

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



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



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Lease Abstract

PENNY PAWS ANIMAL HOSPITAL	
Lease Type	NNN Limited Landlord Responsibility
Tenant Guarantor	Corporate
Asking Price	\$2,250,000.00
NOI	\$129,891.86
Cap Rate	5.77%
Primary Term	15 Years
Lease Term Remaining	10.5+
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

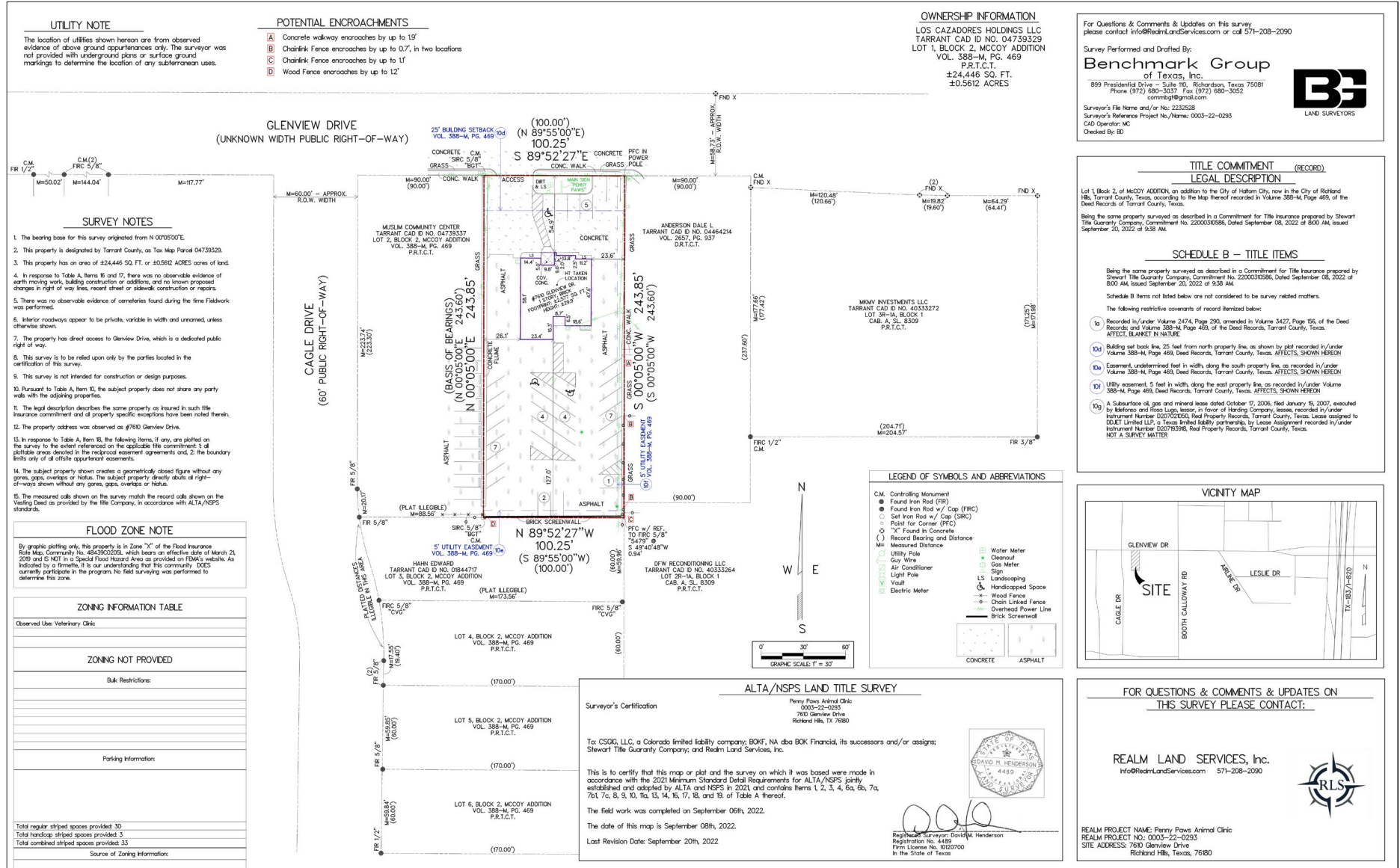
LEASE YEAR	ANNUAL RENT	
Year 4	\$127,344.96	12/01/2024-11/30/2025
Year 5	\$129,891.86	12/01/2025-11/30/2026
Year 6	\$132,489.70	12/01/2026-11/30/2027
Year 7	\$135,139.49	12/01/2027-11/30/2028
Year 8	\$137,842.28	12/01/2028-11/30/2029
Year 9	\$140,599.13	12/01/2029-11/30/2030
Year 10	\$143,411.11	12/01/2030-11/30/2031
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



Survey







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.

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Buyer/Tenant/Seller/Landlord Initials

Date