



OFFERING MEMORANDUM

TRIPLE NET (NNN) LEASE

6715 MEMORIAL DRIVE | ABILENE, TEXAS 79606
UNIT A

Abilene's Newest Medical Development

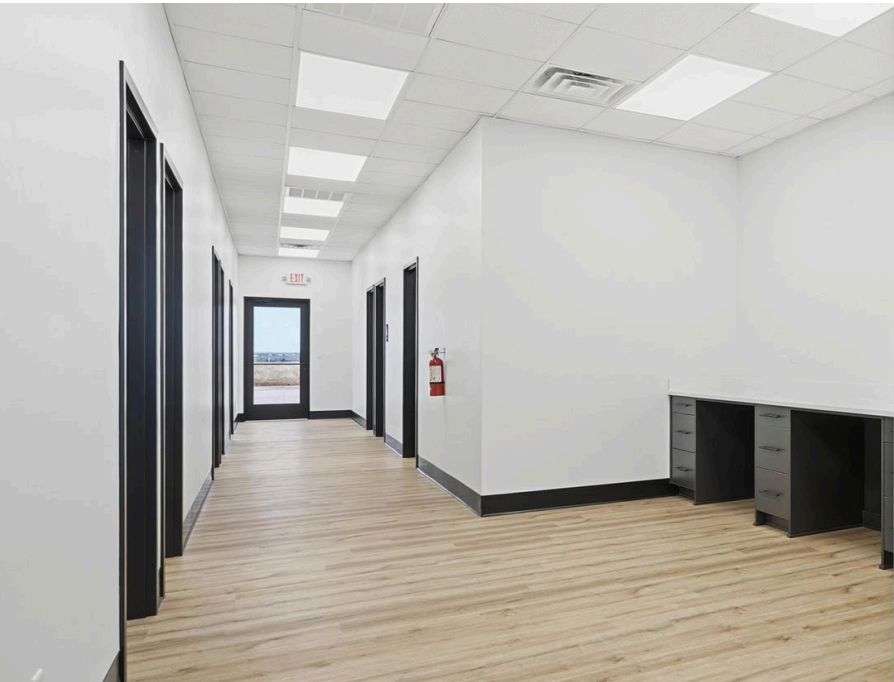
Located in Abilene's newest medical development, this commercial property offers a premier location just minutes from Hendrick Medical Center South. This newly constructed triplex is well suited for medical, dental, or professional office use, providing a modern and functional environment for today's healthcare practices.

Strategically positioned in a high-traffic area, the property delivers excellent visibility and convenient accessibility for both patients and healthcare professionals. Thoughtful design, patient-centered amenities, and an attractive lease structure make this an ideal opportunity for providers looking to establish or expand their practice.

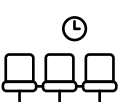




Don't miss the chance to secure space in one of Abilene's most sought-after medical developments.

Lease Summary

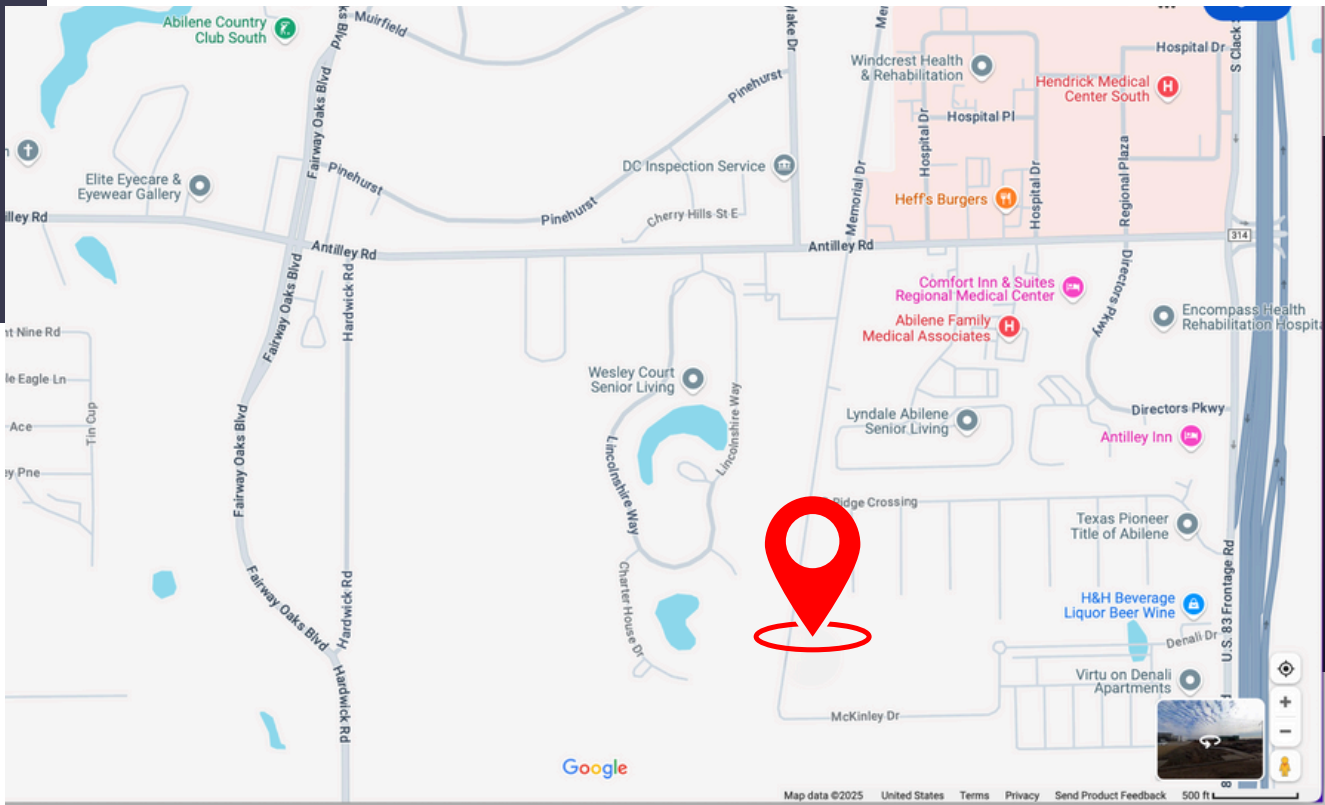
Primises	1900 Sq Ft
Lease Term	3 Year Minimum
Construction Status	New Construction
Rent Per Sq Ft	\$24 Base Lease Rate
Lease Structure	NNN- \$6.50 Cap year 1
Permitted Use	Medical Office
Parking	65 Dedicated Spaces
Zoning	GR



Property Highlights

	Triple Net Lease - tenant is responsible for taxes, insurance, and maintenance. \$6.50 cap for year one of lease
	Open Waiting Area - features a spacious and inviting open waiting area designed to enhance patient experience. Large windows provide natural light, creating a warm and welcoming atmosphere.
	Patient Rooms and Facilities -The property boasts 4 well-appointed patient rooms, providing sufficient space for consultations and treatments.
	Break Room -The facility includes a designated break room for staff, providing a space for relaxation and meals.
	Office Space:** The design incorporates an office area, allowing for administrative tasks and private consultations.
	Parking and Accessibility - Ample parking is available, with 65 designated spaces, ensuring easy access for patients and staff alike. The facility is also compliant with ADA regulations, allowing for accessibility for individuals with disabilities.





Advantages of Location

Situated in a rapidly expanding area, the property is surrounded by complementary businesses and healthcare facilities. Its close proximity to Hendrick Medical Center South enhances its attractiveness to healthcare providers seeking to cater to patients near a major medical center. The property also benefits from convenient access to major transportation routes, ensuring ease of travel for both patients and staff. The surrounding community features a diverse demographic, offering a strong patient base for healthcare providers.



Hendrick Medical Center South	Sharon's BBQ	Heff's Burgers	SAM'S Club	Comfort Inn Suites
Pizza Hut	Antilley Inn	The Shed	Fairway Oaks Country Club	Braums



Trade Area Report

WYLIE

Daytime Population Density

This chart shows the number people who are present in an area during normal business hours, including workers, per square mile in an area, compared with other geographies. Daytime population is in contrast to the "resident" population present during evening and nighttime hours.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

79606



Average Household Size

This chart shows the average household size in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

2023

2028 (Projected)



Population Living in Family Households

This chart shows the percentage of an area's population that lives in a household with one or more individuals related by birth, marriage or adoption, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

2023

2028 (Projected)



Leasing Highlights

High Demand Area:

The strategic location boosts foot traffic and accessibility, drawing a consistent flow of potential patients.



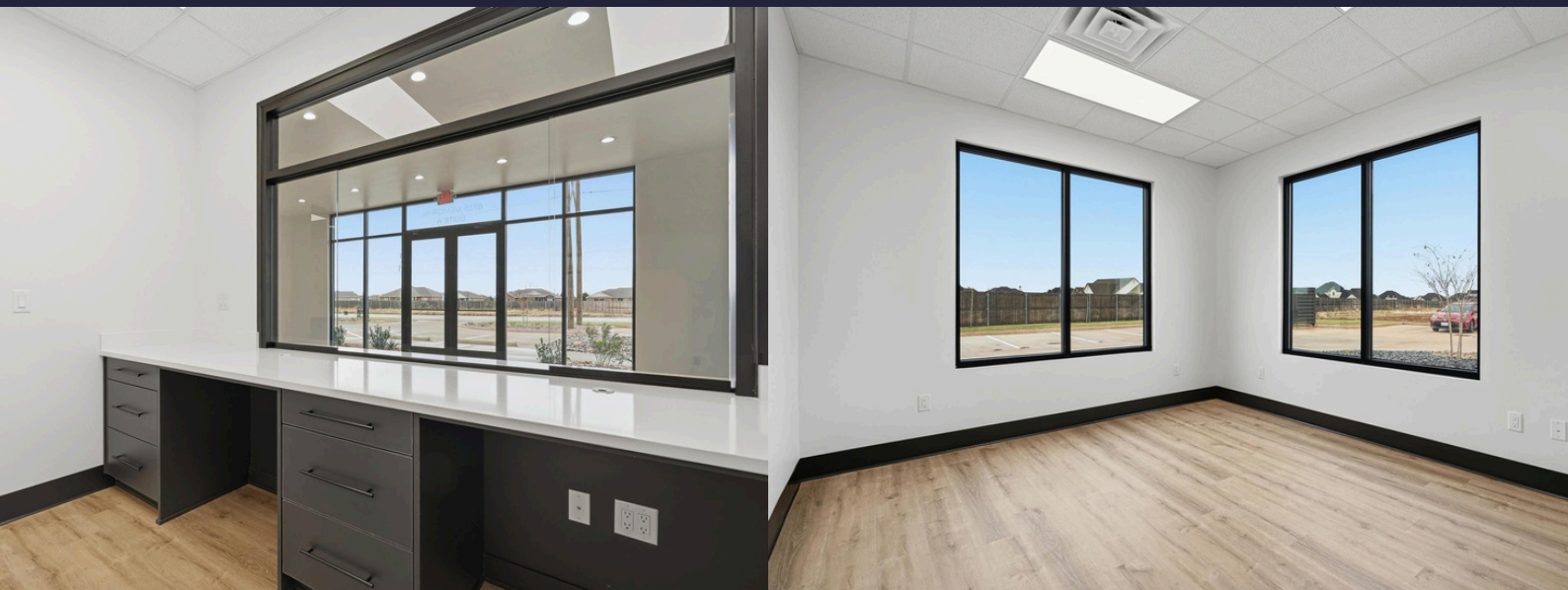
Newly Constructed Facility:

New Construction, the property minimizes the need for immediate capital investments, allowing tenants to concentrate on their practice from the outset.

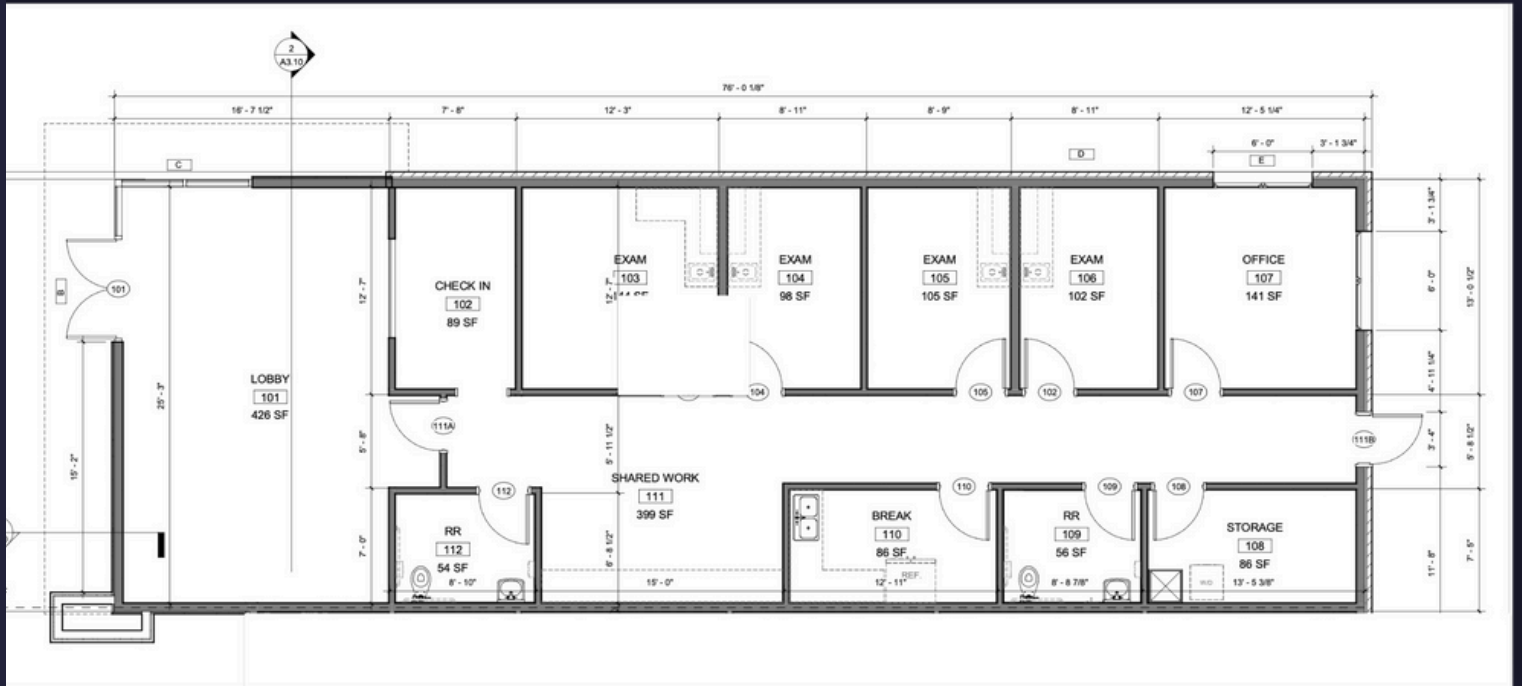
Minimum Lease Duration:

A minimum lease term of 3 years ensures stability for both tenant and landlord.

6715 Memorial Drive
Unit A



Floor Plan



TINA ABOUTELBI



Contact Information



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