

208 Haley Road, Johnson City, TX 78636



Property Description

208 Haley Road is a 4,565 SF office/medical building in Johnson City, 100% leased to two tenants and producing about \$64,300 in annual NOI.

Baylor Scott & White Healthcare anchors the building on a NNN clinic lease (72% of the space); Blanco County holds the balance. Both leases carry scheduled increases. The clinic sits next to a nursing home and shares its parking lot — a built-in patient base for the medical use.

Property Highlights

- 4,565 SF two-tenant office/medical building
- 100% leased — in-place NOI of ~\$64,300
- Anchored by Baylor Scott & White Healthcare (NNN)
- Blanco County government tenant
- Priced below replacement cost for office
- Adjacent nursing home — shared parking lot
- Scheduled rent escalations in both leases
- Offered at \$825,000 | 7.80% cap | \$181/SF

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Rent Roll & Financials

Tenant	Use	SF	% Bldg	Lease Exp.	Annual Rent	\$/SF	Terms
Baylor Scott & White	Medical / Clinic	3,300	72.3%	Jun 2028	\$55,440	\$16.80	NNN
Blanco County	General Office	1,264	27.7%	Aug 2028	\$18,000	\$14.24	Mod. Gross
Total		4,565	100%		\$73,440		

Offering Summary

OFFERING PRICE	CAP RATE	PRICE / SF
\$825,000	7.80%	\$181
IN-PLACE NOI	BUILDING SF	OCCUPANCY
\$64,313	4,565	100%

Income Summary (Annual, In-Place)

Gross Potential Rent	\$73,440
Expense Reimbursement	\$15,985
Effective Gross Income	\$89,425
Operating Expenses	(\$25,112)
Net Operating Income	\$64,313

Insurance and CAM figures are owner estimates; confirm prior to closing. Rents reflect current in-place leases.

Property Photos



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