



# Hendrick Medical Office Investment Sale

2005 US Hwy 183, Early, Texas 76802

Contact Agent:

Logan May  
(325) 642-4312  
logan@bluebirdbranches.com





## Property Summary



Address

2005 US Hwy 183, Early, Texas 76802



Building Size

6,300 RSF



Price

\$1,300,000



Cap Rate

8.91%



Year of Construction

2004



Occupancy

100% - Single Tenant Occupied

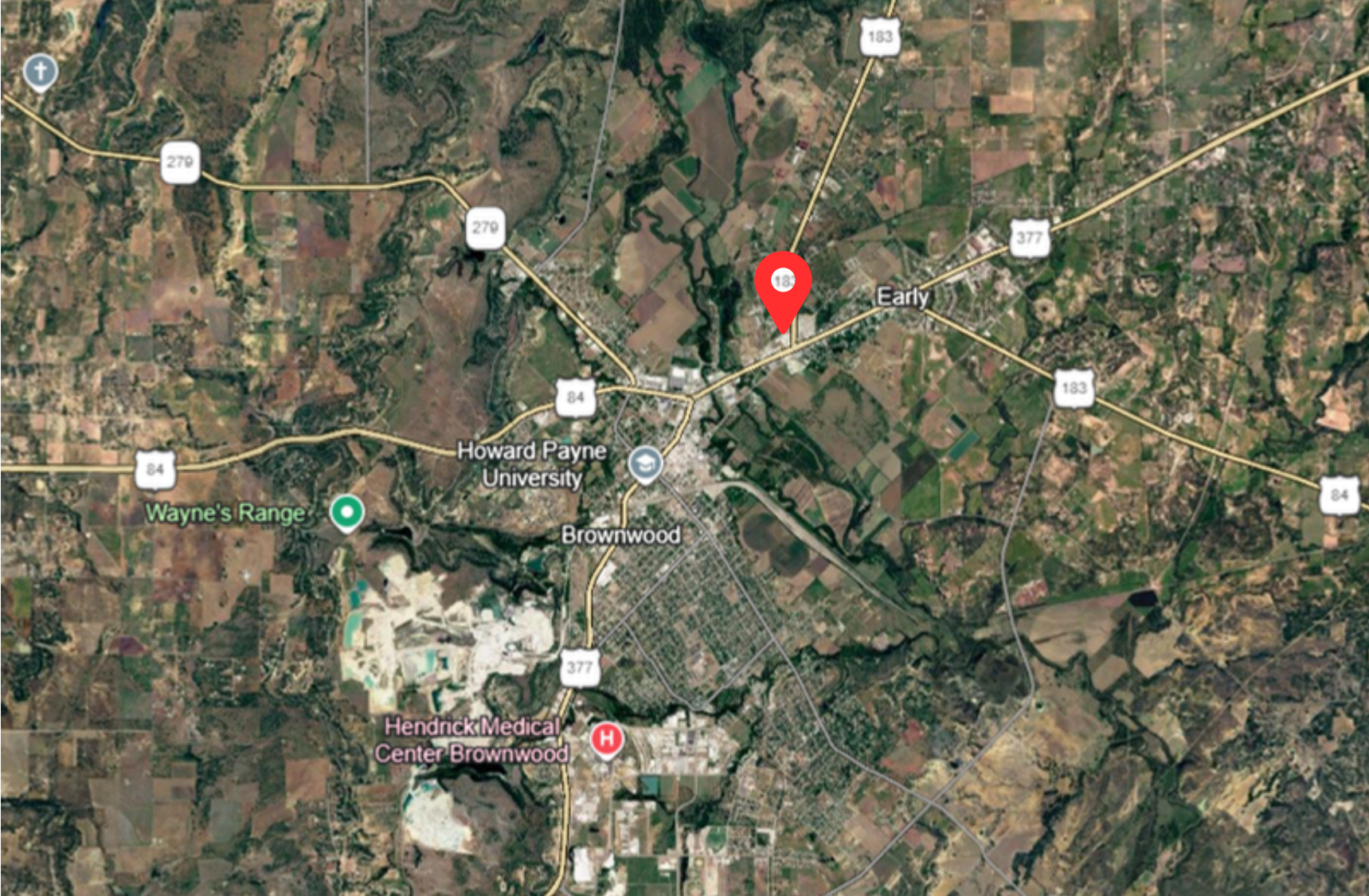
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ASSOCIATES

# Regional Location Map

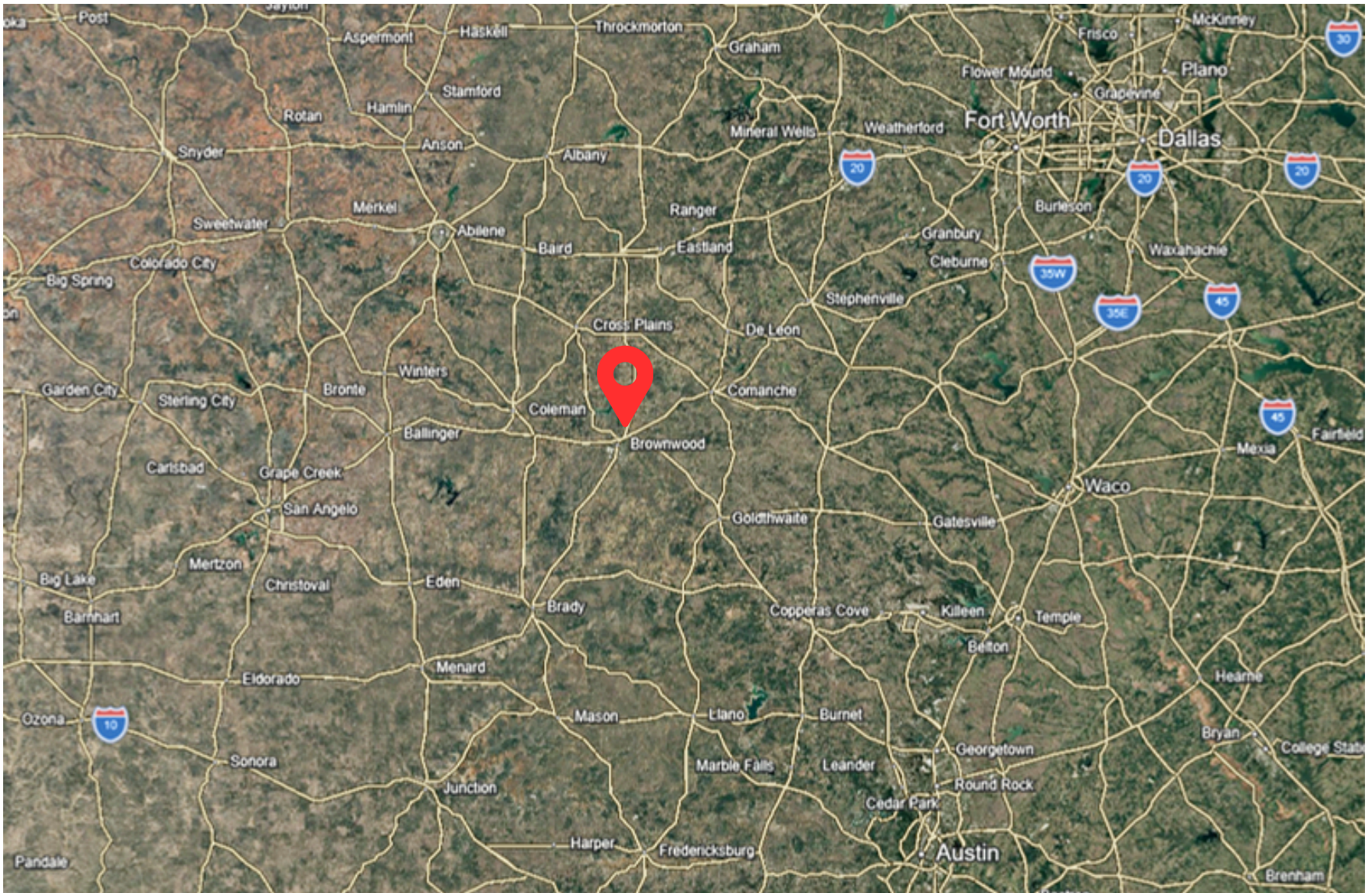


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# Greater Area Map



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## Exterior Photos



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## Interior Photos



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## Hendrick Rural Health Clinic Early

Headquartered in Abilene, Texas, Hendrick Health is a healthcare system owned and directed by a local, volunteer board since its founding in 1924 as a not-for-profit hospital in response to a community need for quality healthcare. Throughout the decades, the hospital has grown with the community, offering a wide range of comprehensive healthcare services to West Central Texas.

In 2020, Hendrick Medical Center became Hendrick Health and expanded to a three-hospital system –Hendrick Medical Center and Hendrick Medical Center South in Abilene and Hendrick Medical Center Brownwood in Brownwood. Hendrick Health also includes Hendrick Clinic, a multispecialty medical group of physicians and other advanced professional providers. Today, Hendrick Health has more than 100 service locations and serves 24 counties.

Providing the strength of a complete system of health services, Hendrick continues to offer aggressive, innovative treatments and preventive healthcare measures that include cardiovascular care, neurology and neurosurgery, neonatal and pediatric intensive care, orthopedics, women's health, and cancer services.

Community involvement is important to Hendrick, not just from a healthcare perspective. Staff and employees know what it means to give back. They help raise funds and give their time to Children's Miracle Network Hospitals, The United Way, Meals on Wheels and many other organizations.

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## Lease Abstract

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Lease Start Date  
**September 1, 2025**

Monthly Rent  
**\$10,000 / Month Base Rent**

Lease End Date  
**August 31, 2028**

Annual Rent  
**\$120,000 / Year Base Rent**

Rent Structure  
**Double Net Lease (NN)**

Tenant Pays  
**Telephone, Internet, Electric,  
Gas, Water, Sewer, Janitorial,  
Trash, Ad Valorem Tax**



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# Financial Information

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## Income

Annual Rental Income: \$120,000

## Expenses

Property Insurance \$4,125

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Annual Net Income \$115,875

Annual Net Income

\$115,875

Cap Rate

8.91%

Sales Price

\$1,300,000

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# Demographics

## Population

21,920

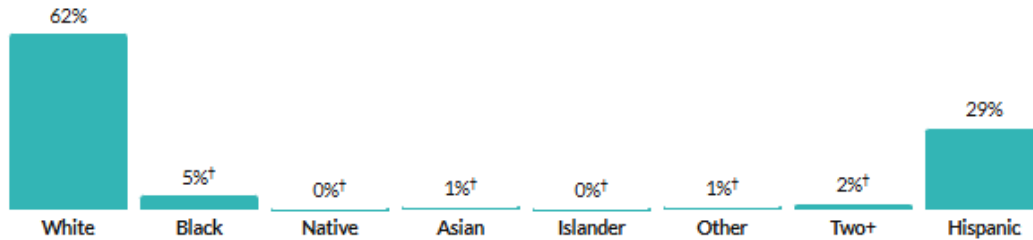
## Median Age

37.6

## Median Household Income

\$48,981

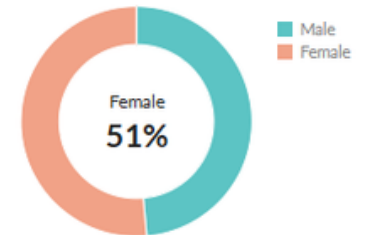
### Race & Ethnicity



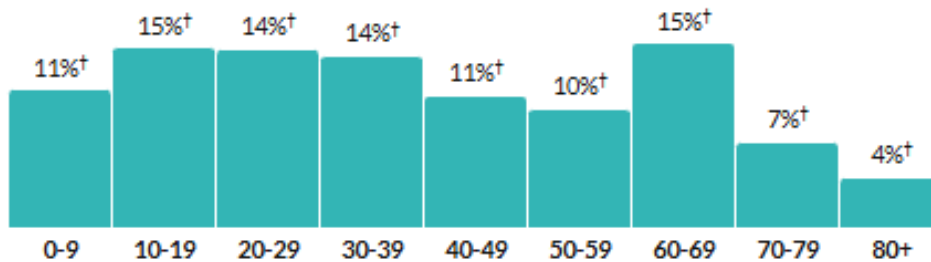
\* Hispanic includes respondents of any race. Other categories are non-Hispanic.

[Show data / Embed](#)

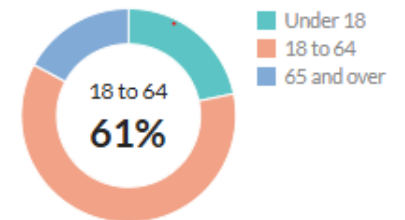
### Sex



### Population by age range



### Population by age category



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Listing Agent

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