

● 802 E EXPRESSWAY 83 · LA JOYA, TEXAS 78560

Pediatric Practice: Turnkey Owner-User Opportunity

A proven pediatric clinic in one of Texas's youngest, most underserved corridors,
vacant and ready for immediate reopening.

ASKING PRICE

\$895,000

BUILDING

4,590 SF

PRICE / SF

\$194.99

EXAM ROOMS

4 + X-ray

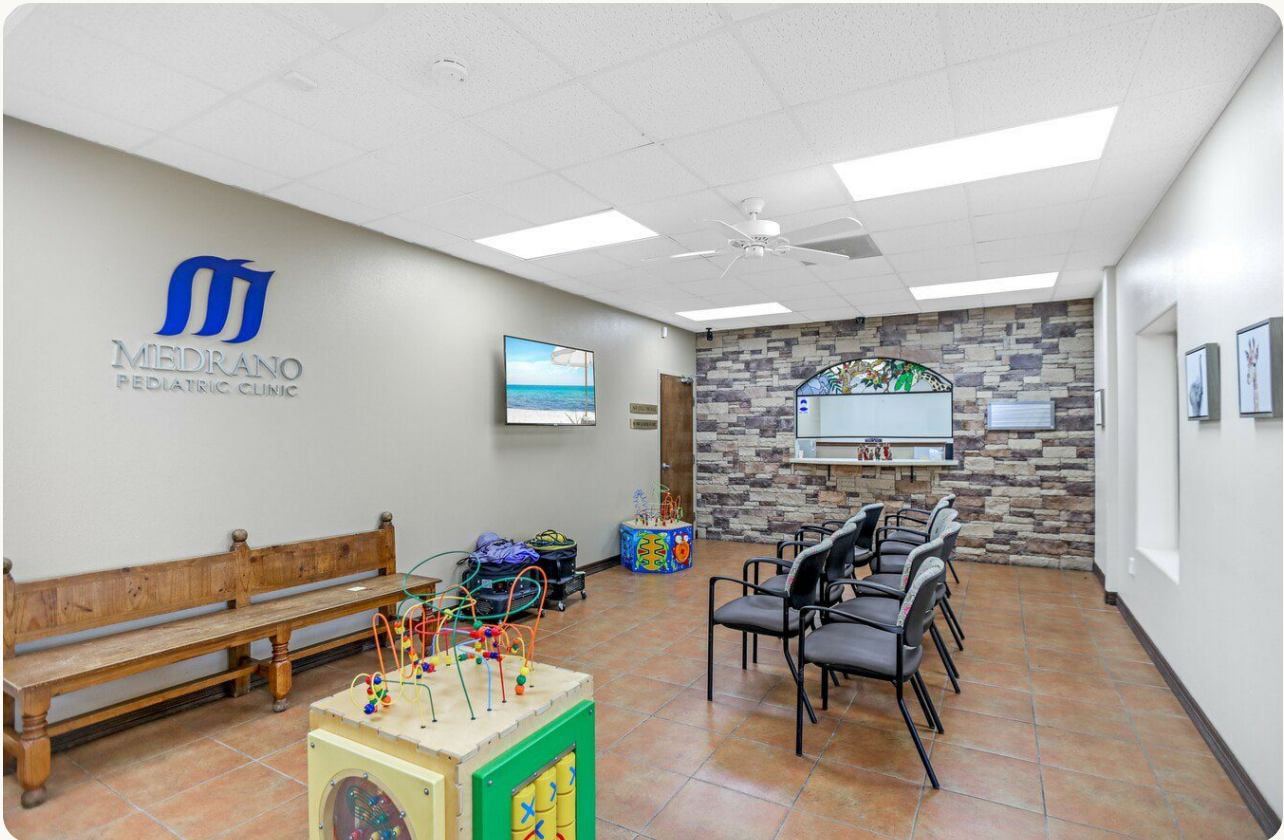
PRIOR USE

Pediatric Clinic

This isn't a conversion. It's a reopening.

802 E Expressway 83 previously operated as the Medrano Pediatric Clinic, serving children and families across western Hidalgo County. The building retains its clinical layout: four exam rooms, a dedicated X-ray suite, a children's waiting area, reception and nurse station, and full support infrastructure. For a pediatrician, this is not a build-from-scratch scenario. The building already speaks your language.

- **Pediatric-scale exam rooms** already in place, with sinks and cabinetry in each
- **Kid-friendly waiting area** with children's play furniture visible in listing photos
- **Nurse station, reception, lab and storage** configured for clinical workflow
- **The community already associates this building** with children's healthcare



- The children's waiting area: play furniture and kid-scale seating still in place from the prior pediatric operator.

Property snapshot

ADDRESS	802 E Expressway 83, La Joya, TX
ASKING PRICE	\$895,000
BUILDING SIZE	4,590 SF
PRICE / SF	\$194.99
SITE SIZE	1.03 AC · 44,866 SF

PREVIOUS USE	Medrano Pediatric Clinic
EXAM ROOMS	4 + X-ray suite
YEAR BUILT	2007 (MLS; flyer shows 2005; verify)
PARKING	29 spaces + 11 carport
HVAC	Central + zoned

OCCUPANCY	Vacant, immediate availability
ADA ACCESS	Yes
SECURITY	Lighting + system
SIGNAGE	Existing pole sign
GROUND	Landscaped · sidewalks



One of the youngest populations in America, and one of the most underserved

The Rio Grande Valley has one of the highest concentrations of children anywhere in the United States. In La Joya alone, nearly 1 in 3 residents is under 18. These families need accessible, local pediatric care, not a 30-minute drive to McAllen or Mission.

The schools are full. The children are here.
The pediatrician is not.

32.5%

of Hidalgo County is under 18 vs. 22.5% nationally

30.4%

of La Joya residents are under 18

31.2

La Joya median age, in years

~921,549

Hidalgo County population, 2025 estimate

22,934

La Joya ISD students across 36 schools

36.4%

Hidalgo County child poverty rate

Texas is short on doctors. Pediatrics is short on candidates.

10,000+

physician shortage projected in Texas in coming years

20–40%

more pediatric subspecialty jobs available than applicants

3,000 → 2,900

decline in rural-practicing pediatricians nationally, 2010–2020

88.9%

of pediatricians reported non-physician staff shortages in 2024

55.6%

reported physician shortages in their own practice area

Only one

major discipline with declining medical-student interest: pediatrics

- For a pediatrician willing to serve an underserved corridor, demand is built in and competition is minimal. You are not fighting for market share. You are filling a gap.

Shortage designation means money back in your pocket

Buyer should verify current HPSA and loan-repayment eligibility for this exact address. The programs below can apply to physicians practicing in designated shortage areas.

Medicare HPSA Bonus

10%

Quarterly bonus on professional services for physicians practicing in designated shortage areas.

NHSC Loan Repayment

\$50,000+

Medical school loan forgiveness for service in designated areas.

Pediatric Specialty Loan Repayment

\$100,000

Up to \$100,000 for providers working full-time with pediatric patients, with a 3-year commitment.

Texas State Programs

Workforce

Texas workforce development programs support physicians in underserved regions.

- Verify current HPSA designation status for this specific address at data.hrsa.gov before relying on these benefits.

Understanding the revenue model in this market

In a market where 26.7% of the population lives below the poverty line and 36.4% of children are in poverty, Medicaid and CHIP will be dominant payers. **This is not a weakness. It is the business model.** The key is volume, efficiency, and wraparound services.

MEDICAID	Free to qualifying families; no copays. Covers well-child visits, vaccines, and acute care.
CHIP	Covers children in families above the Medicaid threshold but below private-insurance affordability; copays of \$5–\$20.
PRIVATE / SELF-PAY	Available for families with employer coverage.

THE VOLUME ADVANTAGE

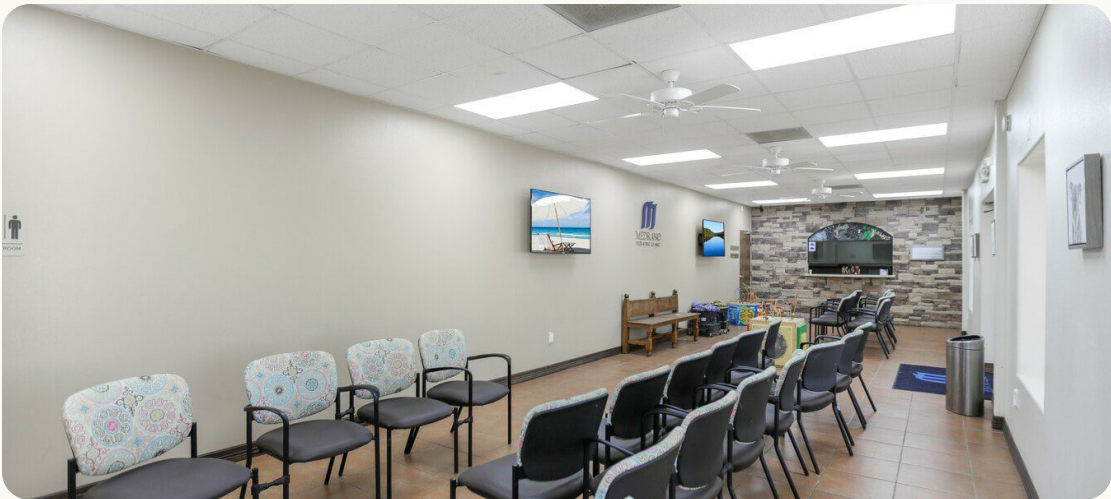
~300,000

potential pediatric patients in Hidalgo County: 32.5% of ~921,000 residents are under 18.

- A well-run pediatric practice in a high-volume Medicaid market can be profitable through patient volume, efficient scheduling, and vaccine administration revenue.

Existing layout may reduce reopening time versus raw-shell conversion.

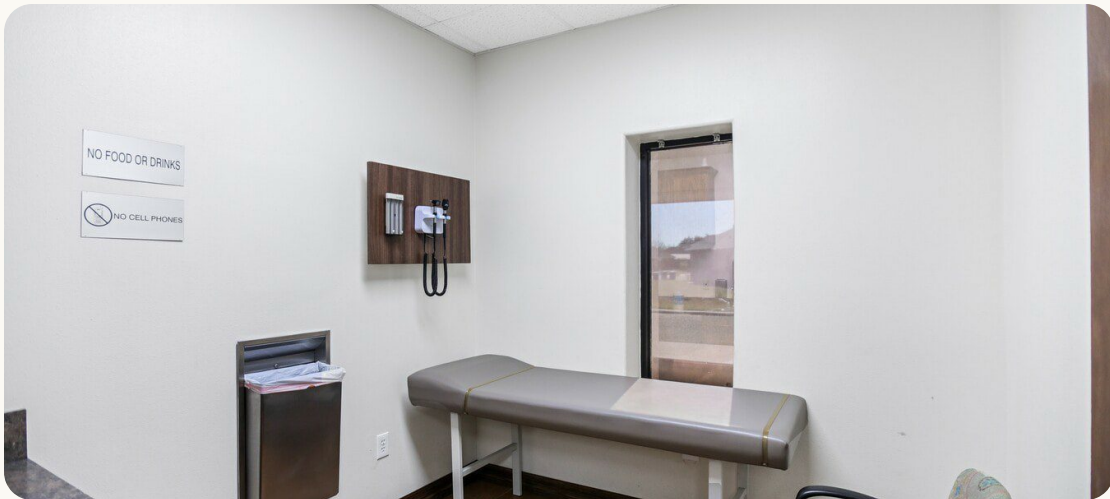
The previous pediatric operator already solved the layout problem. Focus on equipment, staffing, and patient acquisition, not construction management.



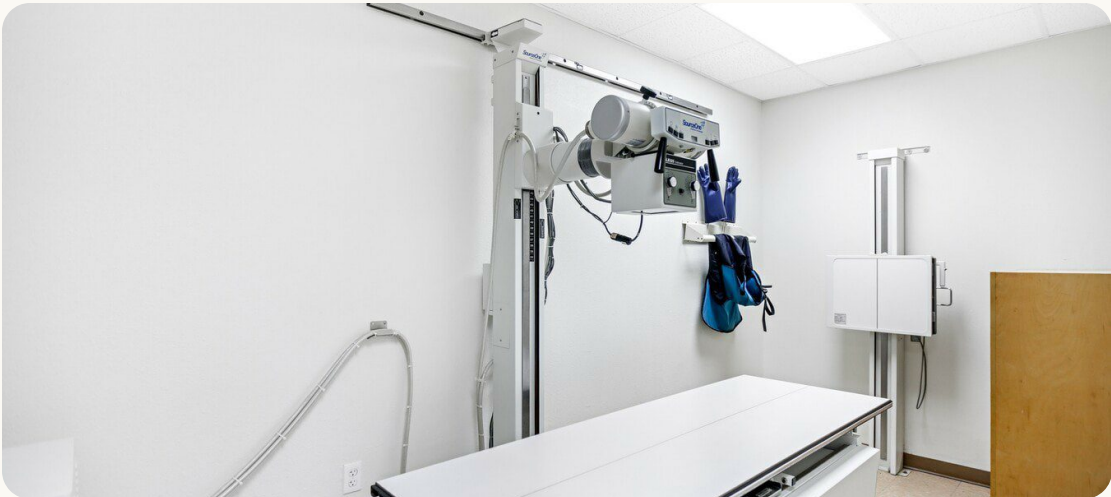
Children's waiting area kid-sized play furniture



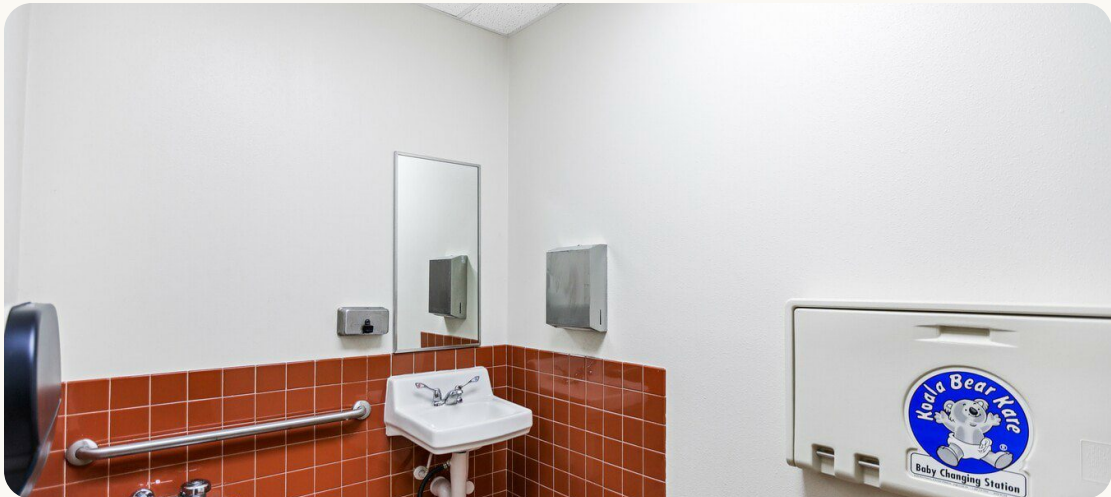
Reception / nurse station check-in & records



Four exam rooms pediatric-scaled from prior use



Dedicated X-ray suite imaging in place



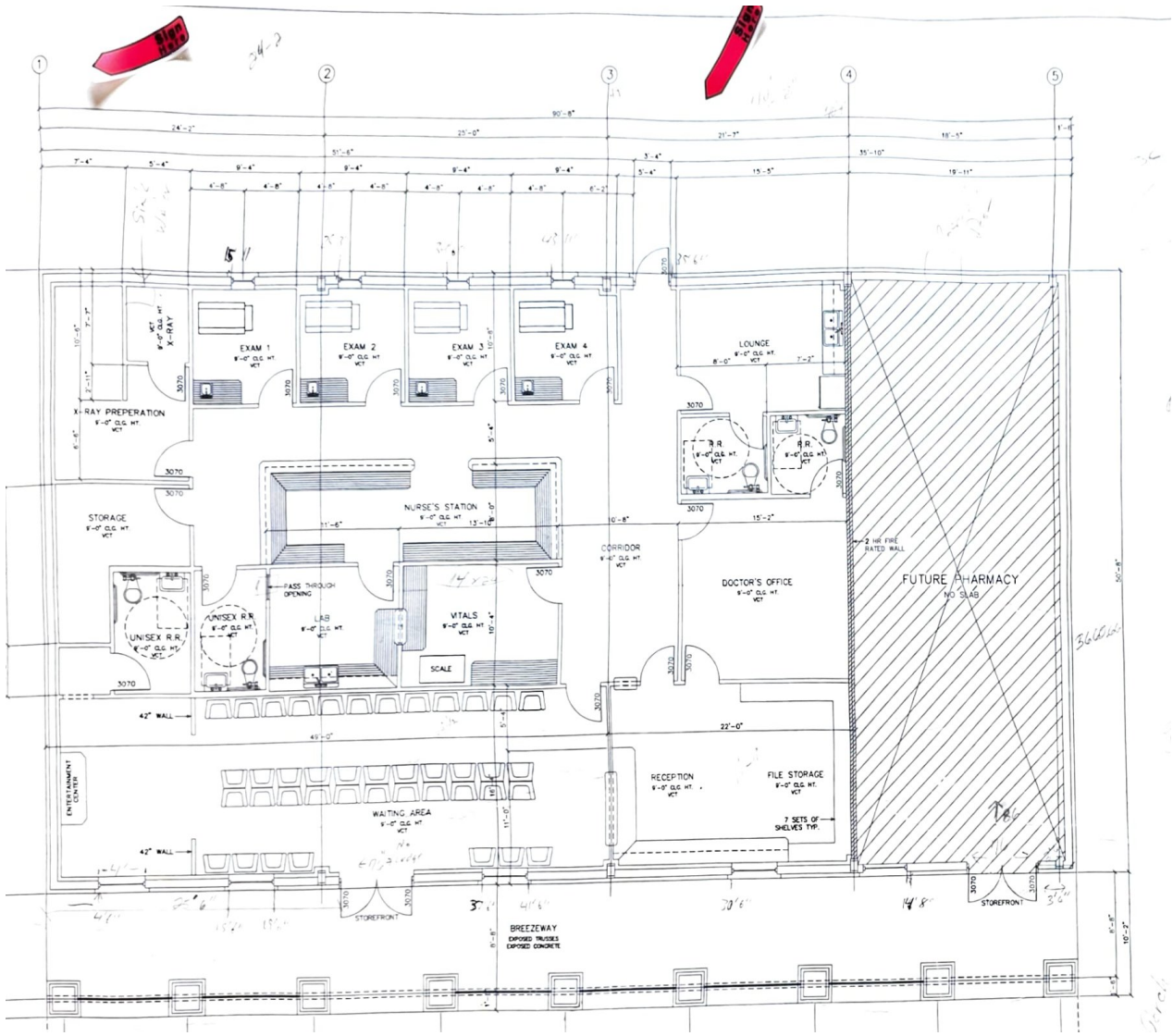
ADA-compliant restrooms private & public



Lab / storage & staff areas support spaces

- Central + zoned HVAC
- Security system & lighting
- 40 total parking positions for strollers & multiple children
- Pole sign for street-level visibility

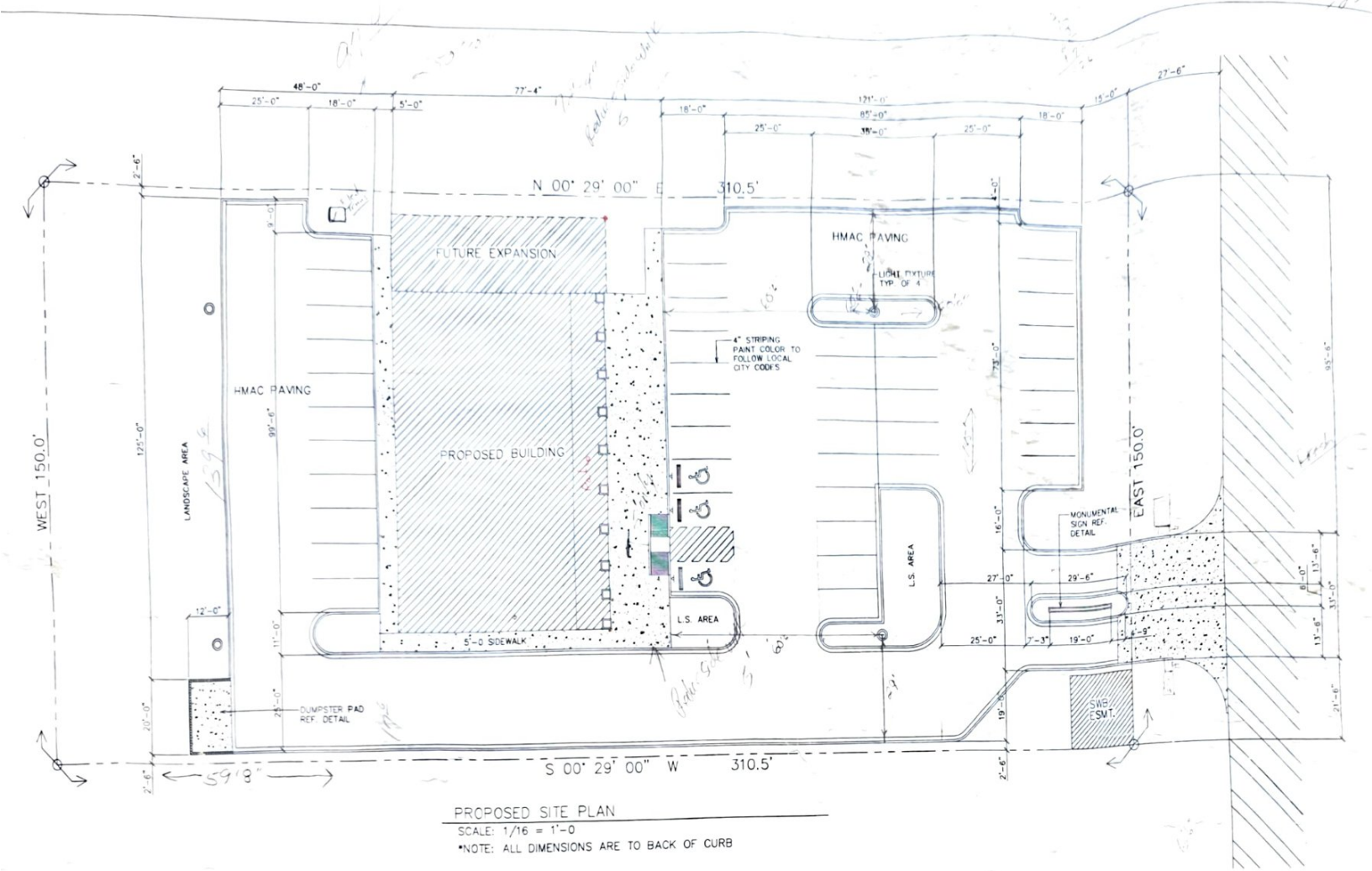
A layout built around pediatric patient flow



Floor plan from the original construction drawing set. Shown for planning context; buyer to field-verify all dimensions and conditions.

- **The visit flows the way a pediatric visit should.** Children’s waiting area to reception, vitals, and the exam corridor: Exam 1 through 4, each with sink and cabinetry.
- **The nurse’s station anchors the clinical core,** with direct sight lines to the exam corridor, lab, and vitals.
- **X-ray sits at the end of the exam wing** with its own preparation room, keeping imaging inside the clinical loop.
- **Room to grow is framed into the plan:** a future-pharmacy shell (no slab) on the east side can become added exam capacity, in-house pharmacy, or therapy space as the practice scales.

The original drawing set comes with the building



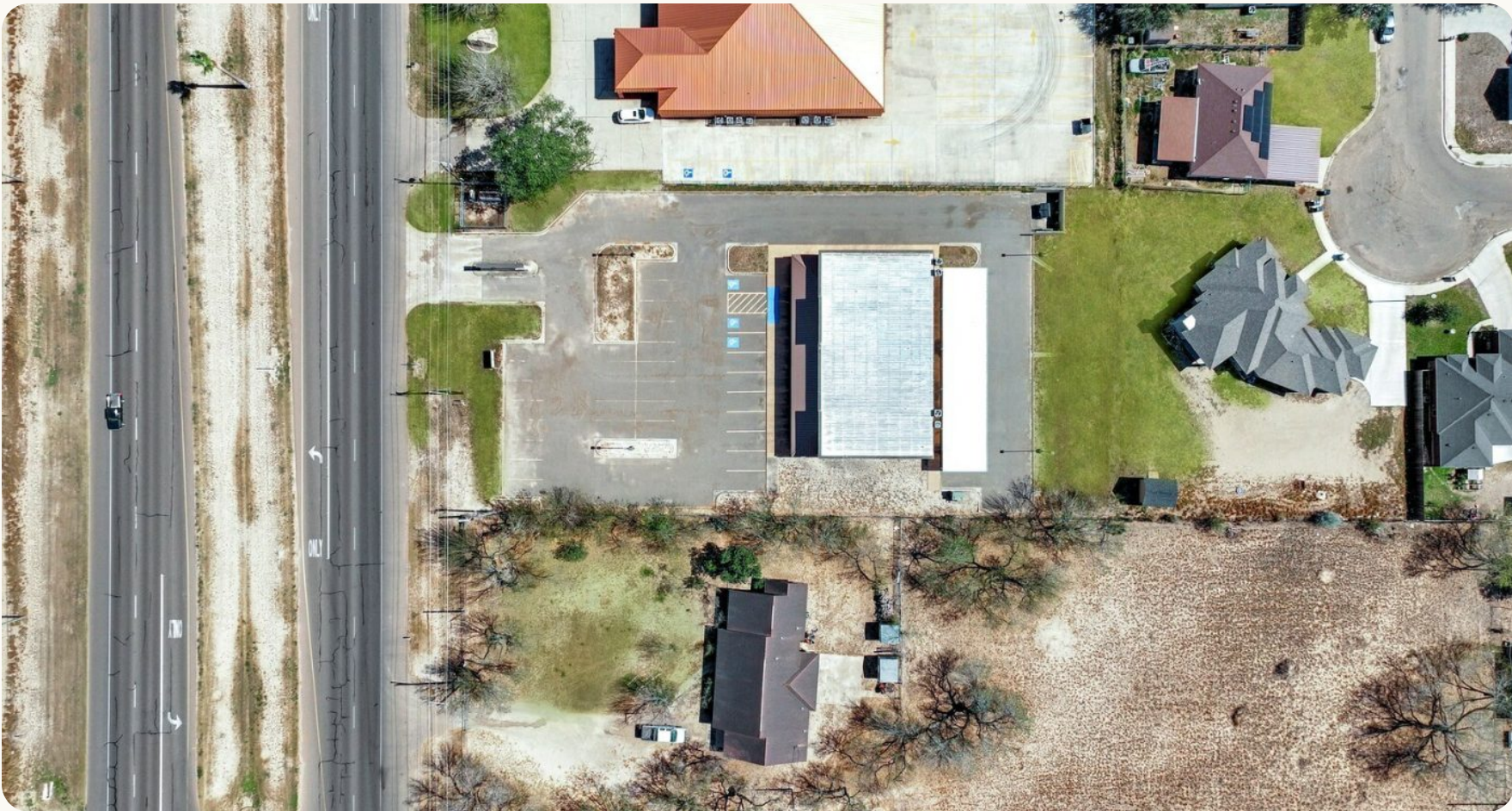
Site plan: parking layout, drainage, landscaping, monumental sign detail, and a marked future-expansion pad.

- **A complete original set:** civil, architectural, structural, mechanical, plumbing, and electrical drawings from the building's design.
- **Answers before opening a wall.** Structure, MEP routing, and ADA detailing are documented, which shortens contractor pricing and permitting conversations.
- **Available to serious buyers** as part of the diligence package, for review by your architect, contractor, and lender.



Front elevation from the architectural sheets. Buyer to field-verify against as-built conditions.

Your patients live and learn within minutes of this building



Aerial view: residential neighborhoods, schools, and municipal facilities surround the site. Nearby landmarks include La Joya ISD Football Stadium, Thelma R. Salinas T-STEM Early College, and La Joya Baseball Field.

- **36 schools in the district**, a concentrated pediatric population of 22,934 students
- **Expressway 83 frontage**, visible to every parent driving through the corridor
- **Near schools, sports facilities**, and family neighborhoods
- **Walk-in accessibility** for acute visits: sports injuries and sick visits
- **La Joya ISD Health Services** coordinates with community providers

Build referral pipelines through the school district

La Joya ISD maintains a Health Services Department focused on prevention and early intervention, and operates a School Health Advisory Council (SHAC) that includes community health partners. A pediatrician located directly on Expressway 83, within minutes of most district schools, can position as the go-to community provider.

01

Sports physicals

For district athletes across 36 campuses

02

Immunization compliance

Support for school-entry vaccine requirements

03

School nurse referrals

Ongoing relationships with campus health staff

04

SHAC participation

Council seat builds community visibility

05

After-school & walk-in hours

Built for working parents' schedules

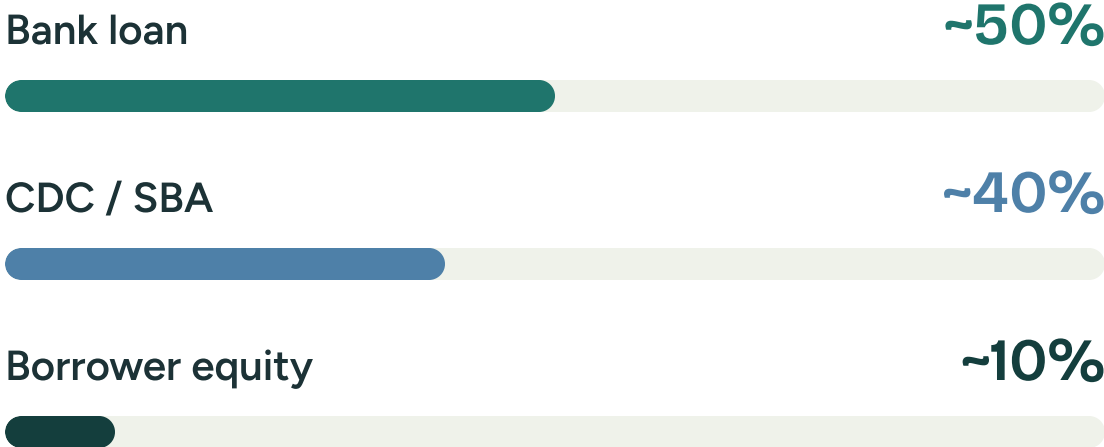
● Sports physicals, immunization compliance, sick visits, and well-child care: the referral pipeline runs straight down Expressway 83.

SBA 504 financing aligns with this purchase

For a pediatrician purchasing the building their practice will occupy, SBA 504 financing provides a favorable structure, preserving capital for equipment upgrades, technology, and initial operating expenses.

- **Low down payment** preserves cash for EHR, vaccines, and staffing ramp-up
- **Long-term fixed-rate ownership** stabilizes occupancy costs
- **Building equity** instead of paying rent
- **Strong fit** for owner-occupant medical professionals

TYPICAL SBA 504 STRUCTURE



Financing terms subject to lender underwriting, business history, and property appraisal.

Build vs. buy: the math favors buying

At \$895,000 for a 4,590 SF purpose-built medical building on 1.03 acres, the buyer acquires not just square footage but an existing clinical platform: site work, parking, ADA access, imaging suite, security, and landscaping already complete. The listing agent notes that replacement cost for similar buildout would exceed the asking price when factoring land and construction.

Raw shell conversion	\$150–250/SF for medical buildout, on top of acquiring the shell	+ 6–12 months construction
Ground-up build	Land (\$15–30/SF in this area) + medical construction (\$200–350/SF)	+ 12–18 months timeline
This property	\$194.99/SF fully built with existing clinical layout and site work complete	Immediate occupancy

Smart diligence for a smart purchase

- ☐ Confirm X-ray equipment condition and registration status with **Texas DSHS**
- ☐ Evaluate HVAC adequacy for **vaccine cold storage** requirements
- ☐ Review plumbing for any specialty needs
- ☐ Confirm current **HPSA designation at data.hrsa.gov** for this address
- ☐ Verify zoning permits ongoing pediatric / medical use

- ☐ Request **equipment inventory list**, available per listing agent
- ☐ Insurance quote and final occupancy cost model
- ☐ EHR infrastructure and IT wiring assessment
- ☐ Assess waiting area for **safety / childproofing** standards
- ☐ Confirm parking lot lighting and ADA pathway condition

Limited competition in this corridor

The previous pediatric clinic has vacated this location. For families in western Hidalgo County (La Joya, Sullivan City, Peñitas, and surrounding colonias), access to pediatric care likely requires driving to McAllen or Mission. A pediatrician reopening here immediately captures a patient base with limited local alternatives.

- **Previous provider vacated**, leaving existing patient demand unmet
- **Fewer provider options** for families across the western county
- **La Joya city population of 4,457**, but the service area extends much further
- **National retailers and schools** confirm ongoing family traffic patterns



The site anchors the western Hidalgo County corridor along Expressway 83, with residential rooftops in every direction.

Who this building is perfect for

Solo pediatrician launching a private practice

Four exam rooms support a full solo schedule from day one.

Pediatric group of 2–3 providers

A satellite office in an underserved area with built-in demand.

NHSC loan repayment candidate

Seeking a qualifying location in a designated shortage area.

Hospitalist moving to outpatient practice

A turnkey clinical platform for the transition to private practice.

Residency graduate targeting an underserved market

Built-in demand plus shortage-area incentives at career launch.

Existing practice adding a location

A group expansion into a western Hidalgo County presence.

“Reopen a proven pediatric clinic in one of Texas’s youngest, most underserved corridors, with the building, the location, the layout, and the community need already in place.”

A mission-aligned investment: serve children, build equity, benefit from shortage incentives, and operate from day one in a building that was literally designed for your specialty.

Ready to serve this community?

- 01

Walk the property; it's vacant and available for showing
- 02

Verify HPSA designation and loan repayment eligibility
- 03

Review financing options with an SBA-experienced lender
- 04

Assess equipment needs and vendor timeline
- 05

Develop patient acquisition strategy: school partnerships, community outreach
- 06

Move into due diligence and close



SCHEDULE A SHOWING



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