

# aQua Dialysis

Lufkin, TX

Income Tax-Free State

Absolute NNN Lease w/ 3.0% Annual Increases

\$ | Price:  
**\$3,021,231**

% | Cap Rate:  
**6.50%**

OFFERED EXCLUSIVELY BY



**Isaiah Harf**

Regional Managing Director  
iharf@northmarq.com  
+1 773.963.2637

**BJ Feller**

Senior Vice President & Managing Director  
bfeller@northmarq.com  
TX Broker #766542

**Christian Tremblay**

Vice President  
ctremblay@northmarq.com

**Mark Lovering**

Associate Vice President  
mlovering@northmarq.com

**Jack Collins**

Senior Associate  
jcollins@northmarq.com

**Josh Dicker**

Associate  
jdicker@northmarq.com

**Robin Borgeson**

Associate  
rborgeson@northmarq.com

**Russell Freeman**

Analyst  
rfreeman@northmarq.com

**Sam Ray**

Analyst  
sray@northmarq.com

## THE OFFERING

**Northmarq** is pleased to offer for sale to qualified investors the opportunity to purchase a fee simple interest in the aQua Dialysis property located in Lufkin, Texas (the "Property"), just west of the 167-bed St. Luke's Health - Memorial Hospital, home to East Texas' largest emergency department. The Property consists of a 8,000-square-foot freestanding healthcare clinic on a 1.14-acre parcel of land. The Property is leased by Aqua Dialysis Frank Avenue LLC doing business as aQua Dialysis. In April 2024, aQua signed a brand new 15-year, absolute NNN lease with no landlord responsibilities. Additionally, the lease features rare, 3.0% annual rental escalations throughout the base and option terms, providing investors with a boost to overall cash flows and a significant hedge against inflation. See *the lease abstract for full details*.

The Property represents an excellent acquisition opportunity in Lufkin, TX and is strategically positioned between two major healthcare facilities: St. Luke's Health - Memorial Hospital (167 beds) and Woodlawn Heights Medical Center (149 beds), both less than 1/2 mile from the Property. This region has proven to be successful as this location is open 6 days a week, and is running three shifts a day M/W/F and two shifts T/R/S. There are 24 stations located inside this facility with an ISO room, demonstrating the strength of aQua's customer base in this geographic area.

The Property is located just east of Interstate 297 (22,979 VPD) at the N Frank Avenue (17,110+ VPD) interchange, a main east/west thoroughfare of Lufkin providing access to downtown Lufkin. Additionally, many national retailers are located nearby Brookshire Brothers Grocery, Chick-fil-A, Jack in the Box, Sonic, and O'Reilly Auto Parts.



Property Photo



**Northmarq**

303 E Wacker Dr, Suite 1111  
Chicago, IL 60601

northmarq.com