



AUSTIN - SAN MARCOS TX INPATIENT SUD BUSINESS & REAL ESTATE

1106 N INTERSTATE 35
SAN MARCOS, TX 78666



evoke
WELLNESS

INVESTMENT SUMMARY

Located in San Marcos TX this fully operational 39 Bed Detox and Residential Inpatient Addiction Treatment is an ideal opportunity for a savvy investor. The property is strategically located between Austin and San Antonio and is licensed with major innetwork insurance payors, and able to service VA members in TriCare Zone 4. The recently underwent many upgrades including new commercial kitchen, flooring, bedrooms, baths, updated common area and other patient accommodations, featuring open interior areas. The commercial zoning designation is flexible, opening options for various healthcare use and the chance for an investor or operator looking for their turnkey owner-occupied business in a strong market area. \$4,900,00 - Appraised Value \$5,400,000.

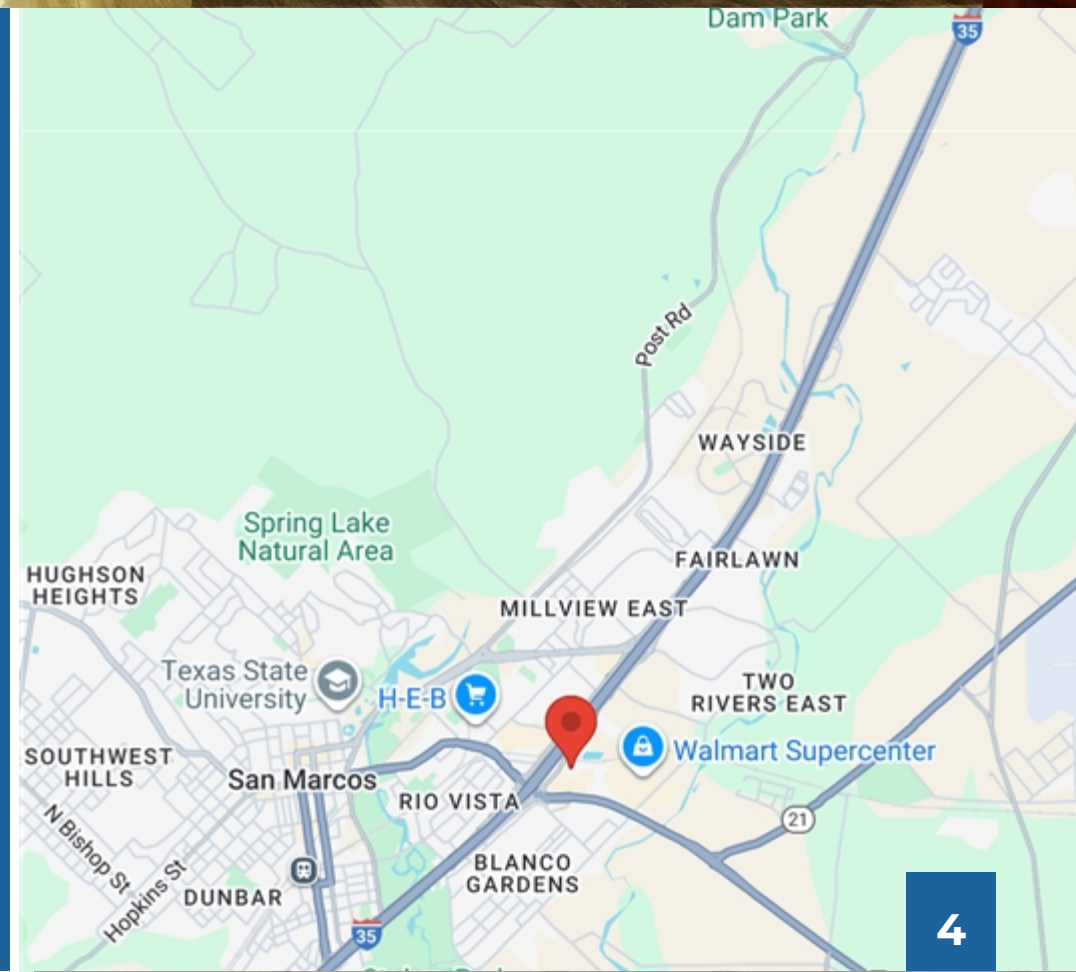


Offering Price	\$4,900,000.00
CAP Rate	4.50%
NOI	\$220,500.00
Year Built	2005
Lot Size (SF)	79,802.00 SqFt
Parcel ID	R46876
Zoning Type	Commercial
County	Hays
Frontage	0.00 Ft
Coordinates	29.884048,-97.918349
Square Footage	36,000
Use	Medical Detox





INVESTMENT HIGHLIGHTS





LOCATION HIGHLIGHTS

- Strategically located in San Marcos TX with nearby Austin and San Antonio located less than 50 miles away.
San Marcos is a growing community in the rapidly growing south central Texas region with many business and growth opportunities available.



CITY OF SAN MARCOS

COUNTY HAYS

AREA

CITY 35.7 SQ MI
LAND 35.6 SQ MI
WATER 0.1 SQ MI
ELEVATION 617 FT

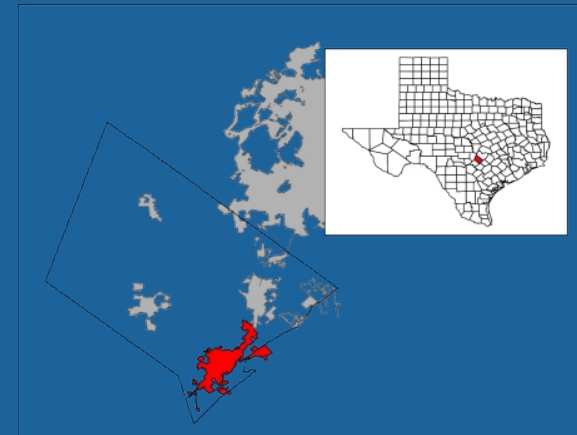
POPULATION

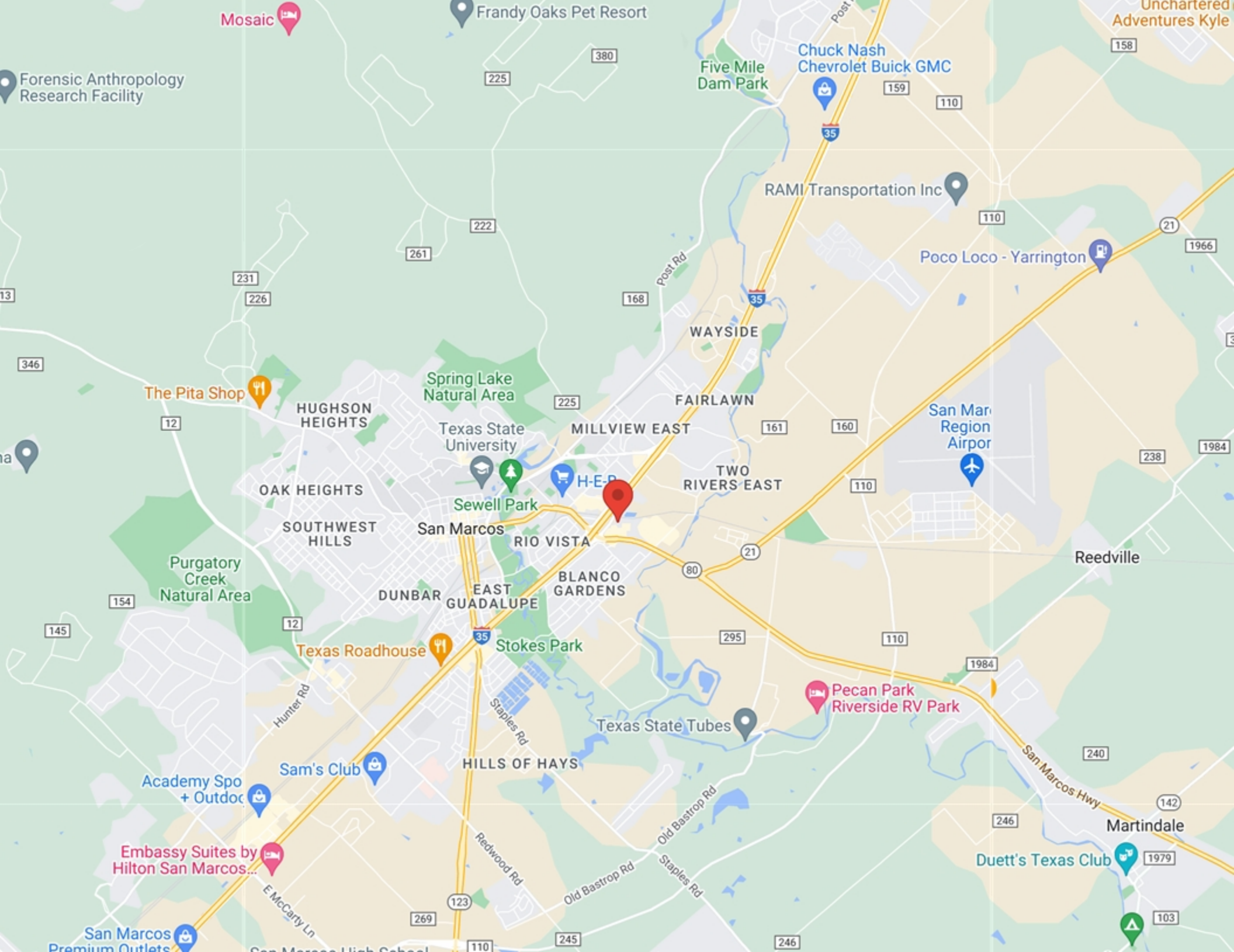
POPULATION 67,553
ESTIMATE (NULL) 70,301



ABOUT SAN MARCOS

San Marcos is a city and the county seat of Hays County, Texas, United States. The city is a part of the Greater Austin Metropolitan Area. San Marcos's limits extend into Caldwell and Guadalupe counties, as well.





Mosaic

Frandy Oaks Pet Resort

Forensic Anthropology Research Facility

Five Mile Dam Park

Chuck Nash Chevrolet Buick GMC

Uncharted Adventures Kyle

RAMI Transportation Inc

Poco Loco - Yarrington

The Pita Shop

Spring Lake Natural Area

WAYSIDE

FAIRLAWN

San Mar Region Airport

HUGHSON HEIGHTS

Texas State University

MILLVIEW EAST

OAK HEIGHTS

H-E-B

TWO RIVERS EAST

SOUTHWEST HILLS

Sewell Park

RIO VISTA

Reedville

Purgatory Creek Natural Area

San Marcos

BLANCO GARDENS

DUNBAR

EAST GUADALUPE

Stokes Park

Texas Roadhouse

Pecan Park Riverside RV Park

Texas State Tubes

Academy Spo + Outdoo

Sam's Club

HILLS OF HAYS

Embassy Suites by Hilton San Marcos...

Duett's Texas Club

San Marcos Premium Outlets

Martindale

EXCLUSIVELY PRESENTED BY:

NEIL MCKINNELL

Managing Partner

Mobile: 4154078694

neil@mckinnell.com

BLACKPOINT LLC

Office: 4154078694

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from BLACKPOINT LLC and it should not be made available to any other person or entity without the written consent of BLACKPOINT LLC .

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to BLACKPOINT LLC. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. BLACKPOINT LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, all potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE NEIL MCKINNELL at 415-407-8694 FOR MORE
DETAILS.**