



## Offered Exclusively By

### BROKERAGE TEAM

**Scott Briggs**

Senior Vice President

sabriggs@northmarq.com | 918.794.9787

**Kelly Largent**

Vice President

klargent@northmarq.com | 918.884.3142

**Nathanael Berwaldt**

Associate

nberwaldt@northmarq.com | 918.710.3924

**Sarah Martin**

Senior Transaction Manager

smartin@northmarq.com

### IN ASSOCIATION WITH

**Brett Butler**

Texas Broker

TX Lic. #558227-B

**Northmarq**

6120 S. Yale Avenue, Ste. 300 | Tulsa, OK 74136

918.494.2690

[northmarq.com](http://northmarq.com)

# DaVita, Inc.

2860 US Highway 83 South | Zapata, Texas 78076

[Click here for more information & to download the full Offering Memorandum](#)



Subject Property

Northmarq is pleased to offer for sale to qualified investors the opportunity to acquire the fee simple interest in the land and building of a single-tenant dialysis clinic located in Zapata, Texas (the "Property"). The Property consists of a 1.17-acre site improved with an 8,020-square-foot dialysis clinic constructed in 2017 to DaVita's "Hope" prototype design standards. The facility is strategically positioned with frontage along U.S. Highway 83, approximately 50 miles south of Laredo near the Mexican border.

The Property is leased to DaVita, Inc., a leading provider of kidney care in the United States with over 2,675 dialysis centers nationwide. The landlord-friendly net lease features a 15-year initial term with just under six years remaining, two five-year renewal options, and scheduled rental increases of 10 percent every five years, providing investors with a passive income stream backed by a credit-rated healthcare operator.



**\$3,141,227**  
Offering Price



**7.25%**  
Cap Rate