

2nd Gen Medical Buildings Available

6813 Everhart Rd Corpus Christi, TX



EVERHART RD
21,885 VPD

WEBB SELLERS

210.504.2781 | webb.sellers@srsre.com

TX License No. 589055

DREW ALLEN

210.504.1242 | drew.allen@srsre.com

TX License No. 656732



Medical Buildings Available

6813 Everhart Rd
Corpus Christi, TX 78413

Property Specifications

SPACE AVAILABLE

±5,040 SF

SPACE AVAILABLE

±2,886 SF

BASE RENT

Contact Broker

Traffic Counts

Evererhart Rd 21,885 VPD

Saratoga Blvd 40,641 VPD

Year: 2025 | Source: TxDot

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About the Property

- 2nd Gen Medical Buildings Available
- Located along Everhart Road in Corpus Christi's established South Side submarket
- Ample on-site parking
- Excellent visibility and convenient access along Everhart Road
- Convenient access to nearby retail, restaurants, services, and established commercial corridors
- Strategic South Side location with connectivity to Saratoga Boulevard, S. Staples Street, and SPID

Join These Nearby Retailers



SRS REAL ESTATE PARTNERS











Everhart Park SC
GOODYEAR FAMILY DOLLAR
CVS pharmacy Great Clips Domino's

SITE

GO

SUNOCO

GRAND JUNCTION DR

SNOWGOOSE RD

EVERHART DR 21,885 VPD



Elliott Grant
Middle School
±821 Students

Dawson Elementary
±517 Students

SITE



GRAND JUNCTION DR

SNOWGOOSE RD

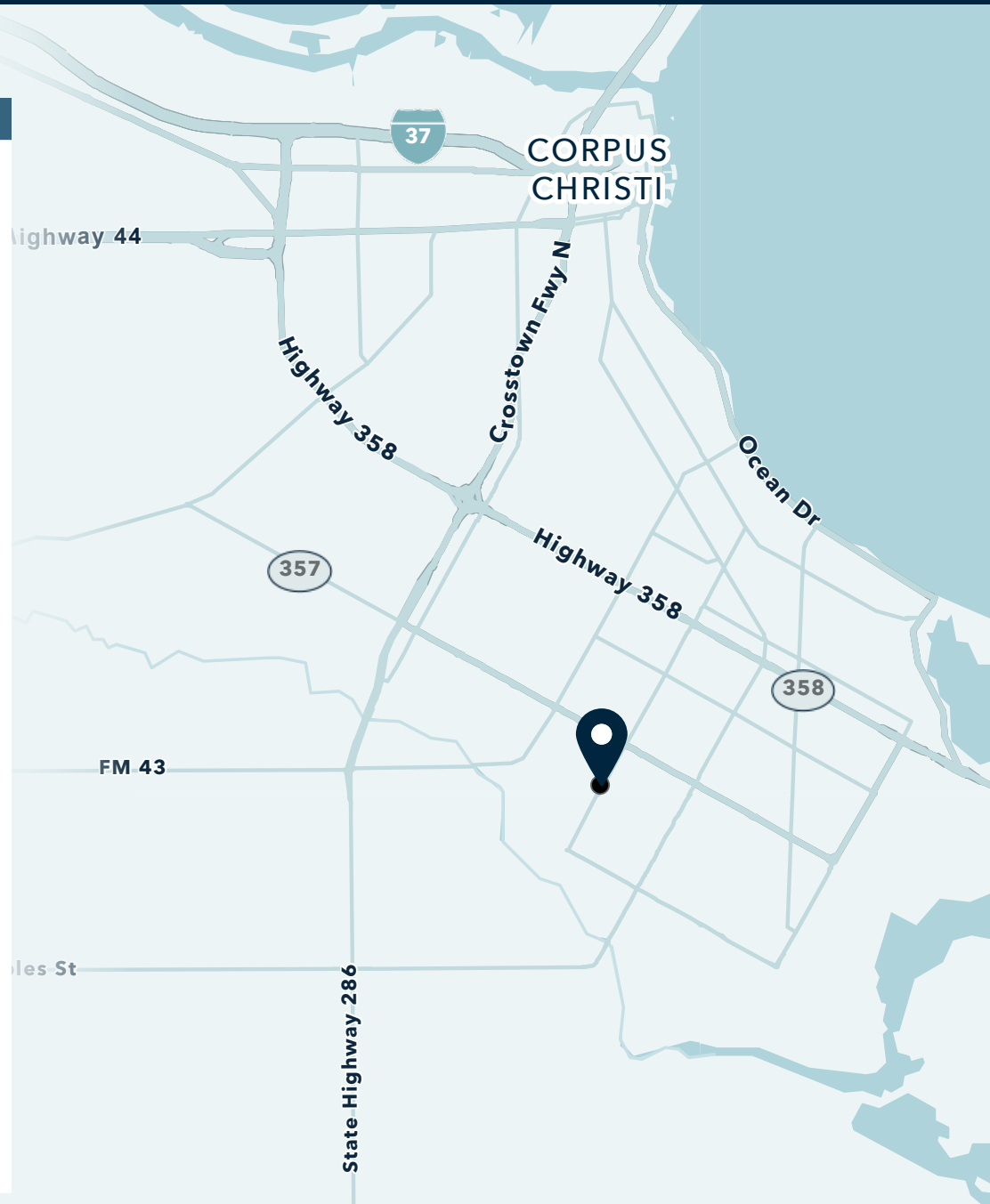
EVERHART RD 21,885 VPD





Area Snapshot

Population	1 MILE	3 MILES	5 MILES
2026 Estimated Population	21,122	102,183	196,097
2031 Projected Population	20,853	103,132	197,819
Projected Annual Growth Rate 2026 to 2031	-0.26%	0.19%	0.18%
Daytime Population			
2026 Daytime Population	13,739	89,772	168,490
Workers	3,631	40,157	71,239
Residents	10,108	49,615	97,251
Income			
2026 Est. Average Household Income	\$101,656	\$103,179	\$101,872
2026 Est. Median Household Income	\$78,738	\$75,355	\$73,522
Households & Growth			
2026 Estimated Households	8,535	40,139	76,546
2031 Estimated Households	8,580	41,238	78,612
Projected Annual Growth Rate 2026 to 2031	0.11%	0.54%	0.53%
Race & Ethnicity			
2026 Est. White	51%	49%	50%
2026 Est. Black or African American	5%	5%	4%
2026 Est. Asian or Pacific Islander	4%	4%	4%
2026 Est. American Indian or Native Alaskan	1%	1%	1%
2026 Est. Other Races	10%	12%	13%
2026 Est. Hispanic	60%	63%	64%



Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.



Ring of 5 Miles

Key Facts

196,097

Total
Population

168K

Total Daytime
Population

0.18%

Population
Annual Growth
Rate

37.1

Median Age

\$73,522

Median
Household
Income

\$80.6K

Average
Disposable
Income

30.6K

Population 12
Years & Younger

98.9K

Female
Population

Annual Household Spending

ANNUAL HOUSEHOLD SPENDING



\$2,169

Apparel &
Services



\$6,623

Groceries



\$184

Computers &
Hardware



\$6,774

Health Care



\$3,852

Eating Out

Annual Lifestyle Spending



\$2,867

Travel



\$106

Theatre/Operas/
Concerts



\$68

Movies/Museums/
Parks



\$96

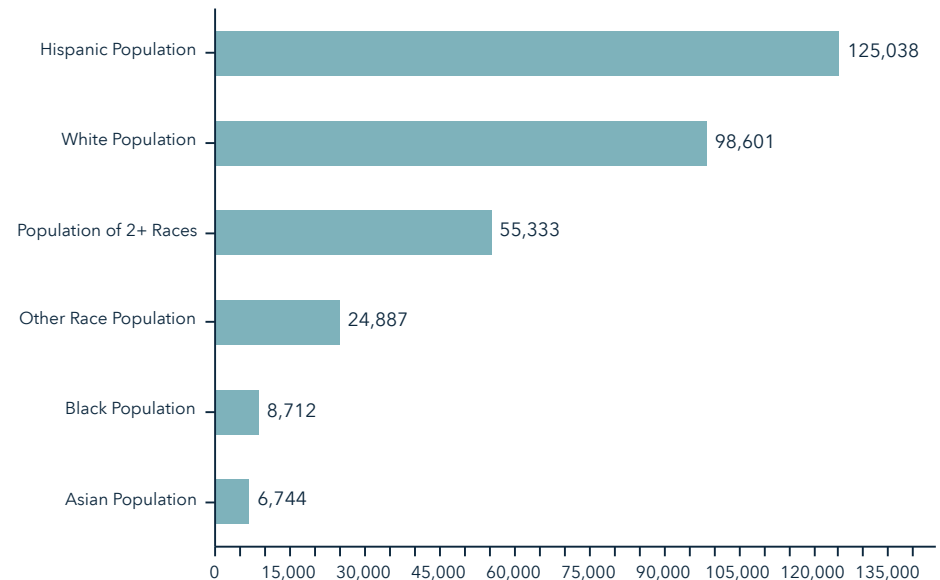
Sports Events



\$165

Toys/Games/
Crafts/Hobbies

Race





Information About Brokerage Services

Texas Real Estate Commission (2-10-2025)



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 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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date
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