
7 ELEVEN

Precision Tune Auto Care

KIA
WINSTON WATER COOLER
Bernies Boats & Motors
R&C
NAVARRO SMALL ANIMAL CLINIC

Office DEPOT
SPEC'S
golden corral

SUBJECT PROPERTY
FORMER
WELLMED

MedUSA
State Farm

NutriPlex

FAMILY DOLLAR

ANTONIO BRAGA, M.D.
PEDIATRICIAN

CHARLES E RADER
DENTIST

Rx Rogers PHARMACY

BUILDING KID STEPS
PEDIATRICIAN

TDECU
YOUR CREDIT UNION

13,443 VPD

LAURENT STREET

1,236 VPD

VICTORIA STATION ROAD

SUMBERA FAMILY DENTAL

DeTar
HEALTHCARE SYSTEM
More than care. Commitment.

KAPAUN WANDA A
SPEECH PATHOLOGIST

VICTORIA PEDIATRICS & ADLSCNTS

Davita

- INDEPENDENT MEDICAL OFFICE
- DIALYSIS
- PHARMACY
- DENTIST



27,189 VPD

11,272 VPD

23,279 VPD

26,466 VPD

12,410 VPD

16,394 VPD

18,611 VPD



Ring Radius Population Data

	1-MILE	3-MILES	5-MILES
2023	14,240	52,288	67,283

Ring Radius Income Data

	1-MILE	3-MILES	5-MILES
Average	\$70,273	\$80,317	\$84,093
Median	\$58,605	\$67,694	\$68,815

The subject property is located ~3 miles from DeTar Hospital North, which is ranked within the top 14% of General Medical Centers and Hospitals in the Nation for visits over the past 12 months.

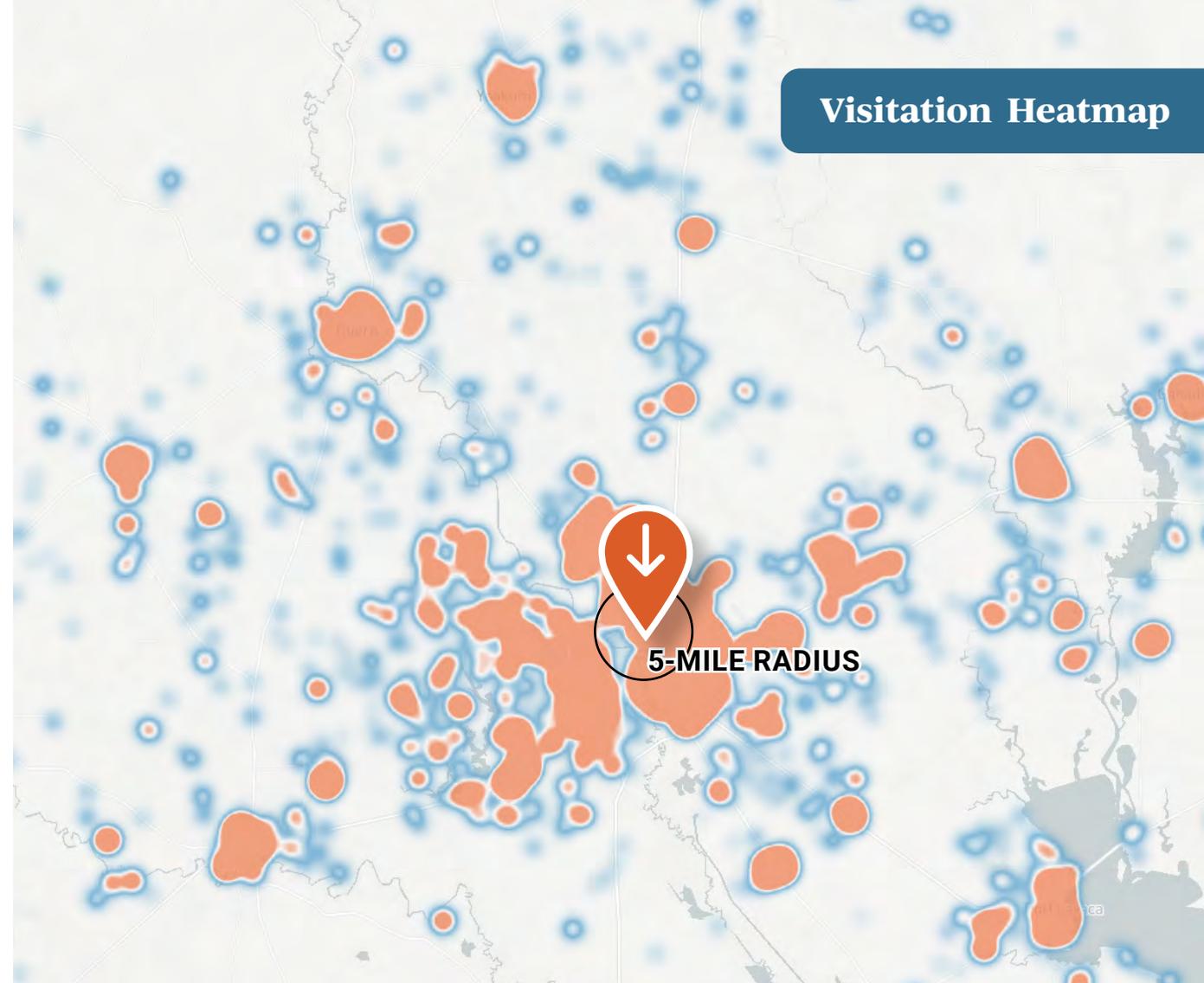
171.6K Visits

OVER PAST 12 MONTHS AT THE NEARBY DETAR HOSPITAL

39 Minutes

AVERAGE DWELL TIME AT THE NEARBY DETAR HOSPITAL

Visitation Heatmap



The shading on the map above shows the home location of people who visited the nearby DeTar Hospital North over the past 12 months. Orange shading represents the highest concentration of visits.

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.

Victoria, Texas

CROSSROADS OF THE TEXAS COAST



About Victoria

- Mid-sized city in South Texas, strategically positioned between San Antonio, Houston, and Corpus Christi
- Home to Texas A&M Victoria, which integrated into the A&M system as of September 2025
- Local attractions include Riverside Park, Texas Zoo, and historic downtown Victoria
- Approximately 30–40 miles inland from the Gulf of Mexico, offering coastal access without direct hurricane exposure

Transportation

- Served by U.S. Highways 59, 77, and 87, providing direct connectivity to major Texas metros
- Victoria Regional Airport offers commercial air service and corporate aviation access
- Proximity to deep-water ports along the Gulf Coast supports industrial and logistics activity

Economy

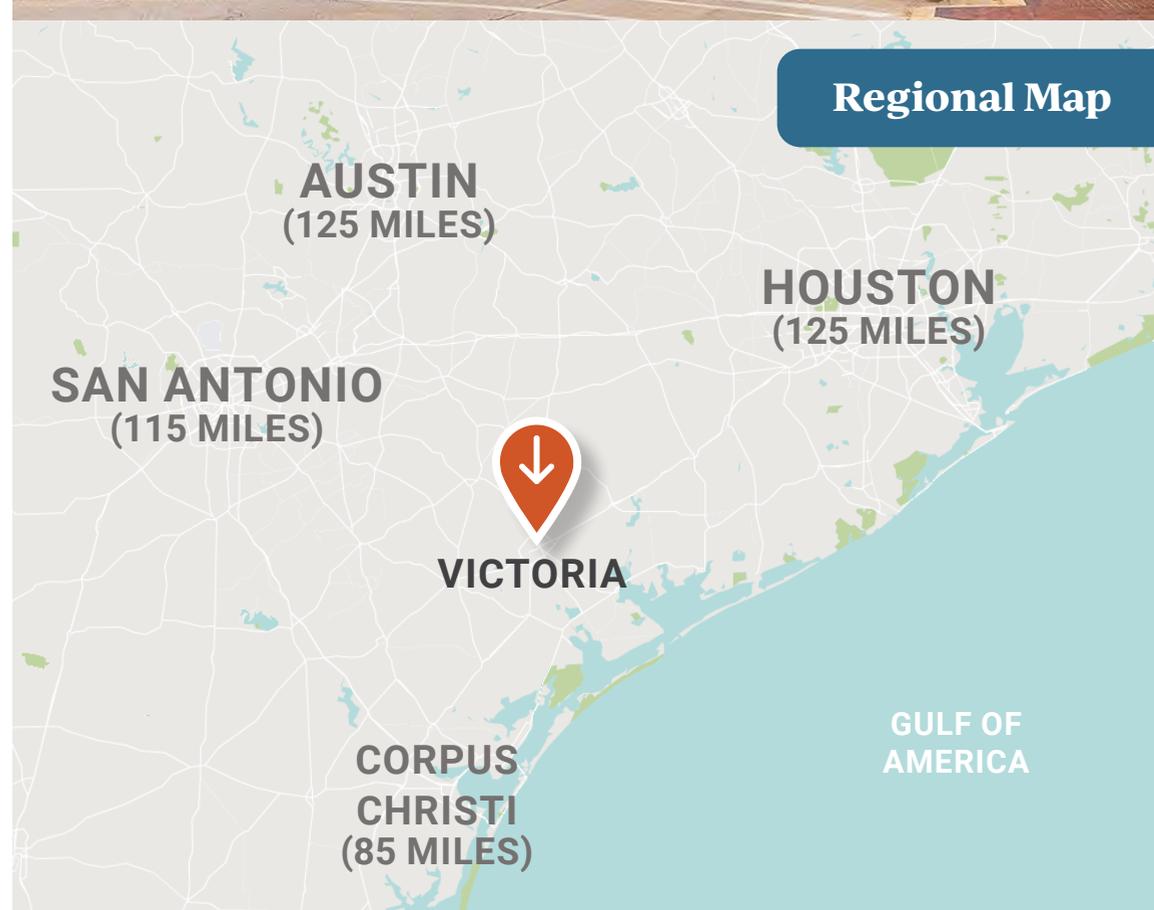
- Victoria functions as the primary economic and employment hub for the Golden Crescent region, drawing a daily workforce from multiple surrounding counties
- Local economy is diversified across healthcare, energy/petrochemicals, manufacturing, education, logistics, and retail services
- Healthcare is a dominant employment driver, led by Citizens Medical Center, regional specialty clinics, and outpatient medical facilities

65,000

ESTIMATED
POPULATION

\$6.32 Billion

VICTORIA MSA GDP





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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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Scott Reid</u>	<u>739436</u>	<u>broker@parasellinc.com</u>	<u>949.942.6585</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date