



Baylor Scott & White  
CLINIC

**OFFERING MEMORANDUM**

# BAYLOR SCOTT & WHITE CLINIC

200 E WALLACE STREET, SAN SABA, TEXAS 76877

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# OFFERING SUMMARY



**\$877,760**

LIST PRICE

**7.50%**

CAP RATE

## INVESTMENT SUMMARY

Address	200 E Wallace St., San Saba, TX
Price/SF	\$160.00
Building Size	5,486 SF
Lot Size	0.33 AC
Year Built	1975
Term Remaining	2 Years, 9 Months
Lease Type	Double Net +

## INVESTMENT HIGHLIGHTS

- Baylor Scott & White Relocation Clinic
- 5% Annual Increases
- Corporate Guarantee with Credit Rated Aa3
- Minimal Competition in the Area
- Income Tax-Free State
- Multiple Renewal Options

# FINANCIAL OVERVIEW

## LEASE SUMMARY

Tenant	Baylor Scott & White
Rent Increases	5% Annually
Guarantor	Corporate Guarantee
Lease Type	Double Net
Lease Commencement	January 1, 2021
Lease Expiration	December 31, 2026
Renewal Options	Two (2), 3-Year Options
Term Remaining on Lease	2 Years, 9 Months
Landlord Responsibility	Roof, Structure, Parking, HVAC, Landscape*
Tenant Responsibility	Taxes, Insurance

\* Tenant Reimburses for common area maintenance

## RENT SCHEDULE

YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Current	\$65,832	\$5,486	\$12.00	7.50%
1/25-12/25	\$69,124	\$5,760	\$12.60	7.88%
1/26-12/26	\$72,580	\$6,048	\$13.23	8.27%



# TENANT OVERVIEW



Baylor Scott & White Health is a healthcare system based in Dallas, Texas. Formed in 2013 from the merger of Scott & White Health with Baylor Healthcare System, it has become the largest non-profit healthcare system in Texas, and one of the largest in the country. Its network contains over 50 hospitals and more than 800 patient care sites. Whether it's primary care, specialty services, or advanced procedures, Baylor Scott & White Health Clinics prioritize patient well-being, striving to enhance health outcomes and improve the quality of life for every individual they serve. They embody a dedication to accessible, patient-centered care, ensuring that everyone has access to the high-quality healthcare they deserve.

Baylor Scott & White Health's national, state, and regional rankings include: Baylor University Medical Center ranked #24 nationally in Gynecology and #36 nationally in Gastroenterology & GI Surgery; #4 in Texas and #2 in the Dallas-Fort Worth metropolitan area. Eight Texas hospitals have been recognized with Magnet® designation for nursing excellence by the American Nurses Credentialing Center (achieved by less than seven percent of hospitals nationwide) and five Texas hospitals and their respective clinics have been recognized with Pathway to Excellence® designation by the American Nurses Credentialing Center.



COMPANY TYPE

Private



YEAR FOUNDED

2013



NO. OF LOCATIONS

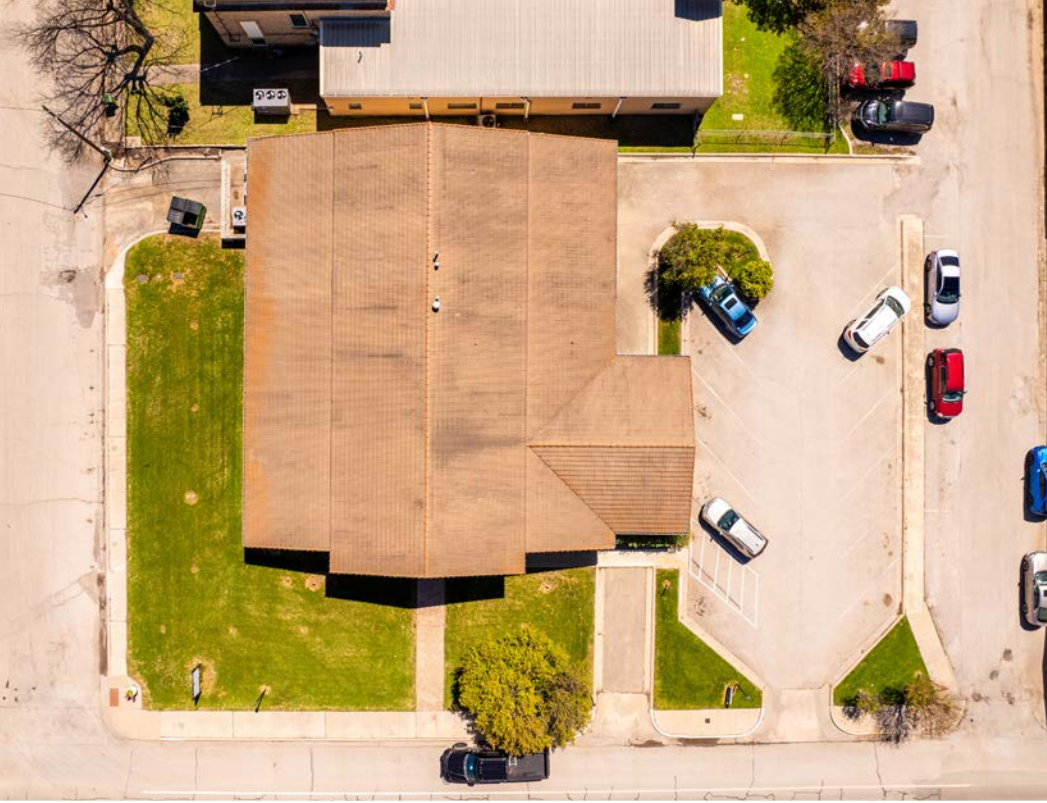
800+



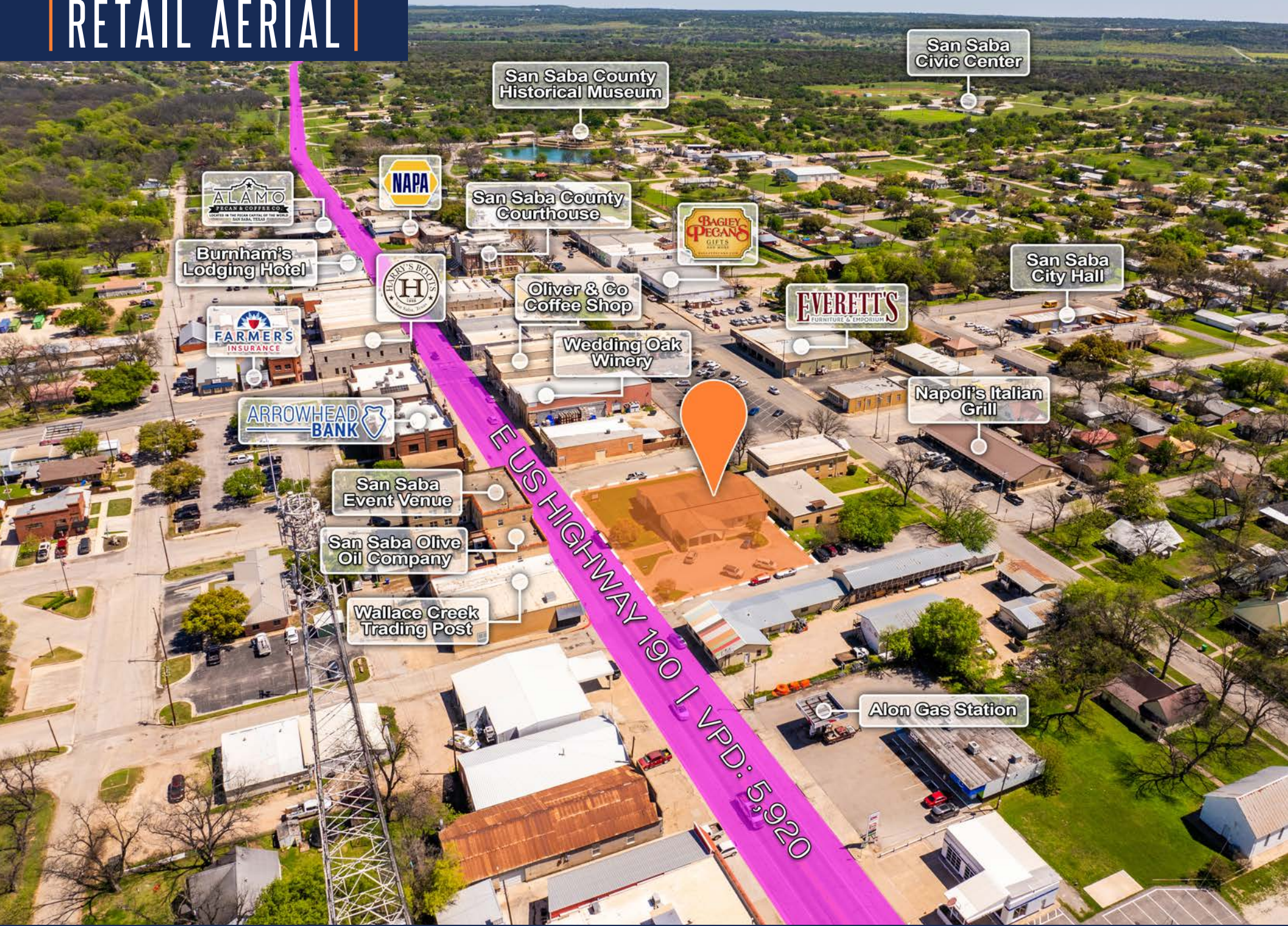
HEADQUARTERS

Dallas, TX





# RETAIL AERIAL



San Saba County Historical Museum

San Saba Civic Center

ALAMO  
PEANUT & COFFEY CO.  
LOCATED IN THE PEANUT CAPITAL OF THE WORLD  
SAN SABA, TEXAS

NAPA

San Saba County Courthouse

BAGLEY PEGANS  
GIFTS  
AND MORE

Burnham's Lodging Hotel

HENRY'S BODIES  
1944

Oliver & Co Coffee Shop

EVERETT'S  
FURNITURE & EMPORIUM

San Saba City Hall

FARMERS  
INSURANCE

Wedding Oak Winery

Napoli's Italian Grill

ARROWHEAD BANK

San Saba Event Venue

San Saba Olive Oil Company

Wallace Creek Trading Post

Alon Gas Station

E US HIGHWAY 190 | VPD: 5,920



# MARKET OVERVIEW

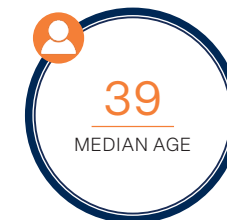
## SAN SABA COUNTY

San Saba County is located almost directly in the middle of Texas and in the heart of Texas Hill Country. The county seat is San Saba. The county consists of San Saba and Richland Springs towns, and a number of unincorporated communities. San Saba itself boasts excellent schools, parks, home-owned retail businesses and restaurants, backed by city-owned utilities and an endless supply of water. San Saba was settled in 1854 and named for the San Saba River. Located within three hours of multiple major cities in Texas, San Saba is an economic hub.

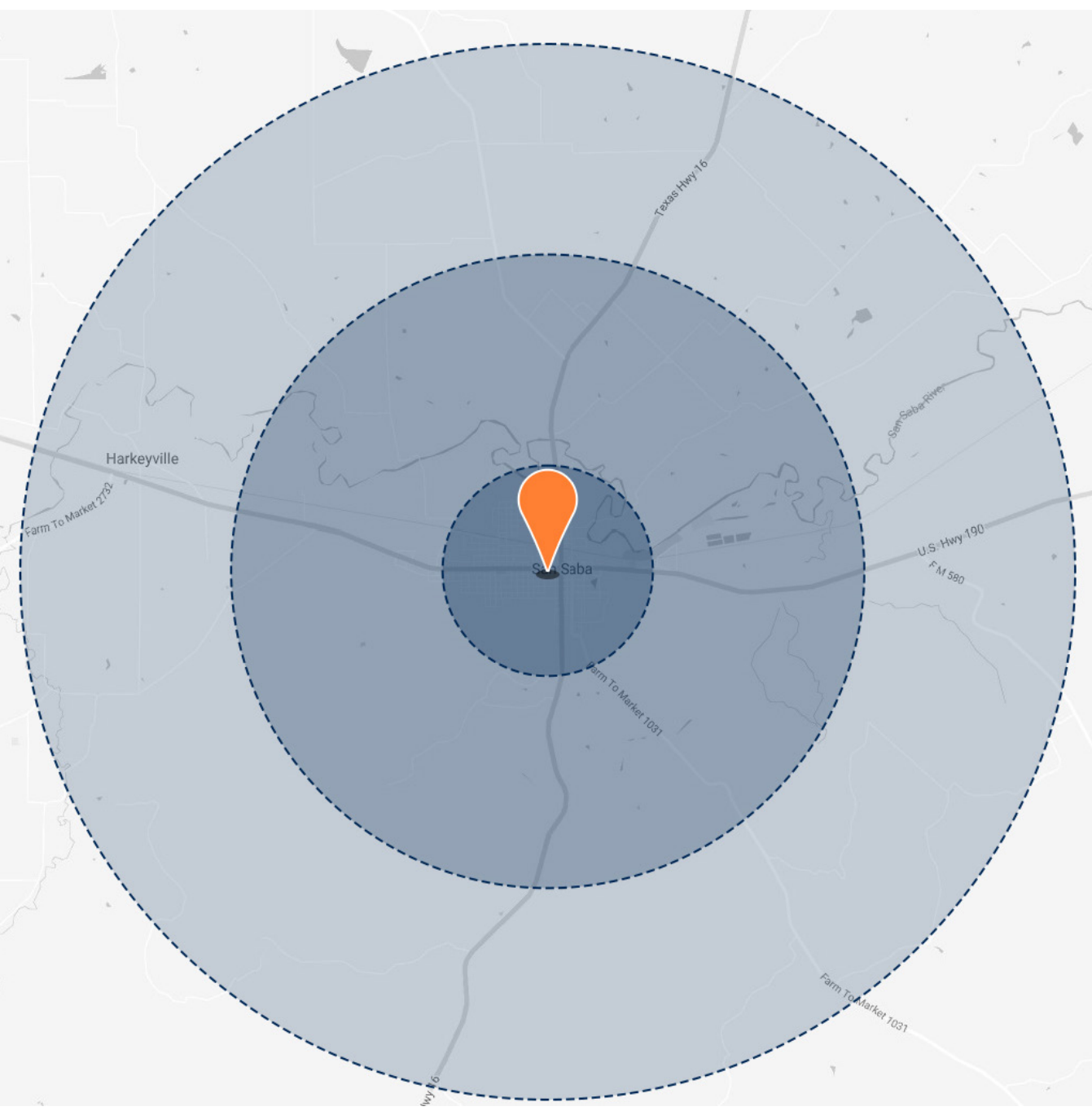


## HIGHLIGHTS

- **Cultural History:** The area that is now San Saba County has a rich history dating back to indigenous peoples such as the Lipan Apache and Tonkawa tribes. Spanish explorers were among the first Europeans to explore the region in the 18th century.
- **Economy:** Historically, San Saba County's economy has been largely based on agriculture, particularly farming and ranching. Pecan orchards are a significant part of the agricultural landscape, with San Saba being known as the "Pecan Capital of the World". In addition to agriculture, there are also some small businesses and industries in the area.
- **Nature & Environment:** The county is known for its natural beauty, with rolling hills, creeks, and the San Saba River flowing through the region. The county also has significant mineral resources, including deposits of granite, sand, and gravel. Visitors are drawn to outdoor recreational activities such as hunting, fishing, hiking, and camping.



# DEMOGRAPHICS



**POPULATION**

	1 MILE	3 MILE	5 MILE
2027 Projection	2,180	3,469	3,724
2022 Estimate	2,176	3,467	3,725
2010 Census	2,205	3,523	3,783

**HOUSEHOLDS**

	1 MILE	3 MILE	5 MILE
2027 Projection	813	1,115	1,201
2022 Estimate	812	1,112	1,198
2010 Census	810	1,105	1,190

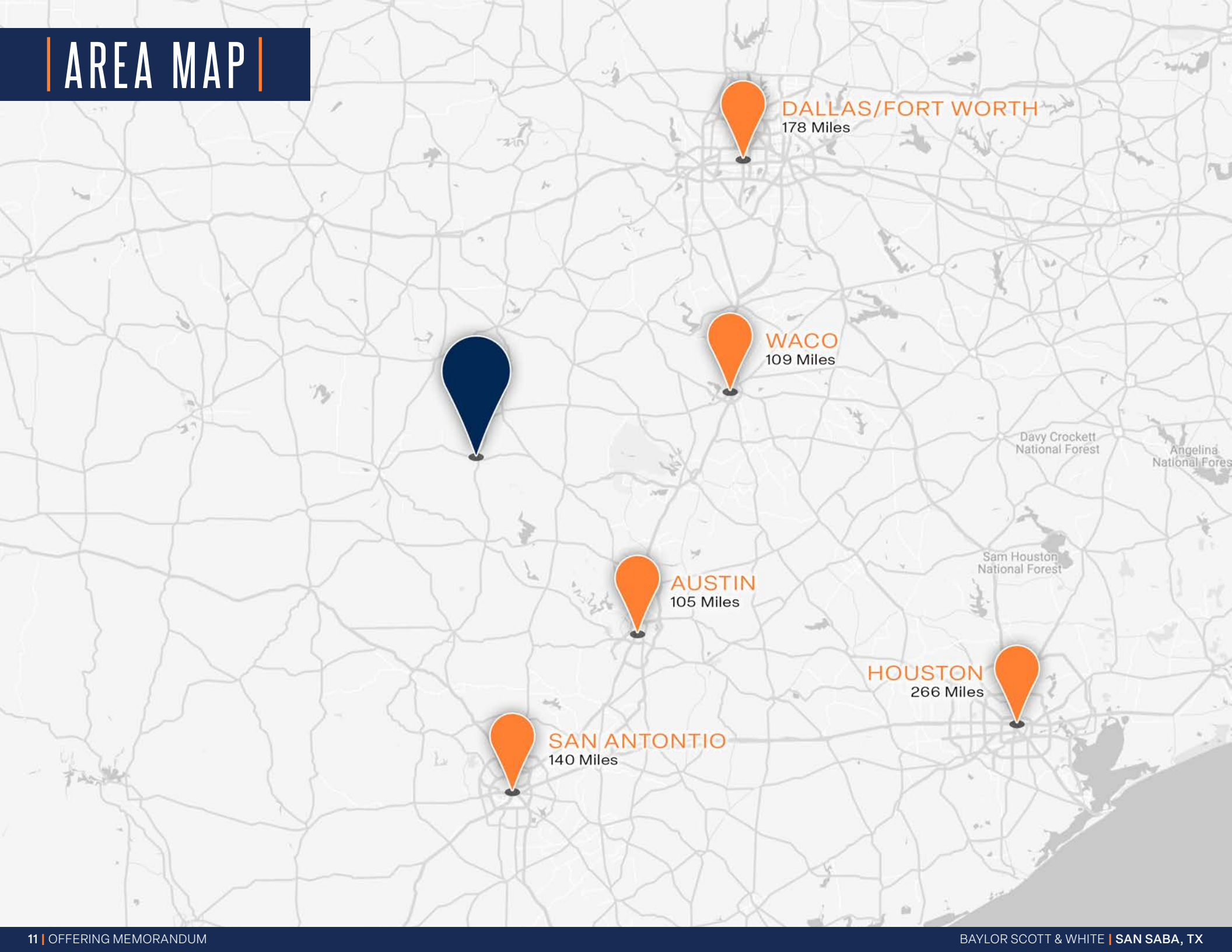
**HH INCOME**

	1 MILE	3 MILE	5 MILE
Average	\$58,465	\$58,228	\$59,472
Median	\$40,829	\$40,515	\$41,149
Per Capita	\$22,434	\$19,169	\$19,682

**TRANSPORTATION**

	1 MILE	3 MILE	5 MILE
2022 Daytime Projections	2,074	3,037	3,201
2022 Unemployment	3.49%	3.38%	3.36%
Average Time Traveled (min)	16	18	19

# AREA MAP



# NON-ENDORSMENT & DISCLAIMER NOTICE

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All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this Net Lease property.

EXCLUSIVELY LISTED BY:

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**Marcus & Millichap**  
**DIFFIE RETAIL TEAM**

ACTIVITY ID #: ZAF0160080



# 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.

**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:
  - 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.

Marcus & Millichap <small>Licensed Broker/Broker Firm Name or Primary Assumed Business Name</small>	9002994 <small>License No.</small>	tim.speck@marcusmillichap.com <small>Email</small>	972-755-5200 <small>Phone</small>
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