MOHR PARTNERS

FOR SALE

3200 BELLMEAD DR
BELLMEAD, TX 76705

±2,397 SF SINGLE-TENANT DENTAL CLINIC ON ±0.37 ACRES

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Investment Overview

Mohr Partners, Inc. is pleased to present an investment opportunity for 3200 Bellmead Dr in Waco (Bellmead), Texas, on behalf of OrthoDent Management, LLC, and affiliates. 3200 Bellmead Dr is a ±2,397 SF single-tenant dental clinic on ±0.37 acres with 19 surface parking spaces (≈7.9/1,000 SF). The building features a turnkey dental build-out (operatories, sterilization, imaging, reception, staff areas) in a highly accessible, drive-up format ideal for outpatient care. The small-format healthcare profile, strong parking and specialty improvements present an attractive and financeable opportunity for private investors and 1031 exchange buyers.

The property is leased to OrthoDent Management, LLC, the long-standing operating entity with 10+ years at this location, and is supported by corporate credit. The current lease provides approximately 10 years of remaining term beginning at Close of Escrow with annual 3.0% rent escalations and two (2) five-year option periods, delivering durable income growth and predictable mark-to-market over time.

Positioned along Bellmead Dr with quick connectivity to I-35 and Loop 340, the asset benefits from daily-needs traffic and proximity to national retailers including Walmart Supercenter, Sam's Club, H-E-B Plus!, The Home Depot, Chick-fil-A, Whataburger, McDonald's and more. The 5-mile population is approximately 100,000 (2024) after more than 10% growth since 2020. An additional 7% of growth is projected by 2029, supporting durable patient demand and labor availability.

EXECUTIVE SUMMARY	
Address	3200 Bellmead Dr, Bellmead, TX
Building Gross Area	±2,397 SF
Total Acreage	±0.37 Acres
Year Built	1986
Tenancy	Single
Use	Dental Clinic
Stories	1
Parking	19 spaces (approx. 7.9/1,000 SF)
Zoning	City of Bellmead

Financial Overview & Investment Highlights

OFFERING SUMMARY	
Price	$825,000
Cap Rate	7.00%
Net Operating Income	$57,528
Year Built	1986
Building Gross Area	±2,397 SF
Total Acreage	±0.37 Acres

LEASE SUMMARY	
Lease Term	10 Years
Lease Commencement	At Close of Escrow
Lease Expiration	10 Years from COE
Lease Type	NNN
Roof & Structure	Landlord
Increases	3.0% Annually
Options	Two (2), Five (5) Year
Tenant	OrthoDent Management, LLC
Guarantor	OrthoDent Management, LLC

INVESTMENT HIGHLIGHTS

- OrthoDent has operated at this site 10+ years and is now supported by a corporate platform (operations, recruiting, compliance, and revenue-cycle resources).
- ~10 years of remaining primary term, two 5-year options, and 3.0% annual rent increases create embedded growth and strong lender sizing.
- NNN lease with minimal landlord responsibilities
- High replacement cost of clinical build-outs increases tenant “stickiness” and supports higher recovery in re-tenanting scenarios.
- Daily-needs retail co-tenancy, immediate access to I-35/ Loop 340, and sustained population growth underpin patient flows.
- Bite-size, single-tenant healthcare assets are highly sought by 1031 and private NNN buyers seeking predictable yield with annual bumps.
- Dental/STNL assets in Texas continue to trade at a price-per-SF premium to generic office; the subject’s NNN structure, parking ratio, and corporate support help defend pricing on an income approach

Financial Overview

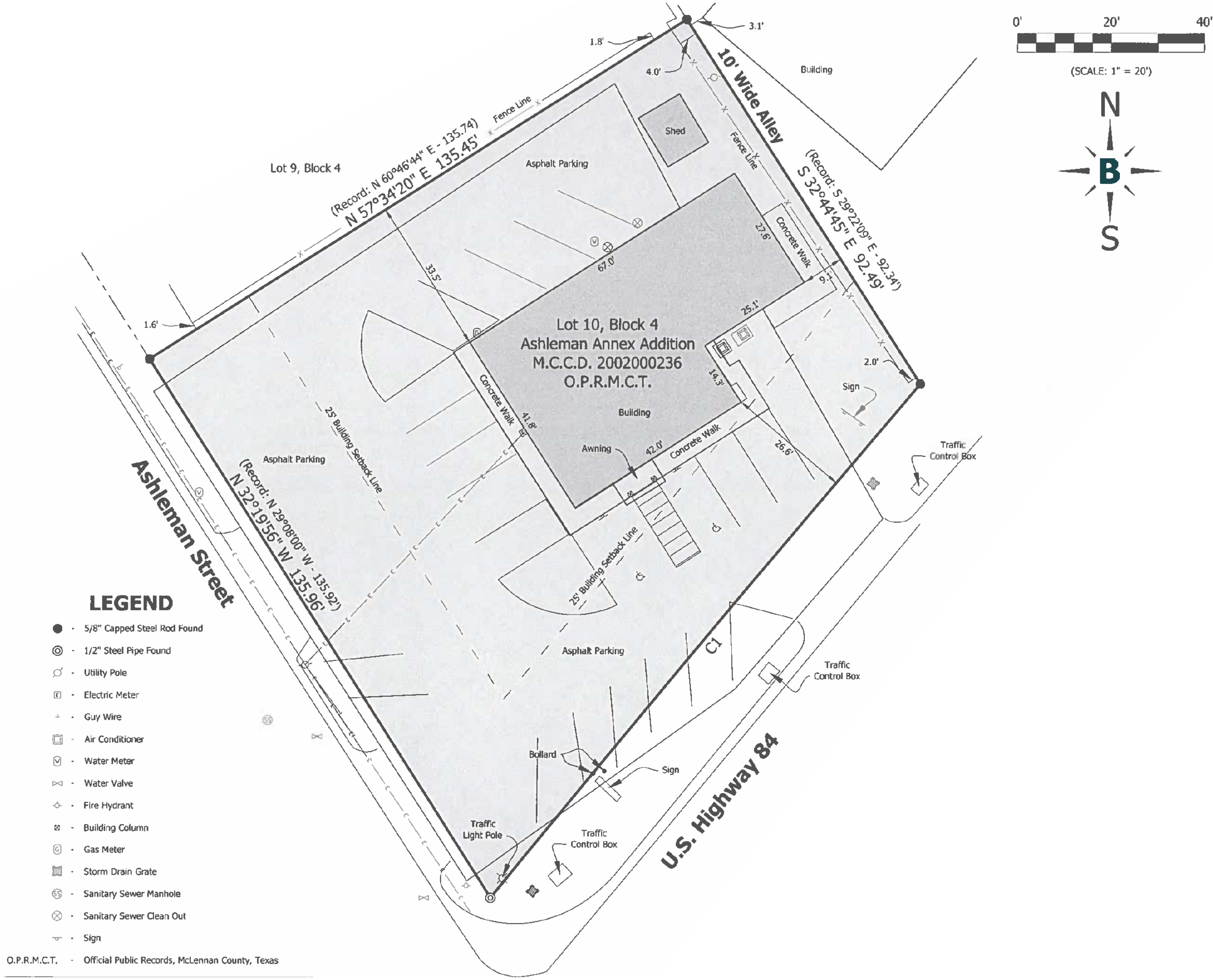
ANNUALIZED OPERATING DATA								
YEARS	COMMENCEMENT	EXPIRATION	INCREASES	MONTHLY RENT	ANNUAL RENT	MONTHLY RENT/SF	YEARLY RENT/SF	CAP RATE
1	3/1/2026	2/28/2027	--	$4,794	$57,528	$2.00	$24.00	7.00%
2	3/1/2027	2/29/2028	3.0%	$4,938	$59,254	$2.06	$24.72	7.21%
3	3/1/2028	2/28/2029	3.0%	$5,086	$61,031	$2.12	$25.46	7.42%
4	3/1/2029	2/28/2030	3.0%	$5,239	$62,862	$2.19	$26.23	7.65%
5	3/1/2030	2/28/2031	3.0%	$5,396	$64,748	$2.25	$27.01	7.88%
6	3/1/2031	2/29/2032	3.0%	$5,558	$66,691	$2.32	$27.82	8.11%
7	3/1/2032	2/28/2033	3.0%	$5,724	$68,691	$2.39	$28.66	8.36%
8	3/1/2033	2/28/2034	3.0%	$5,896	$70,752	$2.46	$29.52	8.61%
9	3/1/2034	2/28/2035	3.0%	$6,073	$72,875	$2.53	$30.40	8.87%
10	3/1/2035	2/29/2036	3.0%	$6,255	$75,061	$2.61	$31.31	9.13%
Option 1	3/1/2036	2/28/2041	Option 1	$6,443	$77,313	$2.69	$32.25	9.41%
Option 2	3/1/2041	2/28/2046	Option 2	$6,943	$83,318	$2.90	$34.76	10.14%
TOTALS				$4,794	$57,528			7.00%

Tenant Overview

COMPANY SUMMARY	
Tenant	OrthoDent Management, LLC
Industry	Dental Support Organization
Ownership	Private
Number of Locations	Approximately 10 Locations
Years in Business	13 Years
Headquarters	Austin, TX

OrthoDent Management, LLC is a Texas-based dental support and management company founded in 2012. Its founders include practicing dentists and management professionals who sought to support dental practices in rural and suburban communities by providing administrative and operational services while allowing individual practices to retain their local identity. OrthoDent specializes in supporting general, pediatric and orthodontic practices, particularly in Texas, and emphasizes a model "by dentists, for dentists".

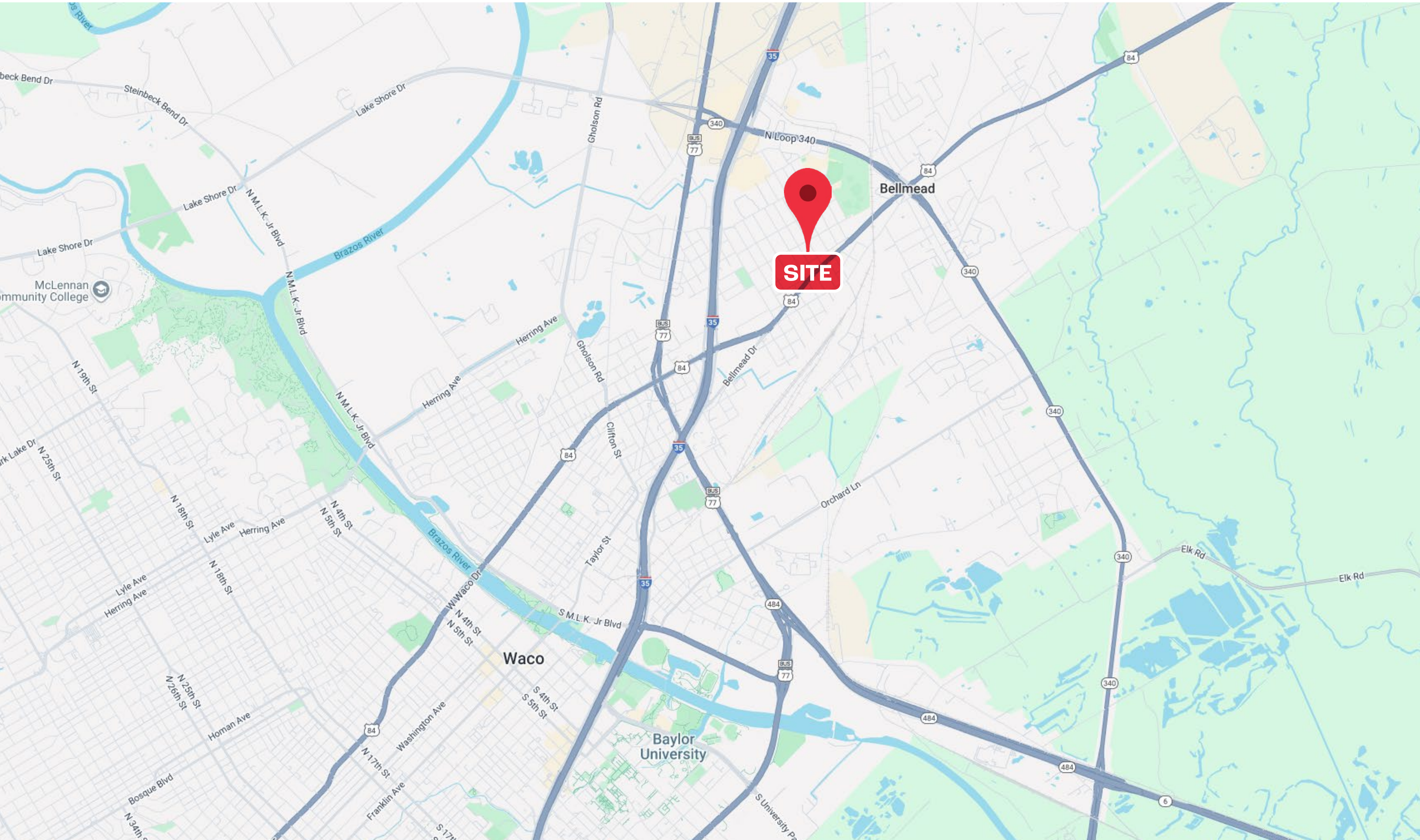
Survey


0'
20'
40'
(SCALE: 1" = 20')
N
B
S
Lot 10, Block 4
Ashleman Annex Addition
M.C.C.D. 2002000236
O.P.R.M.C.T.
Building
Shed
Asphalt Parking
Asphalt Parking
Asphalt Parking
Lot 9, Block 4
(Record: N 60°46'44" E - 135.74')
N 57°34'20" E 135.45'
Fence Line
Fence Line
10' Wide Alley
(Record: S 29°22'09" E - 92.34')
S 32°44'45" E 92.49'
Ashleman Street
(Record: N 29°08'00" W - 135.92')
N 32°19'56" W 135.96'
U.S. Highway 84
Concrete Walk
Concrete Walk
Concrete Walk
25' Building Setback Line
25' Building Setback Line
Awning
Bollard
Sign
Sign
Traffic Light Pole
Traffic Control Box
Traffic Control Box
Traffic Control Box
C1
1.8'
3.1'
4.0'
1.6'
2.0'
9.1'
33.5'
67.0'
27.6'
25.1'
14.3'
41.6'
42.0'
26.6'
LEGEND
5/8" Capped Steel Rod Found
1/2" Steel Pipe Found
Utility Pole
Electric Meter
Guy Wire
Air Conditioner
Water Meter
Water Valve
Fire Hydrant
Building Column
Gas Meter
Storm Drain Grate
Sanitary Sewer Manhole
Sanitary Sewer Clean Out
Sign
O.P.R.M.C.T. - Official Public Records, McLennan County, Texas

Aerial Map

LA VEGA HIGH SCHOOL
LA VEGA PRIMARY PHIL BANCALE CAMPUS
LA VEGA ELEMENTARY SCHOOL
H P MILES MIDDLE SCHOOL
GW CARVER MIDDLE SCHOOL
LA VEGA JUNIOR HIGH SCHOOL
SITE
INTERSTATE 35
84
LOOP 340

Local Map


SITE
Bellmead
Waco
Baylor University
McLennan Community College
Brazos River
N Loop 340
Lake Shore Dr
Steinbeck Bend Dr
Gholson Rd
N M.L.K. Jr Blvd
S M.L.K. Jr Blvd
Herring Ave
Lyle Ave
Bellmead Dr
Orchard Ln
Elk Rd
Clifton St
Taylor St
Washington Ave
Franklin Ave
Homan Ave
Bosque Blvd
N 4th St
N 5th St
S 4th St
S 5th St
N 17th St
N 18th St
N 19th St
N 25th St
N 26th St
N 34th St
S University Park
35
77
84
340
484
6

Waco, TX Market Summary

Waco is a city in and the county seat of McLennan County, Texas. It is situated along the Brazos River and Interstate 35, halfway between Dallas and Austin. The city had a U.S. census estimated 2024 population of 146,608, making it the 24th most populous city in the state. The Waco metropolitan statistical area consists of McLennan, Falls and Bosque counties, which had a 2024 estimated population of 307,123.

The city's economy is buoyed by a dynamic mix of sectors, including manufacturing, healthcare, education and tourism. Manufacturing is a cornerstone of the Waco economy, with a strong presence of companies in aerospace, consumer goods and construction materials. This sector benefits from Waco's skilled workforce, competitive cost of living and supportive business environment.

Healthcare and education are also vital parts of Waco's market. The city is home to several large healthcare institutions, which not only serve the local and regional population but also contribute significantly to employment and economic stability. Educational institutions, most notably Baylor University, provide a continuous stream of skilled graduates, fuel innovation and drive economic development through research and entrepreneurship initiatives.

Tourism has emerged as a growing sector within Waco, largely propelled by the popularity of attractions such as Magnolia Market at the Silos, which has garnered national attention. Additionally, Waco is home to the Dr Pepper Museum and the Texas Ranger Hall of Fame and Museum. The city's rich history, cultural sites and outdoor activities attract a diverse array of visitors, contributing to the local economy through retail, dining, and lodging sectors.

Demographics

	1 MILE	3 MILE	5 MILE
Population			
2020 Population	6,238	28,747	87,291
2024 Population	7,184	33,134	96,570
2029 Population Projection	7,742	35,714	103,177
Annual Growth 2020-2024	3.8%	3.8%	2.7%
Annual Growth 2024-2029	1.6%	1.6%	1.4%
Households			
2020 Households	2,143	10,534	31,043
2024 Households	2,453	12,191	34,463
2029 Household Projection	2,646	13,167	36,985
Annual Growth 2020-2024	3.2%	2.9%	1.7%
Annual Growth 2024-2029	1.6%	1.6%	1.5%
Avg Household Size	2.90	2.50	2.50
Avg Household Vehicles	2.00	2.00	2.00
Housing			
Median Home Value	$114,275	$128,593	$119,613
Median Year Built	1982	1979	1976
Owner Occupied Households	1,637	6,202	14,783
Renter Occupied Households	1,009	6,965	22,202
Household Income			
< $25,000	454	3,548	11,713
$25,000 - 50,000	815	4,124	9,774
$50,000 - 75,000	679	2,066	5,902
$75,000 - 100,000	197	951	2,687
$100,000 - 125,000	134	553	1,811
$125,000 - 150,000	10	171	524
$150,000 - 200,000	164	533	1,321
$200,000+	0	243	731
Avg Household Income	$58,661	$54,455	$53,553
Median Household Income	$48,503	$38,540	$37,316

	1 MILE	3 MILE	5 MILE
Population Summary			
Age 15+	5,619	26,338	77,318
Age 20+	5,056	23,947	69,218
Age 35+	3,408	15,625	38,261
Age 55+	1,684	7,927	18,835
Age 65+	962	4,594	10,741
Median Age	33.00	32.90	28.40
Avg Age	35.40	35.80	33.10
Education			
Some High School, No Diploma	1,230	4,582	12,008
High School Graduate	1,132	6,483	15,976
Some College, No Degree	1,302	6,844	17,043
Associate Degree	266	1,475	5,181
Bachelor's Degree	503	1,702	6,840
Advanced Degree	250	1,135	3,734
Employment			
Civilian Employed	3,162	13,411	41,358
Civilian Unemployed	90	547	2,150
Civilian Non-Labor Force	2,253	11,871	32,103
U.S. Armed Forces	0	26	77
Housing Value			
< $100,000	663	2,140	5,953
$100,000 - 200,000	669	2,567	4,813
$200,000 - 300,000	107	603	1,764
$300,000 - 400,000	1	49	338
$400,000 - 500,000	75	154	337
$500,000 - 1,000,000	0	157	475
$1,000,000+	2	78	114

CONFIDENTIALITY AND DISCLAIMER

Mohr Partners, Inc. ("Agent") has been engaged as the exclusive agent for the sale of a commercial property described herein (the "Property").

The property is being offered for sale in an "as-is, where-is" condition, and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Your acceptance of this memorandum is an indication of your agreement to hold the contents of this memorandum in the strictest confidence and that you will not disclose information contained herein, in whole or in part, to any other parties without the prior written authorization from the Owner or Mohr Partners, Inc. as a "Registered Potential Investor." The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions, and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum.

The enclosed materials are being provided solely to facilitate the prospective investor's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and/or directors as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein.

Neither the Agent nor the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections, and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserve the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale, or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller.

Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation, and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by owner and any conditions to owner's obligations there under have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature, will be held and treated in the strictest confidence, and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to Mohr Partners, Inc. If you have no interest in the Property at this time, please return this Offering Memorandum immediately to:

Mohr Partners, Inc.
14643 Dallas Pkwy Suite 1000
Dallas, TX 75254

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.

EQUAL HOUSING OPPORTUNITY

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.

MOHR PARTNERS, INC.	**392222**	**INFO@MOHRPARTNERS.COM**	**(972) 239-0394**
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
STEPHEN MACNOLL	**450357**	**STEVE.MACNOLL@MOHRPARTNERS.COM**	**(469) 754-2694**
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
BRANDON HIETT	**670618**	**BRANDON.HIETT@MOHRPARTNERS.COM**	**(702) 826-8263**
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials   Date

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