

Spicewood Surgery Center
FOR SALE

13617 CALDWELL DR
AUSTIN, TX 78750



Long Term NNN Leased Surgery Center and Pain Clinic

partners
medicalcre.com

Our Team



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Investment Summary

Property Details

Price	\$6,250,000
Price Per SF	\$632.91
Cap Rate	6.00%
Net Operating Income	\$375,291.84
Occupancy	100%
Lot Size	1.054 AC
Building Size	9,875 SF
Year Built	2018
Parking	46 Spaces (4.66 : 1,000 SF)

Seller Financing

Interest Rate	5.00%
Minimum Down Payment	25% \$1,562,500
Term	3 Years
Interest Only	
Year 1 Cash on Cash	9.00%



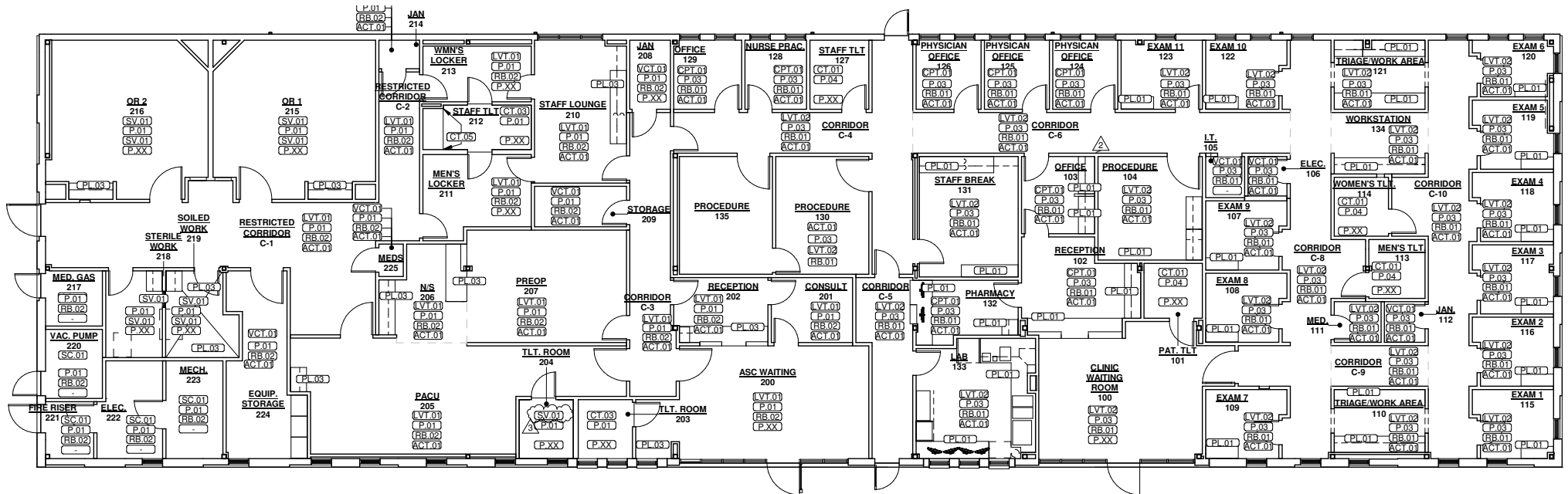
Financials

RENT ROLL										
TENANT	RENTABLE SF	% OF TOTAL	TERM	LEASE TYPE	ORIGINAL START DATE	LEASE EXPIRATION	RENT PSF/ YEAR	MONTHLY BASE RENT	ANNUAL BASE RENT	INCREASES
USPI	4,649	47%	15 Years	NNN	1/1/22	12/31/36	\$42.77	\$16,569.55	\$198,834.60	3.0% Annually
Republic Spine and Pain	5,226	53%	15 Years	NNN	1/1/22	12/31/36	\$33.77	\$14,704.77	\$176,457.24	3.0% Annually
Total	9,875						\$38.00	\$31,274.32	\$375,291.84	

RENT SCHEDULE				
YEAR	USPI	REPUBLIC SPINE AND PAIN	TOTAL	CAP RATE
2026	\$198,834.60	\$176,457.24	\$375,291.84	6.00%
2027	\$204,799.64	\$181,750.96	\$386,550.60	6.18%
2028	\$210,943.63	\$187,203.49	\$398,147.11	6.37%
2029	\$217,271.94	\$192,819.59	\$410,091.53	6.56%
2030	\$223,790.09	\$198,604.18	\$422,394.27	6.76%
2031	\$230,503.80	\$204,562.30	\$435,066.10	6.96%
2032	\$237,418.91	\$210,699.17	\$448,118.08	7.17%
2033	\$244,541.48	\$217,020.15	\$461,561.63	7.38%
2034	\$251,877.72	\$223,530.75	\$475,408.47	7.61%
2035	\$259,434.05	\$230,236.67	\$489,670.73	7.83%
2036	\$267,217.08	\$237,143.78	\$504,360.85	8.07%



Floor Plan



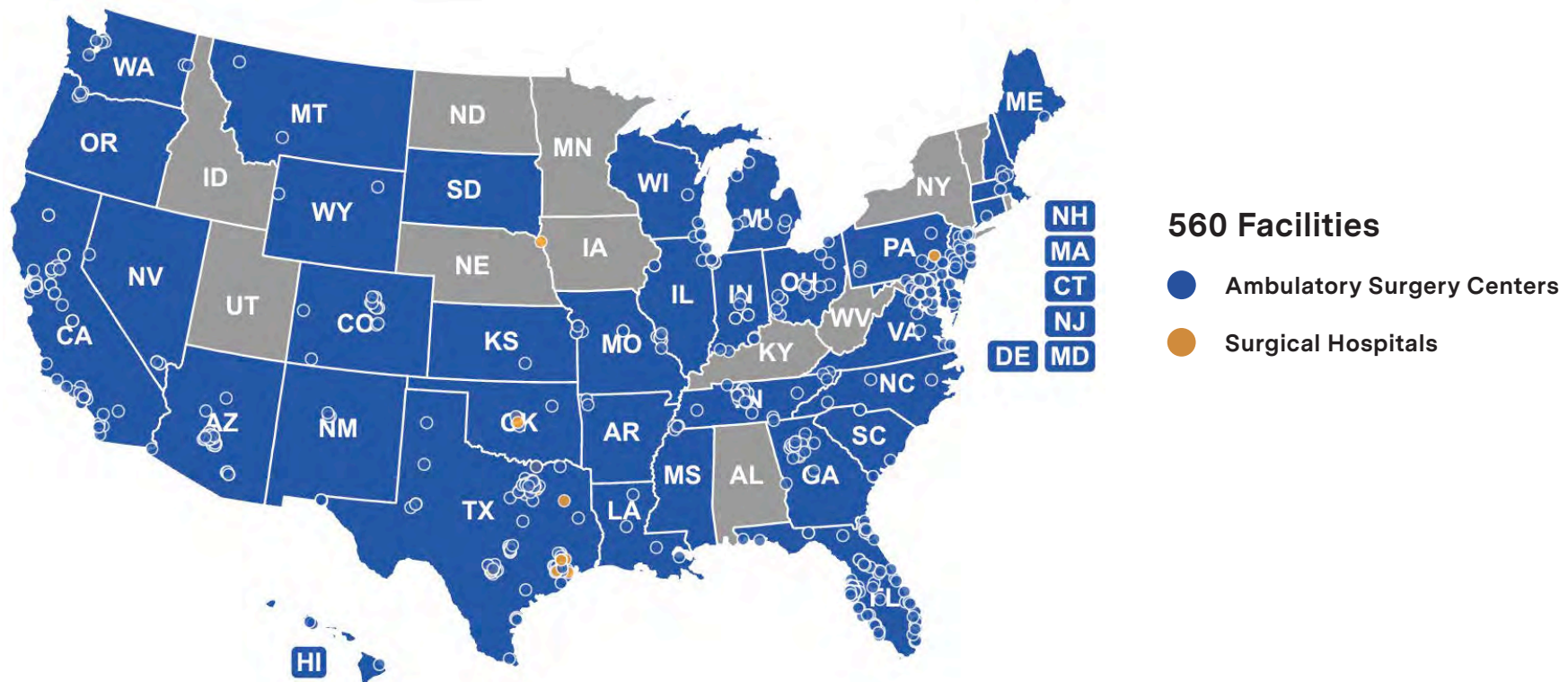
Tenant Overview



United Surgical Partners International

United Surgical Partners International (USPI) is one of the largest and most respected operators of ambulatory surgical centers (ASCs) and short-stay surgical hospitals in the United States. As a subsidiary of Tenet Healthcare, USPI operates over 475 facilities in partnership with more than 4,000 physicians and health system partners nationwide. USPI specializes in high-quality, cost-efficient outpatient surgical care across multiple specialties, including orthopedics, ophthalmology, gastroenterology, and pain management.

With a strong track record of clinical excellence and strategic growth, USPI is at the forefront of the healthcare industry's shift toward value-based, outpatient-focused care. Backed by a Fortune 500 parent company and a growing footprint of physician-aligned facilities, USPI represents an institutional-grade, creditworthy tenant with long-term stability and relevance in the evolving healthcare real estate sector.



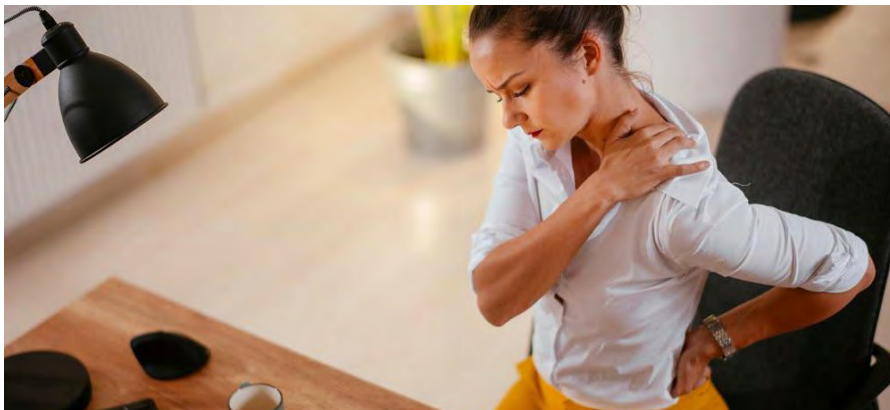
Tenant Overview



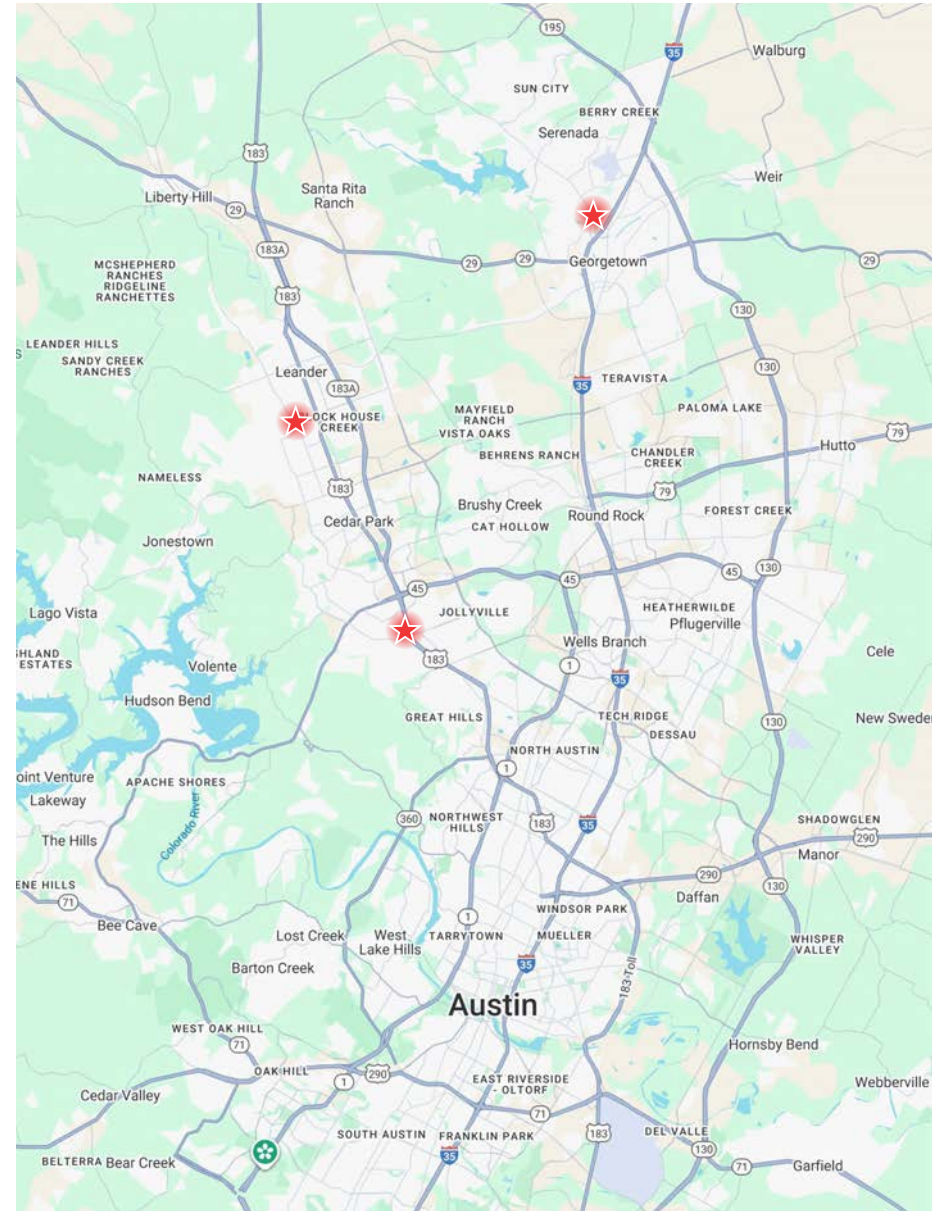
Republic Spine & Pain Centers

Republic Spine and Pain in Austin and Georgetown, Texas, focuses on relieving acute, chronic, and cancer pain for patients. Also serving the surrounding communities of Cedar Park, Leander, Round Rock, Killeen, and Hutto, Republic Spine and Pain's physicians offer a multidisciplinary approach, utilizing the most advanced pain management techniques. The pain management specialists use an interventional pain method that directly addresses the source of pain and restores the quality of life for their patients.

Each pain specialist at Republic Spine and Pain holds multiple board certifications, including anesthesia and interventional pain management. They treat pain-causing conditions like spinal stenosis, carpal tunnel syndrome, migraines, and arthritis, personally customizing care to the unique needs of each patient. Pain management options the practice offers include nerve blocks, radiofrequency ablation, spinal cord stimulators, trigger point injections, and the Vertiflex® Superion®. The goal of Republic Spine and Pain is for each patient to reduce or even eliminate the need for pain medicine gradually.



3 Facilities



Property Highlights



- LONG TERM NNN LEASED ASC AND PAIN CLINIC**
With 11 years remaining on 15-year leases, the property provides long-term stability and predictable cash flow backed by two established healthcare tenants.
- SPECIALIZED BUILD OUT**
Originally developed as a build-to-suit for the current tenants, the facility features a specialized medical design that enhances operational efficiency and tenant retention.
- IDEAL LOCATION | 122,401 VPD**
Located directly off Highway 183 with exposure to more than 120,000 vehicles per day, the property sits within 15 minutes of five major hospitals, ensuring strong accessibility and patient visibility.
- ATTRACTIVE SELLER FINANCING**
Seller financing terms offer a first-year 9.00% cash-on-cash return, creating a strategic bridge to long-term conventional financing.
- UNPARALLELED MARKET GROWTH**
Austin continues to rank among the nation's fastest-growing cities, driven by population growth, strong employment, and expanding healthcare infrastructure—fueling sustained demand for medical investment assets.
- FAVORABLE STATE TAX LAWS**
Texas is one of seven states that does not impose a state income or investment tax, providing a business-friendly environment and enhancing investor returns.

Interior Photos



Interior Photos

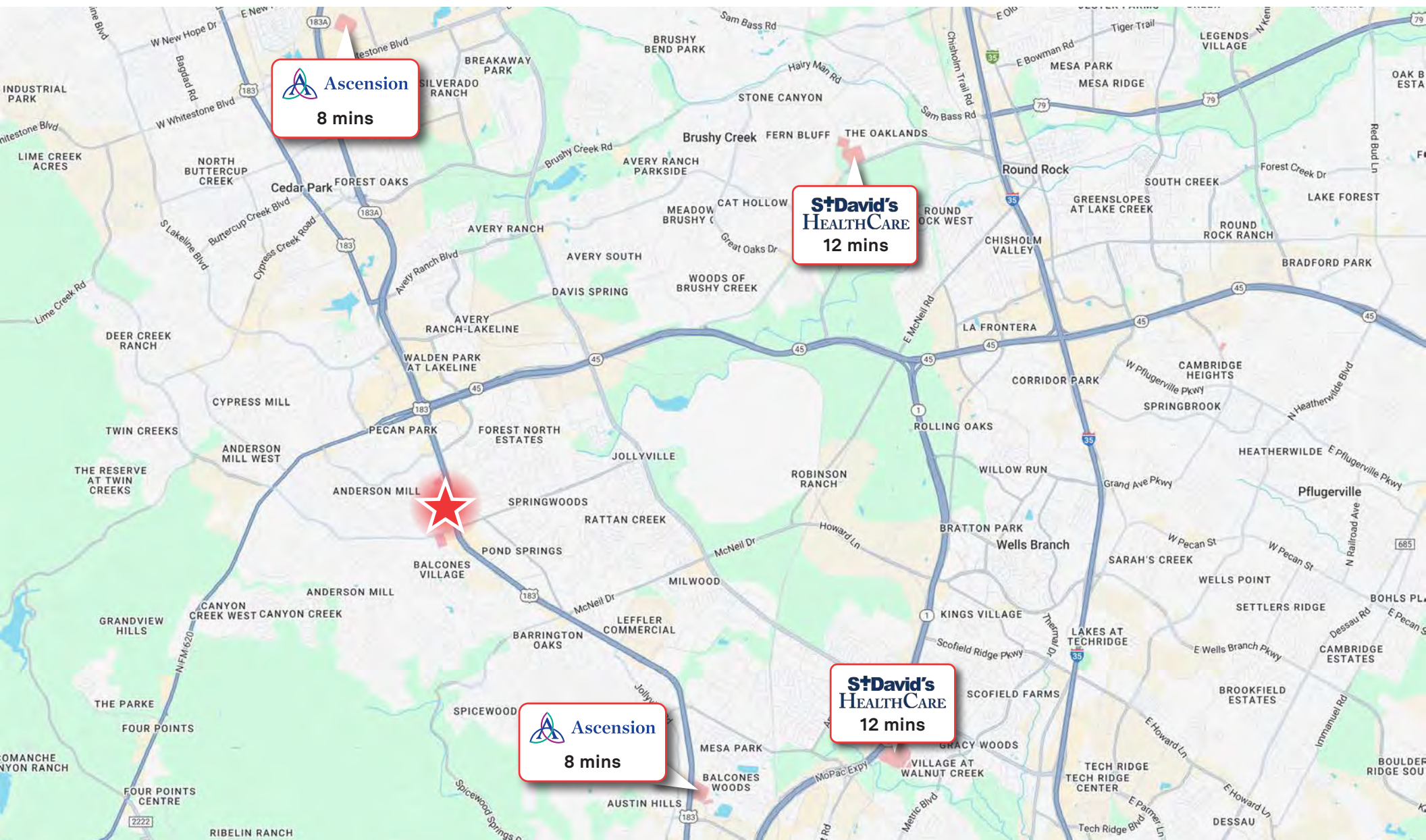


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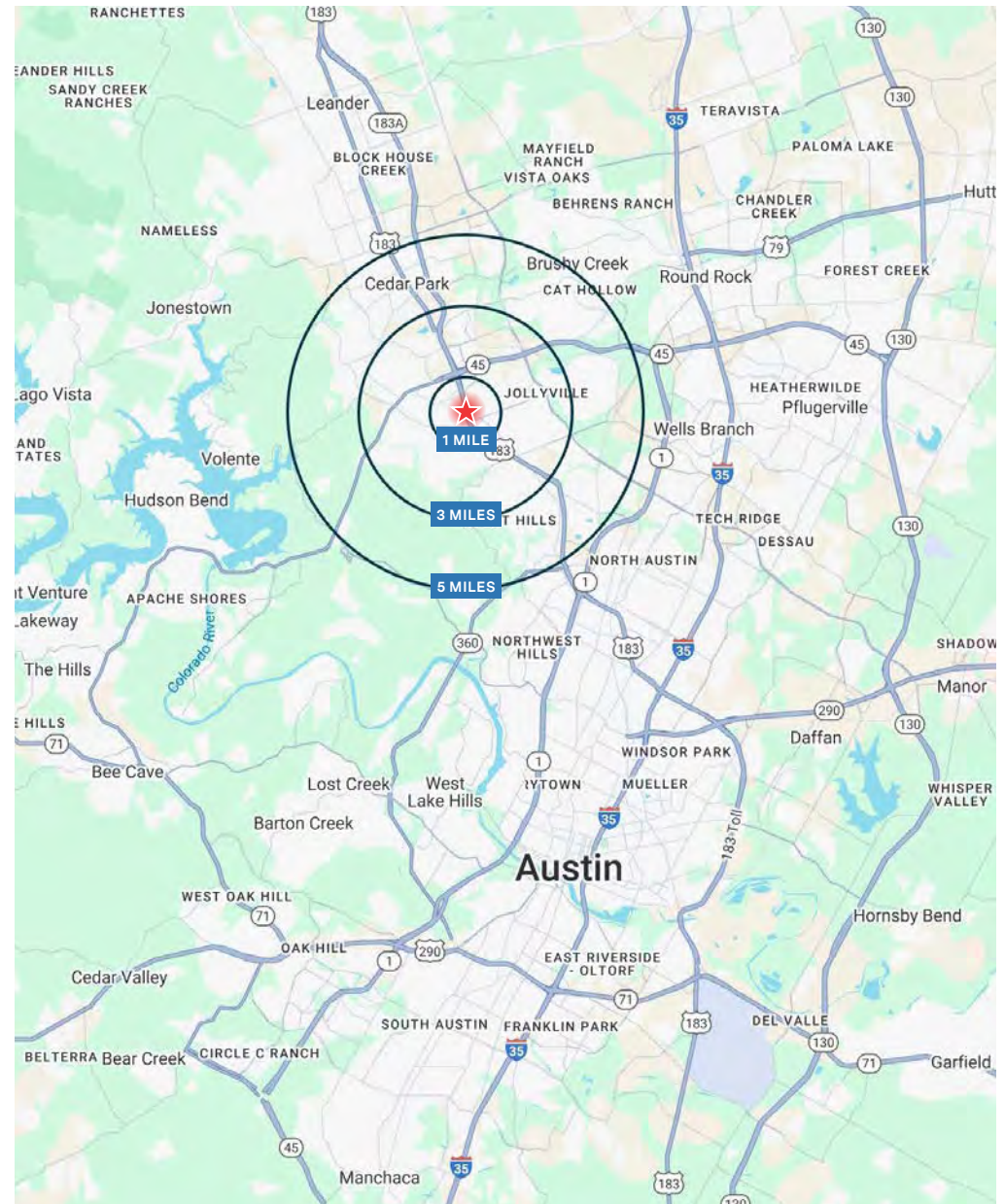
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Drive Times to Nearby Hospitals



Demographics

POPULATION	1 MILE	3 MILES	5 MILES
2024 Population	15,153	114,980	231,085
2029 Population Projection	18,886	140,156	276,323
Median Age	36.7	37.5	37.9
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2024 Households	6,680	49,131	94,432
2029 Household Projection	8,382	60,499	113,325
Avg Household Income	\$99,822	\$119,015	\$129,638
Median Household Income	\$71,822	\$90,709	\$102,539
EMPLOYMENT	1 MILE	3 MILES	5 MILES
Employees	11,181	42,076	91,372
Businesses	1,495	4,952	10,218



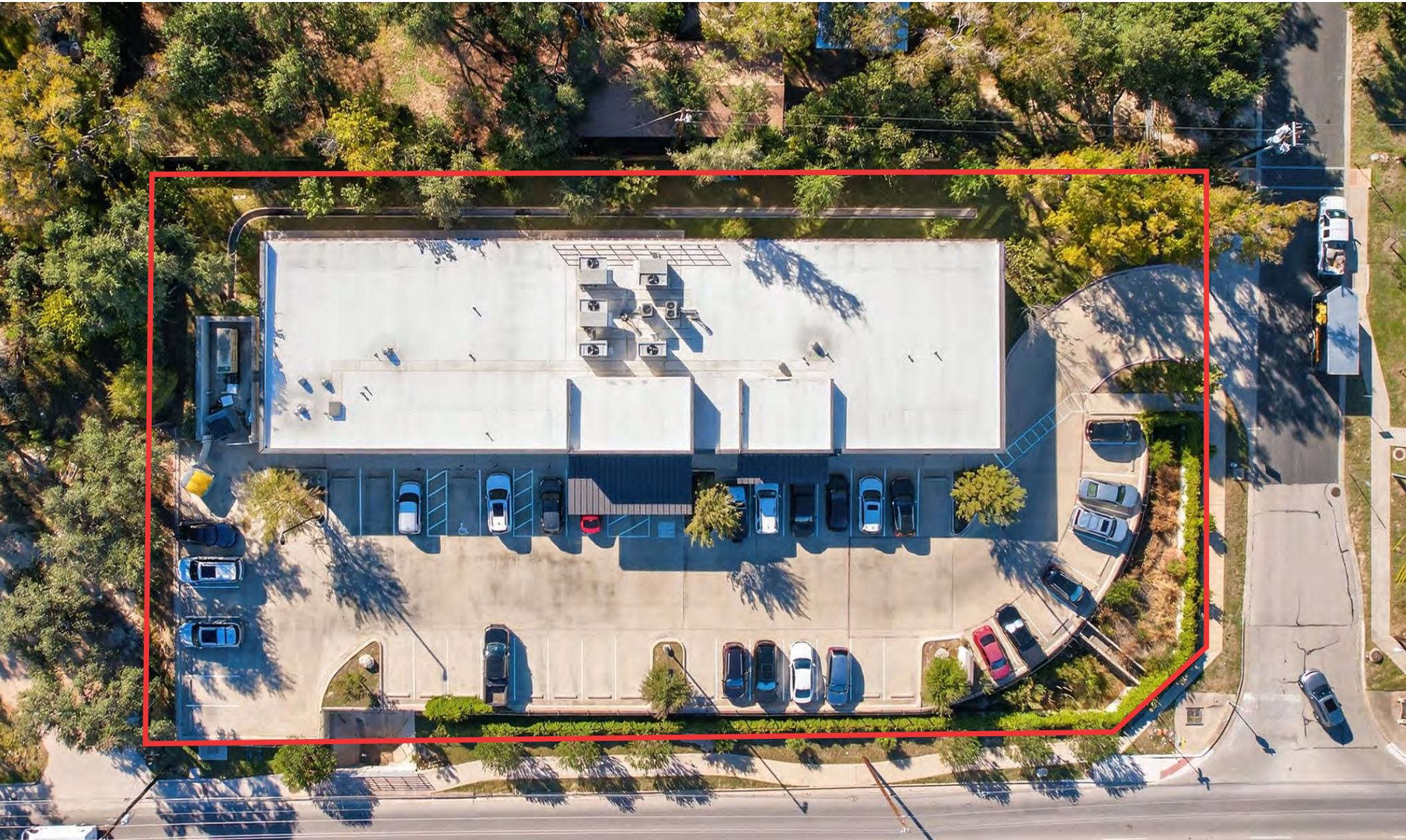
Nearby Businesses



Aerial Overview



Site Overview





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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date