

# For Sale



## Penny Paws Animal Hospital

7610 Glenview Dr.  
Richland Hills, TX 76180



### Hunington

**Hunington Properties, Inc.**

501 W President George Bush Hwy Suite #150  
Richardson, TX 75080

**214-689-3600**

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





## PENNY PAWS ANIMAL HOSPITAL

7610 Glenview Dr, Richland Hills, TX 76180



### Executive Summary

Sale Price	\$2,250,000.00
Current NOI	\$129,891.86
CAP Rate	5.77%
Building Size	2,577 SF
Lot Size	0.567 AC



### Property Highlights

- Corporate Backed Net Lease Animal Hospital / Veterinary Clinic
- Tenant Provides The Community With Pet Vaccinations, Heartworm Testing, Pet Microchips
- Tenant: People, Pets, and Vets, LLC. Services include: pet vaccinations, heartworm testing, pet microchips, annual bloodwork, teeth cleaning, general surgery, end of life care, spay/neuter, fecal testing, ultrasound/echocardiogram, seasonal allergies, pet boarding, emergency services, and pet grooming.
- In 2022, VetCor acquired People, Pets, & Vets, a leading veterinary services company with over 900 animal hospitals located throughout the United States and Canada



### Demographics

Population (2025)	1 mi. - 11,123
	3 mi. - 101,830
	5 mi. - 281,523
Average HHI	1 mi. - \$90,228
	3 mi. - \$103,522
	5 mi. - \$108,003

### Traffic Counts

Glenview Dr 7,841 vpd



**Matthew Kivnani**

Vice President | Brokerage

matthew@hpiproperties.com

(469)604-8681

**Hunington Properties, Inc.**

501 W President George Bush Hwy • Richardson, TX 75080 • 214-689-3600

**hpiproperties.com**

The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not in any way, warranted by Hunington Properties or by any agent, independent associate, subsidiary or employee of Hunington Properties. This information is subject to change.

## Lease Abstract

PENNY PAWS ANIMAL HOSPITAL	
Lease Type	NNN Landlord responsible for: roof, structure, subfloor, foundation, exterior walls of the Building, and interior load bearing walls.
Tenant Guarantor	Corporate
Asking Price	\$2,250,000.00
NOI	\$129,891.86
Cap Rate	5.77%
Primary Term	15 Years
Lease Term Remaining	11+
Rent Increases	2.00% Annual
Lease Commencement	11/24/2021
Lease Expiration	11/30/2036
Renewal Options	Three (3), 5-Year
Building Size (Sq Ft)	2,577 SF
Land Size (Acres)	0.567
Year Built	2005

LEASE YEAR	ANNUAL RENT	
Year 4	\$127,344.96	12/01/2024-11/30/2025
Year 5	\$129,891.86	12/01/2025-11/30/2026
Year 6	\$132,489.70	12/01/2026-11/30/2027
Year 7	\$135,139.49	12/01/2027-11/30/2028
Year 8	\$137,842.28	12/01/2028-11/30/2029
Year 9	\$140,599.13	12/01/2029-11/30/2030
Year 10	\$143,411.11	12/01/2030-11/30/2031
Year 11	\$146,279.33	12/01/2031-11/30/2032
Year 12	\$149,204.92	12/01/2032-11/30/2033
Year 13	\$152,189.02	12/01/2033-11/30/2034
Year 14	\$155,232.80	12/01/2034-11/30/2035
Year 15	\$158,337.45	12/01/2035-11/30/2036



Penny Paws Animal Clinic is a full-service veterinary clinic offering a range of veterinary care services including wellness exams, vaccinations, surgery (such as spay/neuter), dental cleaning and extractions, microchipping, boarding, emergency services, end-of-life care, and grooming, among others



**GLENVIEW DR 7,841 VPD**





**UTILITY NOTE**

The location of utilities shown hereon are from observed evidence of above ground opportunities only. The surveyor was not provided with underground plans or surface ground markings to determine the location of any subsurface services.

**POTENTIAL ENCROACHMENTS**

- A Concrete walkway encroaches by up to 1'9"
- B Chainlink Fence encroaches by up to 0.7', in two locations
- C Chainlink Fence encroaches by up to 1'
- D Wood Fence encroaches by up to 12'

**SURVEY NOTES**

- The bearing base for this survey originated from N 0°00'00"E.
- This property is designated by Tarrant County, as Tax Map Parcel 04793329.
- This property has an area of ±24,446 SQ. FT. or ±0.560 ACRES acres of land.
- In response to Table A, Items 16 and 17, there was no observable evidence of earth moving, building construction or additions, and no known proposed changes in right of way lines, record street or sidewalk construction or repairs.
- There was no observable evidence of easements found during the time Fieldwork was performed.
- Interior roadways appear to be private, variable in width and unnamed, unless otherwise shown.
- The property has direct access to Glenview Drive, which is a dedicated public right of way.
- This survey is to be relied upon only by the parties located in the certification of this survey.
- This survey is to be relied upon for construction or design purposes.
- Pursuant to Table A, Item 10, the subject property does not share any party wall with the adjoining properties.
- The legal description describes the same property as insured in such title insurance commitment and all property specific exceptions have been noted therein.
- The property address was observed as #780 Glenview Drive.
- In response to Table A, Item 18, the following items, if any, are plotted on the survey to the extent referenced on the applicable title commitment: 1. All platable areas denoted in the recorded assessment agreements; and, 2. The boundary limits only of all other appurtenant easements.
- The subject property shown creates a geometrically closed figure without any gaps, gaps, overlaps or holes. The subject property directly abuts at right-of-ways shown without any gaps, gaps, overlaps or holes.
- The measured calls shown on the survey match the record calls shown on the Vetting Deed as provided by the title company, in accordance with ALTA/NSPS standards.

**FLOOD ZONE NOTE**

By graphic plotting only, this property is in Zone "X" of the Flood Insurance Rate Map, Community No. 483920208, which bears an effective date of March 21, 2019 and is NOT in a Special Flood Hazard Area as provided on FEMA's website. As indicated by a firm, it is our understanding that this community DOES currently participate in the program. No field surveying was performed to determine this zone.

**ZONING INFORMATION TABLE**

Observed Use:	Veterinary Clinic
Zoning:	
Zoning Not Provided:	
Bulk Restrictions:	
Parking Information:	

Total regular striped spaces provided: 30  
Total handicap striped spaces provided: 33  
Total combined striped spaces provided: 33

Source of Zoning Information:

**TITLE COMMITMENT LEGAL DESCRIPTION**

Lot 1, Block 2, of MCCOY ADDITION, on addition to the City of Richardson, Texas, according to the Map thereof recorded in Volume 388-M, Page 469, of the Dead Records of Tarrant County, Texas.

Being the same property surveyed as described in a Commitment for Title Insurance prepared by Stewart Title Guaranty Company, Commitment No. 2200030596, dated September 08, 2022 at 8:00 AM, issued September 20, 2022 at 8:38 AM.

**SCHEDULE B - TITLE ITEMS**

Being the same property surveyed as described in a Commitment for Title Insurance prepared by Stewart Title Guaranty Company, Commitment No. 2200030596, dated September 08, 2022 at 8:00 AM, issued September 20, 2022 at 8:38 AM.

Schedule B items not listed below are not considered to be survey related matters.

The following restrictive covenants of record identified below:

- (1) Recorded in under Volume 2474, Page 290, amended in Volume 3427, Page 156, of the Dead Records of Tarrant County, Texas, AFFECTS, SHOWN HEREON.
- (2) Building setback line, 25 feet from north property line, as shown by plat recorded in under Volume 388-M, Page 469, Dead Records, Tarrant County, Texas, AFFECTS, SHOWN HEREON.
- (3) Easement, undetermined fee in width, along the south property line, as recorded in under Volume 388-M, Page 469, Dead Records, Tarrant County, Texas, AFFECTS, SHOWN HEREON.
- (4) Utility easement, 5 feet in width, along the east property line, as recorded in under Volume 388-M, Page 469, Dead Records, Tarrant County, Texas, AFFECTS, SHOWN HEREON.
- (5) A Subsurface oil, gas and mineral lease dated October 17, 2006, filed January 19, 2007, executed by McPherson and Ross Lugo, lessors, in favor of Harding Company, lessee, recorded in under Instrument Number 002703063, Real Property Records, Tarrant County, Texas. Lease assigned to DOWELL Limited LP, a Texas limited liability partnership, by Lease Assignment recorded in under Instrument Number 002703063, Real Property Records, Tarrant County, Texas.

NOT A SURVEY MATTER

**LEGEND OF SYMBOLS AND ABBREVIATIONS**

CM Controlling Monument  
● Found Iron Rod (FIR)  
● Found Iron Rod w/ Cap (FIRC)  
○ Set Iron Rod w/ Cap (SIRC)  
● Point for Corner (PFC)  
○ "X" Found in Concrete  
( ) Record Bearing and Distance  
M Measured Distance  
FR 5/8" Found in Road  
C/C w/ REF. TO FRC 5/8"  
S 49°40'48"W 0.34'  
DW RECONSTRUCTION LLC  
TARRANT CAD ID NO. 04033264  
LOT 20-A, BLOCK 1  
CAB. A, SL. 8309  
P.R.T.C.T.  
Water Meter  
Cleanout  
Gas Meter  
Sign  
Landscaping  
Handicapped Space  
Wood Fence  
Chain Link/Fence  
Overhead Power Line  
Brick Screenwall  
CONCRETE ASPHALT

**ALTA/NSPS LAND TITLE SURVEY**

Surveyor's Certification

I, Perry Pows Animal Clinic, do hereby certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS, jointly established and adopted by ALTA and NSPS in 2021, and contains Items 1, 2, 3, 4, 6a, 6b, 7a, 7b, 7c, 8, 9, 10, 11a, 12, 13, 14, 15, 17, 18, and 19, of Table A thereof.

The field work was completed on September 06th, 2022.

The date of this map is September 08th, 2022.

Last Revision Date: September 20th, 2022

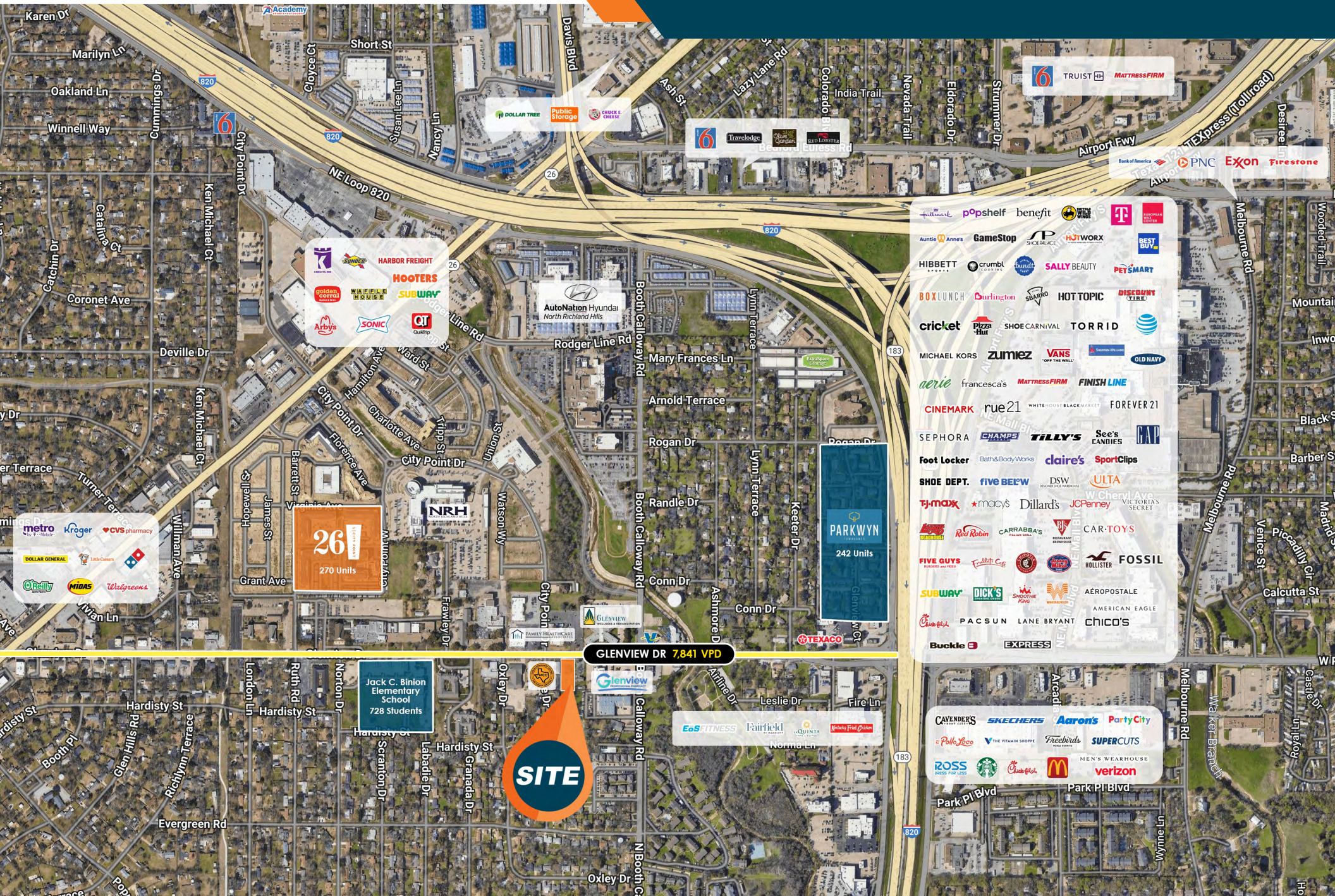
Perry Pows Animal Clinic  
0003-22-0293  
780 Glenview Drive  
Richardson, TX 75080

Registered Surveyor: David M. Henderson  
Registration No. 4489  
Firm License No. 0102700  
in the State of Texas

**REALM LAND SERVICES, Inc.**  
Hoff@RealLandServices.com 571-208-2090

REAL PROJECT NAME: Perry Pows Animal Clinic  
REAL PROJECT NO.: 0003-22-0293  
SITE ADDRESS: 780 Glenview Drive  
Richardson, Texas, 75080











## 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.

<b>Hunington Properties, Inc.</b> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<b>454676</b> License No.	<b>sandy@hpiproperties.com</b> Email	<b>713.623.6944</b> Phone
<b>Sanford Paul Aron</b> Designated Broker of Firm	<b>218898</b> License No.	<b>sandy@hpiproperties.com</b> Email	<b>713.623.6944</b> Phone
<b>Matthew Kivnani</b> Licensed Supervisor of Sales Agent/ Associate	<b>741535</b> License No.	<b>matthew@hpiproperties.com</b> Email	<b>214.689.3600</b> Phone
<b>N/A</b> Sales Agent/Associate's Name	<b>N/A</b> License No.	<b>N/A</b> Email	<b>N/A</b> Phone

---

Buyer/Tenant/Seller/Landlord Initials

---

Date