

A photograph of a single-story medical office building with a light-colored stone base and a tan stucco upper section. The building has a red-tiled roof and a covered entrance with several columns. Large green trees are in the foreground, and a blue handicapped parking sign is visible. The sky is blue with some clouds.

**FOR SALE**

# **Stabilized Medical Office Investment with Adjacent Land Upside in Victoria**

2501 N Navarro St + 402 Buena Vista | Victoria, TX 77901

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## Executive Summary

**2501 N Navarro** presents a stabilized medical office investment positioned along one of Victoria's established commercial corridors. The offering includes a **4,252 SF** medical office building supported by a **7-year NNN** lease, strong parking, and three-street access, creating a straightforward investment story for buyers seeking durable in-place income.

Also included is **402 Buena Vista**, an adjacent land component that adds flexibility for future parking, expansion, support use, or other buyer-driven possibilities subject to diligence. Together, the two parcels create an investment opportunity with both current income and added site control.

## Deal Summary

**Property:** Medical Office Investment

**Address:** 2501 N Navarro St + 402 Buena Vista, Victoria, TX 77901

**Priced at:** \$990,000

**Cap Rate:** 6.85% (based on the medical office building only)

**Building Size:** 4,252 SF

**Total Site Area:** ±0.81 AC

**Tenants:** Crescent View Medical Clinics, P.A.

**Lease Structure:** NNN

**Adjacent Land Included:** 402 Buena Vista

**Traffic:** Up to 33,643 VPD N Navarro

**Melanne Carpenter**

Managing Director

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# RENT ROLL AND LEASE DETAILS

| Tenant                              | SF           | Lease Start Date | Lease End Date | Base Rent | Monthly Base Rent | NNN        | Annual Base Rent   | Rent Increases             | Options           |
|-------------------------------------|--------------|------------------|----------------|-----------|-------------------|------------|--------------------|----------------------------|-------------------|
| Crescent View Medical Clinics, P.A. | 4,252        | 8/1/2026         | 7/31/2033      | \$15.00   | \$5,315.00        | \$2,126.00 | \$63,780.00        | 5% in Year 6; 5% in Year 7 | One 5-Year Option |
| <b>TOTAL</b>                        | <b>4,252</b> |                  |                |           | <b>\$5,315.00</b> |            | <b>\$63,780.00</b> |                            |                   |

## TENANT SPOTLIGHT

### Crescent View Medical Clinics, P.A.

*Established medical-office tenancy supporting a stabilized income property.*

Crescent View Medical Clinics, P.A. occupies the medical office building at 2501 N Navarro under a 7-year NNN lease beginning August 1, 2026 and expiring July 31, 2033.

- **Established medical tenant:** Crescent View Medical Clinics, P.A. operates a primary care and related medical business at the property.
- **Long-term commitment:** The tenant signed a new long-term lease through July 2033.
- **Needs-based use:** Medical services generate repeat, in-person patient visits tied to accessibility and continuity of care.
- **Strong investor profile:** Healthcare tenancy supports a stable, service-based income story.

## LEASE SNAPSHOT

- **Tenant:** Crescent View Medical Clinics, P.A.
- **Commencement Date:** August 1, 2026
- **Expiration Date:** July 31, 2033
- **Initial Term:** 7 Years
- **Lease Type:** Triple Net (NNN)
- **Years 1–5 Annual Base Rent:** \$63,780
- **Year 6 Annual Base Rent:** \$66,969
- **Year 7 Annual Base Rent:** \$70,317.48
- **Estimated NNN Charges:** \$6.00/SF/YR
- **Renewal Option:** One 5-Year Option at market rent
- **402 Buena Vista** is included in the offering but is not separately leased and does not contribute rental income.

**Melanne Carpenter**

Managing Director

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# LOCATION SUMMARY



**2501 N Navarro St + 402 Buena Vista |  
Victoria, TX 77901**



## LOCATION HIGHLIGHTS

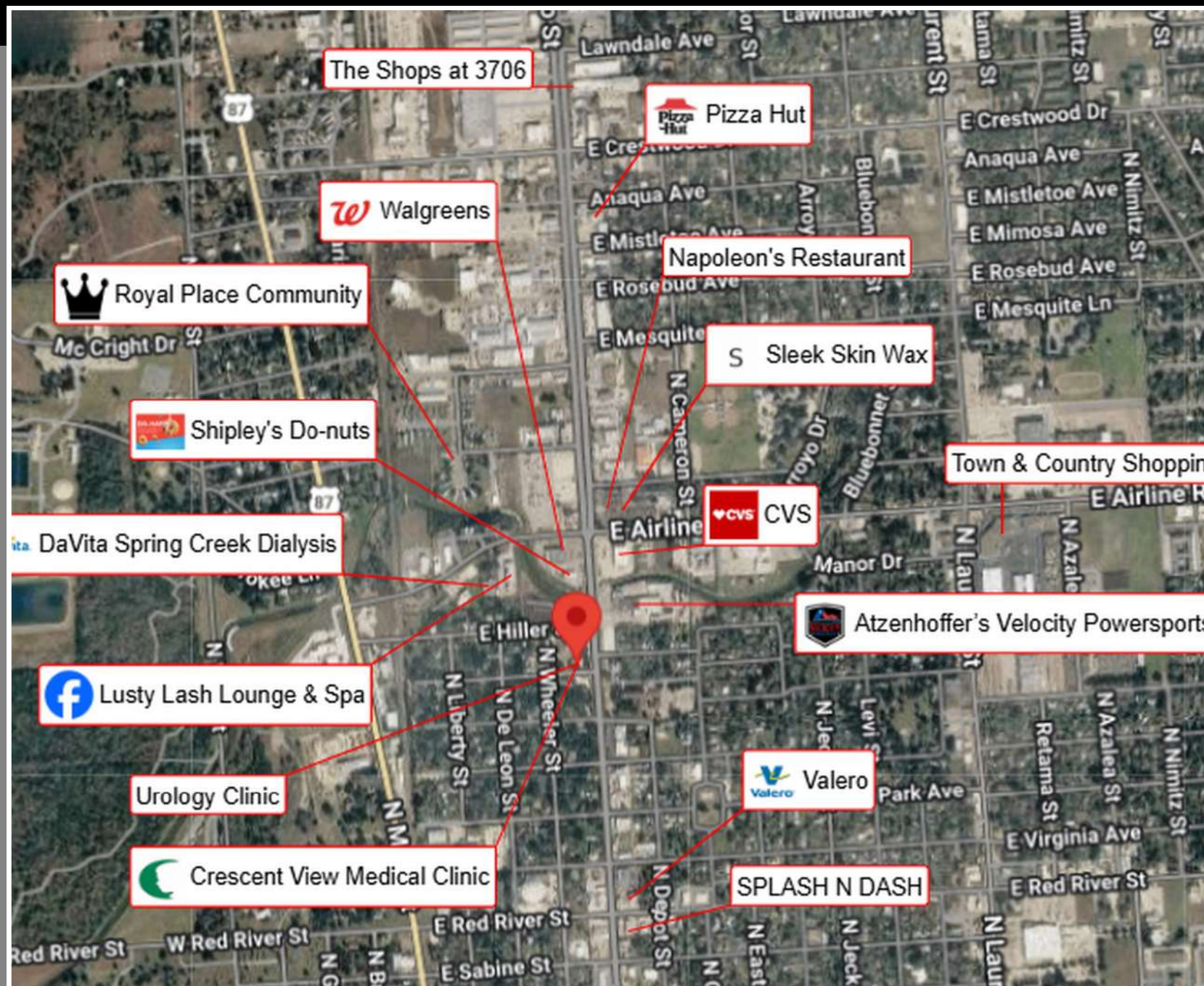
- **Healthcare Anchors:** Near Citizens Medical Center, DeTar Hospital Navarro, DeTar Hospital North, and nearby specialty medical users.
- **Institutional Demand Driver:** Near Texas A&M University–Victoria, supporting the broader education, employment, healthcare, and service-based trade area.
- **Retail and Service Access:** Close to CVS, Walgreens, Shipley's, Pizza Hut, Valero, and Town & Country Shopping Center.
- **N Navarro Visibility:** Located along a major Victoria commercial corridor with three-street access from N Navarro, Buena Vista, and N Wheeler.

## WHY THIS LOCATION WINS?

Positioned where medical-office utility, daily-service demand, and corridor visibility come together.

2501 N Navarro benefits from a location along one of Victoria's established commercial corridors, surrounded by healthcare, retail, restaurant, and service-oriented businesses. The property's access, visibility, and proximity to daily-demand uses help support its continued relevance as a medical-office investment.

# TRADE AREA & RETAIL SYNERGY



The property is located on Navarro, Victoria's primary commercial spine, supporting strong daily traffic patterns and service-oriented retail demand.

Each Office is Independently Owned and Operated.



## Median Home Value

1 Mile **\$133,310**

3 Miles **\$174,045**

10 Miles **\$204,675**



## Average Household Income

1 Mile **\$75,137**

3 Miles **\$80,130**

10 Miles **\$90,768**



## Population Projection by 2030

1 Mile **9,280**

3 Miles **55,691**

10 Miles **83,523**



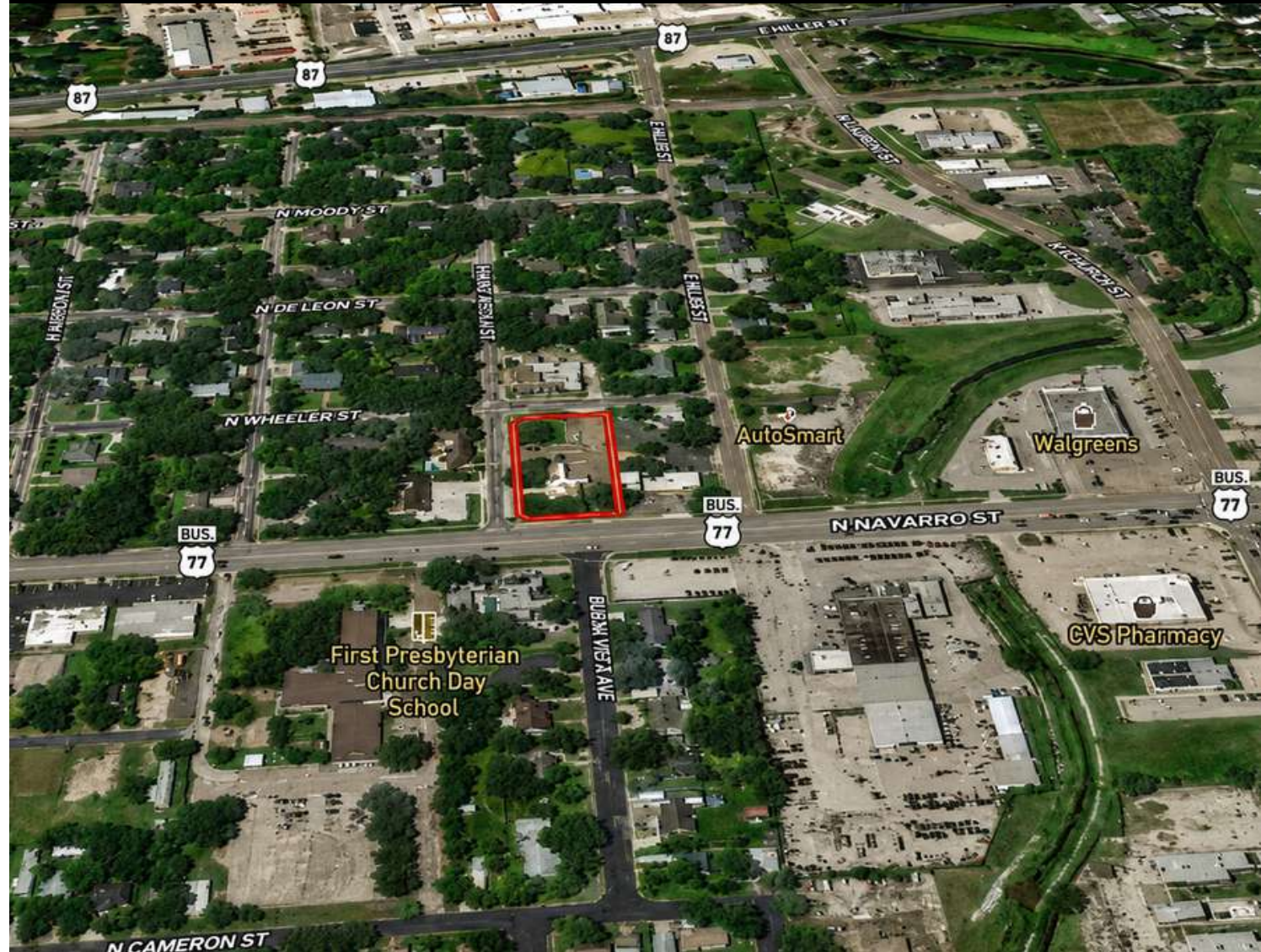
## Traffic Count (VPD)

N Navarro St. **33,643**

North Main St. **17,026**

# DEMOGRAPHICS

2501 N NAVARRO ST, VICTORIA,  
TX 77901



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# ABOUT THE CMA TEAM



Melanne Carpenter is a seasoned commercial real estate specialist with a sharp focus on the retail sector. With over 30 years of experience in corporate retail, she has established herself as a recognized expert in retail-driven property solutions. Her deep industry knowledge, paired with extensive commercial real estate expertise, makes her an invaluable resource for clients seeking tailored retail strategies. As the owner of a successful retail business herself, Melanne brings firsthand insight into the challenges and opportunities of the market. Her passion for retail, combined with strategic real estate acumen, ensures clients receive comprehensive support—whether buying, selling, or leasing retail properties.

**Melanne Carpenter** | KW Commercial Managing Director

Steve Blair is a commercial real estate broker with more than 20 years of investment experience specializing in multifamily and medical properties. Throughout his career, Steve has worked with investors, property owners, and healthcare professionals to identify opportunities that align with their financial and operational goals. Before entering commercial real estate, Steve built a strong foundation as a CPA, developing deep expertise in financial analysis, tax considerations, and investment performance. This background allows him to guide clients through complex transactions with a focus on maximizing long-term value. Steve combines market knowledge, analytical insight, and practical experience to help clients make confident real estate decisions.



**Steve Blair** | Commercial Real Estate Specialist



AJ Jandali is a commercial real estate expert specializing in industrial and commercial assets. With over 20 years of global experience in supply chain leadership across the Oil & Gas, Energy, and Construction industries, AJ brings strategic insight to complex real estate deals. His operational background and MBA from Penn State equip him to guide corporate tenants, investors, and developers through transactions that prioritize risk mitigation, value creation, and long-term growth. Known for his sharp business sense and collaborative approach, AJ delivers solutions that align real estate with business strategy.

**AJ Jandali** | Commercial Real Estate Specialist



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Exclusively Listed by

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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.

2-10-2025



### 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.

|                                                                   |             |                          |                |
|-------------------------------------------------------------------|-------------|--------------------------|----------------|
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| Roger Aad                                                         | 692211      | Rogeraad@kw.com          | 713-461-9393   |
| Licensed Supervisor of Sales Agent/ Associate                     | License No. | Email                    | Phone          |
| Melanne Carpenter                                                 | 0741309     | melanne@kwcommercial.com | (832) 720-5626 |
| Sales Agent/Associate's Name                                      | License No. | Email                    | Phone          |

Buyer/Tenant/Seller/Landlord Initials

Date

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IABS 1-1



# Income Today. Flexibility Tomorrow.

Explore a stabilized medical office investment with adjacent land upside in Victoria, Texas.

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