

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



Freestanding Urgent Care | New 20-Year Lease | 2% Annual Increases | Strong Guaranty



125 S. Pioneer Drive | Abilene, TX

FORT WORTH-DALLAS MSA

ACTUAL SITE



EXCLUSIVELY MARKETED BY



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PROPERTY PHOTOS



OFFERING SUMMARY



OFFERING

Pricing	\$2,960,000
Net Operating Income	\$218,875
Cap Rate	7.39%

PROPERTY SPECIFICATIONS

Property Address	125 S. Pioneer Drive Abilene, Texas 79605
Rentable Area	2,646 SF
Land Area	0.79 AC
Year Built / Remodeled	1982 / 2023
Tenant	Your Choice Healthcare, LLC dba Total Point Urgent Care
Guaranty	Rocinate Equity, Inc.
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term	20 Years
Increases	2% Annual Increases Including Options
Options	4 (5-Year)
Rent Commencement	April 2022
Lease Expiration	April 2042

Tenant Name	Square Feet	LEASE TERM		RENTAL RATES				
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Your Choice Healthcare, LLC	2,551	April 2022	April 2042	Current	-	\$18,240	\$218,875	4 (5-Year)
(dba Total Point Urgent Care)				May 2026	2%	\$18,604	\$223,253	

2% Annual Increases Thereafter

Brand-New 20-Year Lease | Options To Extend | Strong Guarantee | 2% Annual Rental Increases | Fast Growing Operator

- Brand-new 20-year lease with 4 (5-year) options to extend, demonstrating their long-term commitment to the site
- The lease is guaranteed by Rocinate Equity Inc., dba Elysian Capital, a UK based private equity firm, seeking companies with aspirational management who are open to unlock their full potential
- There are 2% annual rental increases throughout the initial term and each option period, growing NOI and hedging against inflation
- Newly redeveloped urgent care facility offering imaging services such as on-site x-rays and labs
- Total Point is a rapidly growing medical service provider with urgent cares, imaging, emergency rooms and hospitals across Texas and Arizona

Absolute NNN | Fee Simple Ownership | Zero Landlord Responsibilities | No State Income Tax

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for a passive investor in a state with no state income tax

Off Signalized, Hard Corner Intersection | Interstate 20 | Surrounding Retailers | Excellent Visibility & Access

- Total Point Urgent Care is strategically located off the signalized, hard corner intersection of S 1st St and S Pioneer Dr averaging 33,300 VPD
- Located off US Hwy 277 (43,300 VPD), allowing for direct on/off ramp access
- The immediate trade area is supported by surrounding retailers such as Arby's, KFC, Burger King, and more
- Ideally located in the heart of several neighborhoods, providing a direct consumer base from which to draw
- The subject property has significant street frontage along S Pioneer Dr and multiple points of access, providing ease and convenience for customers

Local Demographics 5-Mile Trade Area

- More than 102,000 residents and 54,000 employees support the trade area
- \$67,087 average household income

Abilene Named Flagship Site For \$500B+ AI Infrastructure Project

- Abilene has been selected as the flagship location for OpenAI's \$500B+ "Stargate" AI infrastructure initiative
- The campus is projected to generate over \$1 billion in direct and indirect economic impact, catalyzing significant economic growth, population inflow, and infrastructure investment across the Abilene market



TOTAL POINT URGENT CARE

totalpointcare.com

Company Type: Private

Locations: 12+

Total Point's clinics throughout Texas and Arizona are here to provide the immediate medical care one needs at a fraction of the cost they encounter at the emergency room. Total Point Urgent Care provides a complete turnkey healthcare industry services.

What Sets Them Apart

They strive for the highest level of customer service and care by their professionals. What sets them apart from other urgent care clinics are their onsite technology and services, which include:

- Urgent Care
- Primary Care
- Specialty Care
- Routine Checkups
- Telecare/Virtual Visit (Coming Soon)
- Onsite Lab & X Rays

Source: totalpointcare.com, prnewswire.com

PROPERTY OVERVIEW

LOCATION



Abilene, Texas
Taylor County
Fort Worth-Dallas MSA

ACCESS



S. Pioneer Drive: 3 Access Points

TRAFFIC COUNTS



S. Pioneer Drive: 12,000 VPD
S. 1st Street/Interstate 20 Business: 21,300 VPD
Winters Freeway/U.S. Highway 83: 43,300 VPD

IMPROVEMENTS



There is approximately 2,646 SF of existing building area

PARKING



There are approximately 38 parking spaces on the owned parcel.
The parking ratio is approximately 14.36 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 21950000201
Acres: 0.79
Square Feet: 34,578

CONSTRUCTION



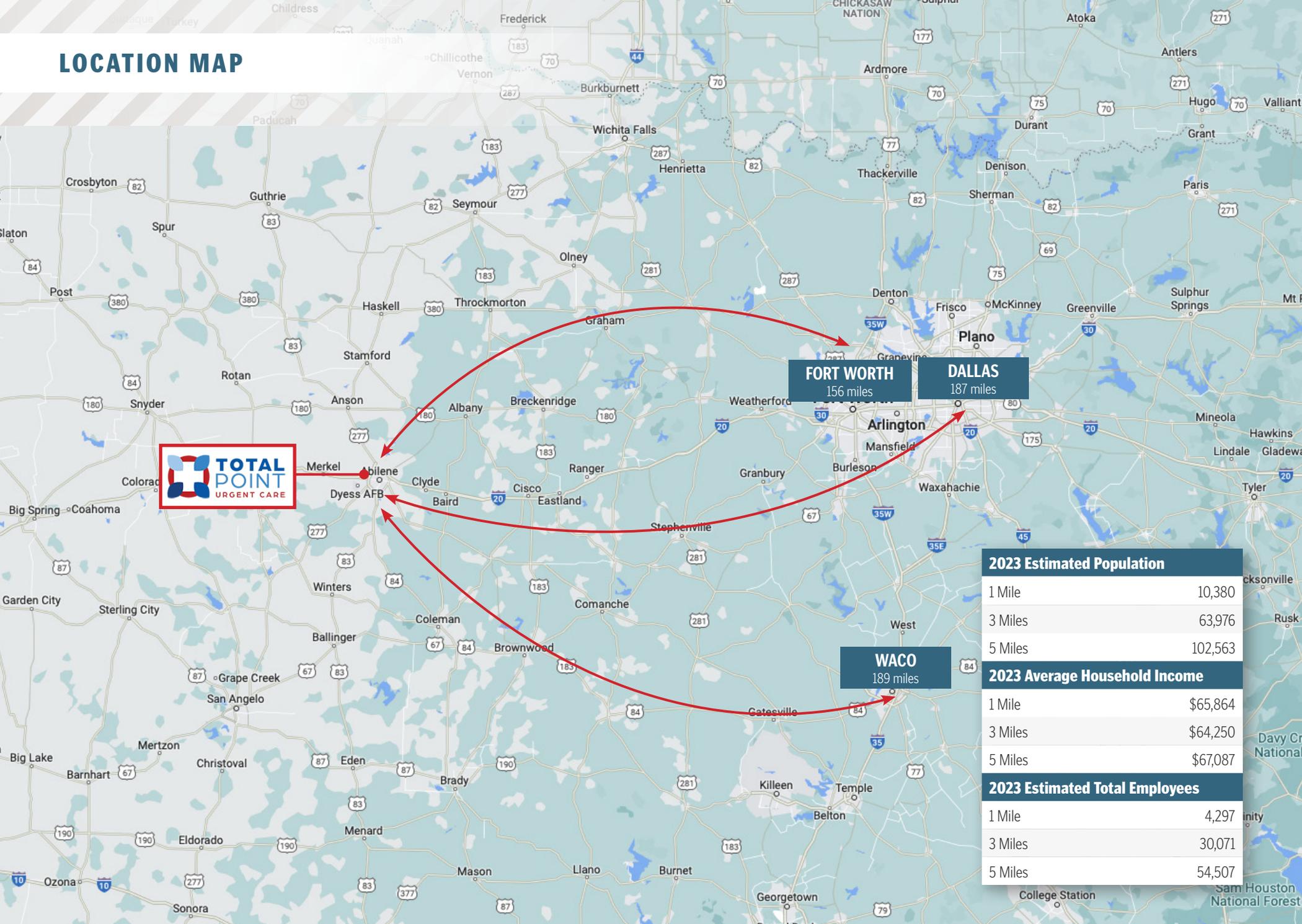
Year Built: 1982
Year Renovated: 2023

ZONING



GC - General Commercial

LOCATION MAP



FORT WORTH
156 miles

DALLAS
187 miles

WACO
189 miles

2023 Estimated Population

1 Mile	10,380
3 Miles	63,976
5 Miles	102,563

2023 Average Household Income

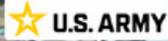
1 Mile	\$65,864
3 Miles	\$64,250
5 Miles	\$67,087

2023 Estimated Total Employees

1 Mile	4,297
3 Miles	30,071
5 Miles	54,507



REAGAN
ELEMENTARY
SCHOOL



DOLLAR GENERAL



U.S. HIGHWAY 277&84&83

43,300
VEHICLES PER DAY

S. 3RD ST.



WESTGATE TOWN CENTER



12,000
VEHICLES PER DAY

S. PIONEER DR.



21,300
VEHICLES PER DAY

INTERSTATE 20 BUS.





FAMILY DOLLAR
DOLLAR GENERAL

ABILENE HIGH SCHOOL

LONG JOHN SILVER'S
PAPA JOHN'S
McDonald's

HARBOR FREIGHT
QUALITY TOOLS. LOWEST PRICES.

O'Reilly AUTO PARTS

CALIBER COLLISION

GOLDEN CHICK

CONOCO

beltway park

BURGER KING

Kwik Fill

12,400
VEHICLES PER DAY

N. 1ST ST.

21,300
VEHICLES PER DAY

INTERSTATE 20 BUS.

SUBWAY

Ford

WALMART
WALMART BURGER

AutoZone

12,000
VEHICLES PER DAY

S. PIONEER DR.

TOTAL POINT
URGENT CARE

Firestone
COMPLETE AUTO CARE

FAMILY DOLLAR



Firestone
since 1926 COMPLETE AUTO CARE™

AutoZone

PYLON SIGN

TOTAL POINT
URGENT CARE

S. PIONEER DR.

12,000
VEHICLES PER DAY



AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population			
2023 Estimated Population	10,380	63,976	102,563
2028 Projected Population	10,341	63,812	102,855
2023 Median Age	36.6	34.6	33.7
Households & Growth			
2023 Estimated Households	3,963	25,105	39,948
2028 Projected Households	3,976	25,254	40,411
Projected Annual Growth 2023 to 2028	0.07%	0.12%	0.23%
Race & Ethnicity			
2023 Estimated White	69.98%	74.00%	74.90%
2023 Estimated Black or African American	13.80%	10.98%	10.99%
2023 Estimated Asian or Pacific Islander	1.30%	1.64%	2.18%
2023 Estimated American Indian or Native Alaskan	1.26%	1.18%	1.00%
2023 Estimated Other Races	10.75%	11.07%	9.23%
2023 Estimated Hispanic	34.47%	34.78%	29.52%
Income			
2023 Estimated Average Household Income	\$65,864	\$64,250	\$67,087
2023 Estimated Median Household Income	\$46,249	\$48,771	\$50,944
Businesses & Employees			
2023 Estimated Total Businesses	480	2,597	4,310
2023 Estimated Total Employees	4,297	30,071	54,507



Dyess Air Force Base



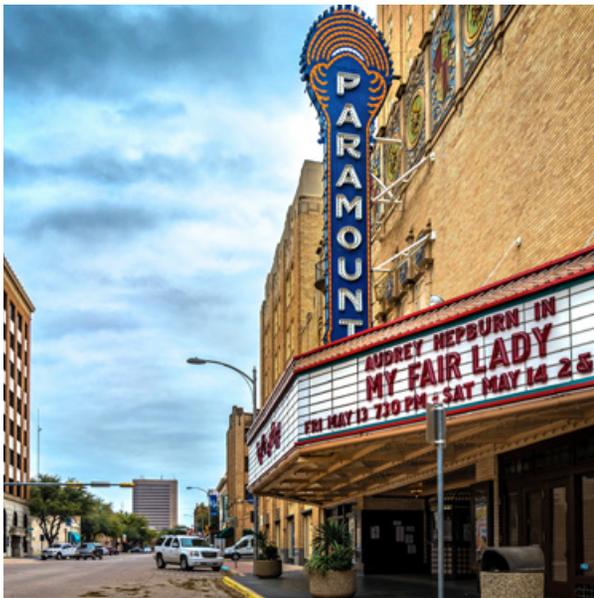


ABILENE, TEXAS

The City of Abilene, Texas, is located approximately 180 miles due west of the Dallas/Fort Worth Metroplex. Situated adjacent to Interstate 20, Abilene is the center of a 22-county area commonly referred to as the Texas Midwest or the Big Country. The City of Abilene had a population of 127,129 as of July 1, 2023. Abilene is the economic, educational, medical, and cultural center of the west central Texas area.

Described as “the Future Great City of West Texas,” Abilene was established in March 1881 upon the completion of the Texas & Pacific Railroad. Abilene’s civic progressiveness and its logistic function as a regional center for distribution, commerce, industry, transportation, and education provide an assortment of lodging, dining, cultural, and shopping opportunities typically found only in much larger cities.

Manufacturing plants in Abilene and its immediate vicinity produce such products as industrial boilers/ steel fabrication, cookies, soft drinks, soft drink containers, rubber for retread tires, plastics packaging, wind towers, boats, oil/gas drilling, sprockets and gears, refined oil products, carbon fibers, pressure vessels, gear boxes, iron powder cores, and industrial fans. Abilene is the home of three co-educational, liberal arts universities, two nursing schools, one two-year college, one technical college, and one pharmacy school. In addition, Abilene State Supported Living Center, which provides campus-based direct services and support to people with intellectual and developmental disabilities, owned and operated by the State of Texas Department of Aging and Disability Services, is located on a 640-acre tract within the City. Abilene is home to Dyess Air Force Base, which is a significant economic influence on the area, as one of the city’s largest employers. Dyess is the home for the 7th Bomb Wing of the Global Strike Command, which flies the B1-B bomber. The cultural aspects of Abilene are centered on a mix of the local college and university campuses, the agriculture community of the surrounding area and the numerous evangelical churches present. Abilene is home to the restored Paramount Theatre, the Abilene Philharmonic, Grace Museum, Center for Contemporary Arts, Abilene Zoo, 12th Armored Division Museum as well as several public parks and libraries.





FORT WORTH, TEXAS

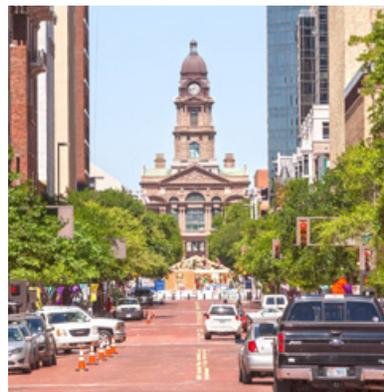
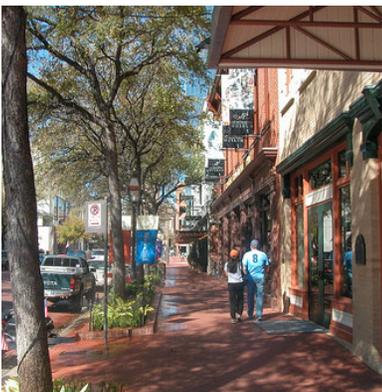
Fort Worth is the 16th-largest city in the United States and the fifth-largest city in the state of Texas. Fort Worth, incorporated in 1873, is a political subdivision and municipal corporation of the State of Texas, located in Tarrant, Denton, Parker, Wise and Johnson Counties. The City of Fort Worth is the 5th largest city in Texas with a population of 927,810 as of July 1, 2021.

Fort Worth is located in North Texas, and has a generally humid subtropical climate. It is part of the Cross Timbers region; this region is a boundary between the more heavily forested eastern parts and the rolling hills and prairies of the central part. Specifically, the city is part of the Grand Prairie ecoregion within the Cross Timbers.

Fort Worth is a Sunbelt city marked by its steady growth and diverse economy. Relocation of major firms to the greater Fort Worth area, renovation of many historical landmarks, shopping areas, and a host of public-private cooperative development ventures comprise Fort Worth's economic past.

Major companies based in Fort Worth include American Airlines Group (and subsidiaries American Airlines and Envoy Air), D. R. Horton, the John Peter Smith Hospital, Pier 1 Imports, RadioShack, and the BNSF Railway. In 2013, Fort Worth-Arlington ranked 15th on Forbes' list of the Best Places for Business and Careers.

Fort Worth has traditionally been a diverse center of manufacturing and is not dependent on the oil or financial sectors. The city's industries range from clothing and food products to jet fighters, helicopters, computers, pharmaceuticals, and plastics. Fort Worth is a national leader in aviation products, electronic equipment, and refrigeration equipment. It is home to a multitude of major corporate headquarters, offices, and distribution centers.





DALLAS, TEXAS

Dallas is a major American metropolis located in the state of Texas. The city is also the largest urban center of the fourth most populous metropolitan area in the United States of America. The city proper ranks ninth in the U.S. and third in Texas after Houston and San Antonio. The city's prominence arose from its historical importance as a center for the oil and cotton industries, and its position along numerous railroad lines. The bulk of the city is in Dallas County, of which it is the county seat; however, sections of the city are located in Collin, Denton, Kaufman, and Rockwall counties. The City of Dallas is the 3rd largest city in Texas with a population of 1,320,535 as of July 1, 2022.

The City of Dallas is the largest local economy in the nation's fourth largest metropolitan area. The City is home to over 62,000 businesses. Dallas' diverse industry employment mix continues to support steady and progressive local economic growth and to dampen the negative effects of any single industry downturn. Professional and Business services were the largest employment industry within the City, marking a change from the last two years where the Trade, Transportation and Utilities sector was the largest. The Government, Education and Health Services "sectors" employment shares were the third and fourth largest in fiscal 2014.

Dallas is a center of education for much of the south central United States. In addition to those located in the city, the surrounding area also contains a number of universities, colleges, trade schools, and other educational institutions.

Dallas is served by two commercial airports: Dallas/Fort Worth International Airport and Dallas Love Field. In addition, Dallas Executive Airport (formerly Redbird Airport), serves as a general aviation airport for the city, and Addison Airport functions similarly just outside the city limits in the suburb of Addison.

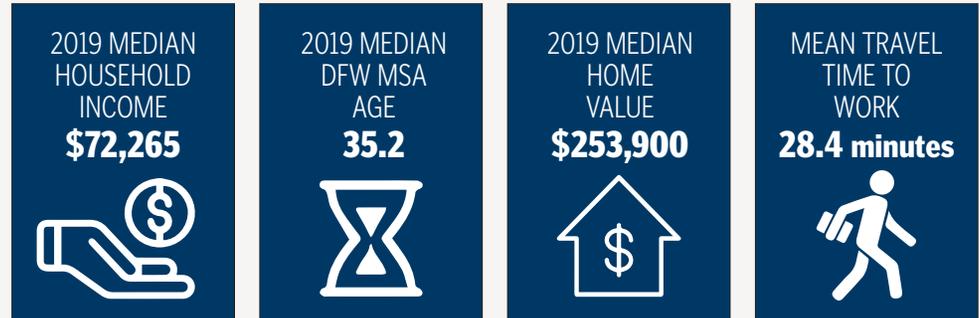


THE ECONOMY OF DALLAS-FORT WORTH MSA EMPLOYS 3.86M PEOPLE

Company	Employees
Wal-Mart Stores, Inc.	34,698
American Airline	24,700
Bank of America	20,000
Texas Health Resources	19,230
Dallas ISD	18,314
Baylor Health Care System	17,097
Lockheed Martin	14,126
JPMorgan Chase	13,500
City of Dallas	12,836
Texas Instruments	9,100

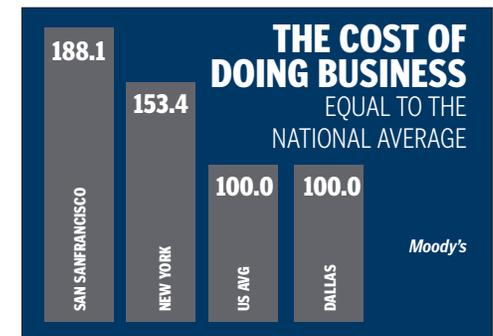
LARGEST CONCENTRATION OF CORPORATE HQS IN THE US

THE DFW MSA REGION ADDS **328 NEW RESIDENTS** EACH DAY
 38% NATURAL INCREASE - 62% NET-MIGRATION
 2019-2020 CENSUS



Three Research 1 Universities

Carnegie Classification of Institutes of Higher Education R-1: Doctoral Universities





THE EXCLUSIVE NET LEASE CAPITAL MARKETS TEAM of SRS Real Estate Partners

255+

RETAIL
PROFESSIONALS

25+

OFFICES

#1

LARGEST
REAL ESTATE
SERVICES FIRM
in North America
exclusively dedicated
to retail

2.3K+

RETAIL
TRANSACTIONS
company-wide
in 2022

760+

NET LEASE
TRANSACTIONS
SOLD
in 2022

\$2.9B+

NET LEASE
TRANSACTION
VALUE
in 2022

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