

Action Behavior Center
FOR SALE

4441 BRYANT IRVIN RD N
FORT WORTH, TX 76132



Single Tenant Net Lease Medical Office

partners
medicalcre.com

Our Team



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Investment Summary

The Property is a 100% leased, single-tenant medical facility generating \$297,138.24 in net operating income at a 6.60% cap rate, secured by a long-term absolute NNN lease with a national behavioral healthcare operator. The 7,819 SF building is situated on a 1.425-acre infill site, originally constructed in 2005 and renovated in 2022, featuring purpose-built medical improvements and a 4.98/1,000 SF parking ratio that supports efficient healthcare operations. Located in Fort Worth, Texas, the asset benefits from strong demographic fundamentals, proximity to major regional healthcare systems, and sustained population growth, positioning the Property as a stable, passive, institutional-quality medical investment suitable for long-term ownership.

Price	\$4,500,000
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Price Per SF	\$575.52
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Cap Rate	6.60%
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Net Operating Income	\$297,138.24
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Occupancy	100%
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Lot Size	1.425 AC
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Building Size	7,819 SF
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Year Built	2005
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Year Renovated	2022
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Parking Ratio	4.98/1,000 SF
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Financials

RENT ROLL											
TENANT	RENTABLE SF	% OF TOTAL	TERM	LEASE TYPE	START DATE	LEASE EXPIRATION	RENT PSF/YEAR	MONTHLY BASE RENT	ANNUAL BASE RENT	INCREASES	OPTIONS
Action Behavior Centers	7,819	100%	120 Months	NNN	1/1/23	12/31/32	\$25.13	\$31,871.12	\$297,138.24	2.0% Annually	TBD

OPERATING STATEMENT	
INCOME	CURRENT
Rental Income	\$297,138.24
NNN Income	\$52,778.25
Gross Potential Income	\$349,916.49
EXPENSES	CURRENT
Common Area Maintenance	\$7,636.84
Property Taxes	\$35,141.41
Insurance	\$10,000.00
Total Operating Expenses	\$52,778.25
Total Operating Expenses PSF	\$6.75
NET OPERATING INCOME	CURRENT
Total	\$297,138.24

OPERATING STATEMENT		
YEAR	ANNUAL BASE RENT	CAP RATE
1/1/26	\$297,138.24	6.60%
1/1/27	\$303,081.00	6.74%
1/1/28	\$309,142.62	6.87%
1/1/29	\$315,325.48	7.01%
1/1/30	\$321,631.99	7.15%
1/1/31	\$328,064.63	7.29%
1/1/32	\$334,625.92	7.44%

Tenant Overview



Founded in 2016, Action Behavior Centers (ABC) is a leading provider of Applied Behavior Analysis (ABA) therapy for children with autism. Headquartered in Texas, ABC has rapidly expanded its footprint across multiple high-growth markets while maintaining a strong focus on clinical excellence, family support, and long-term outcomes.

Action Behavior Centers specializes exclusively in center-based ABA therapy, delivering individualized treatment plans designed to help children build communication, social, and life skills. Each center is staffed by a multidisciplinary team of Board Certified Behavior Analysts (BCBAs), registered behavior technicians, and clinical support staff who collaborate closely with families to ensure consistent, measurable progress.

ABC is known for its best-in-class operating model, emphasizing low patient-to-staff ratios, purpose-built facilities, and standardized clinical protocols across its locations. This consistency has supported scalable growth while preserving high standards of care. The company's centers are typically located in dense suburban trade areas with strong demographics and proximity to residential neighborhoods, making services easily accessible to families.

With a mission centered on helping children reach their full potential, Action Behavior Centers continues to be a trusted provider in the autism care space and a strong medical tenant backed by durable healthcare demand and long-term industry tailwinds.

Founded: 2016

Platform Type: Center-Based ABA Therapy Provider

Footprint: 100+ centers

Geographic Reach: Multiple states nationwide, with a strong concentration in Texas and other high-growth Sun Belt markets

Clinical Model: BCBA-led, multidisciplinary care teams

Patient Focus: Children with autism spectrum disorder

Industry Positioning: Scaled, purpose-built autism care platform with standardized operations and long-term growth tailwinds



Property Highlights



Long-Term Absolute NNN Lease

Secured by a 10-year absolute triple-net lease with approximately 7 years remaining and 2% annual rent escalations, providing predictable income growth with zero landlord responsibilities.

National Healthcare Tenant With Strong Credit

Leased to Action Behavior Centers, a leading national provider of ABA therapy with 300+ locations nationwide, offering durable income backed by an established healthcare operator.

Recession-Resistant Medical Use

Behavioral healthcare and autism therapy services are needs-based and non-discretionary, supported by insurance reimbursement and long-term demographic demand.

Prime Fort Worth Infill Location

Positioned in a dense, high-income corridor of Fort Worth with strong visibility, accessibility, and surrounding residential density that supports consistent patient demand.

Proximity to Major Medical Infrastructure

Located near Texas Health, Baylor Scott & White, and Methodist facilities, reinforcing the area's role as a major regional healthcare hub.

Passive, Tax-Advantaged Investment

Absolute NNN structure combined with Texas' lack of state income tax creates an institutional-quality, hands-off investment ideal for long-term ownership and 1031 exchange buyers.

Interior Photos

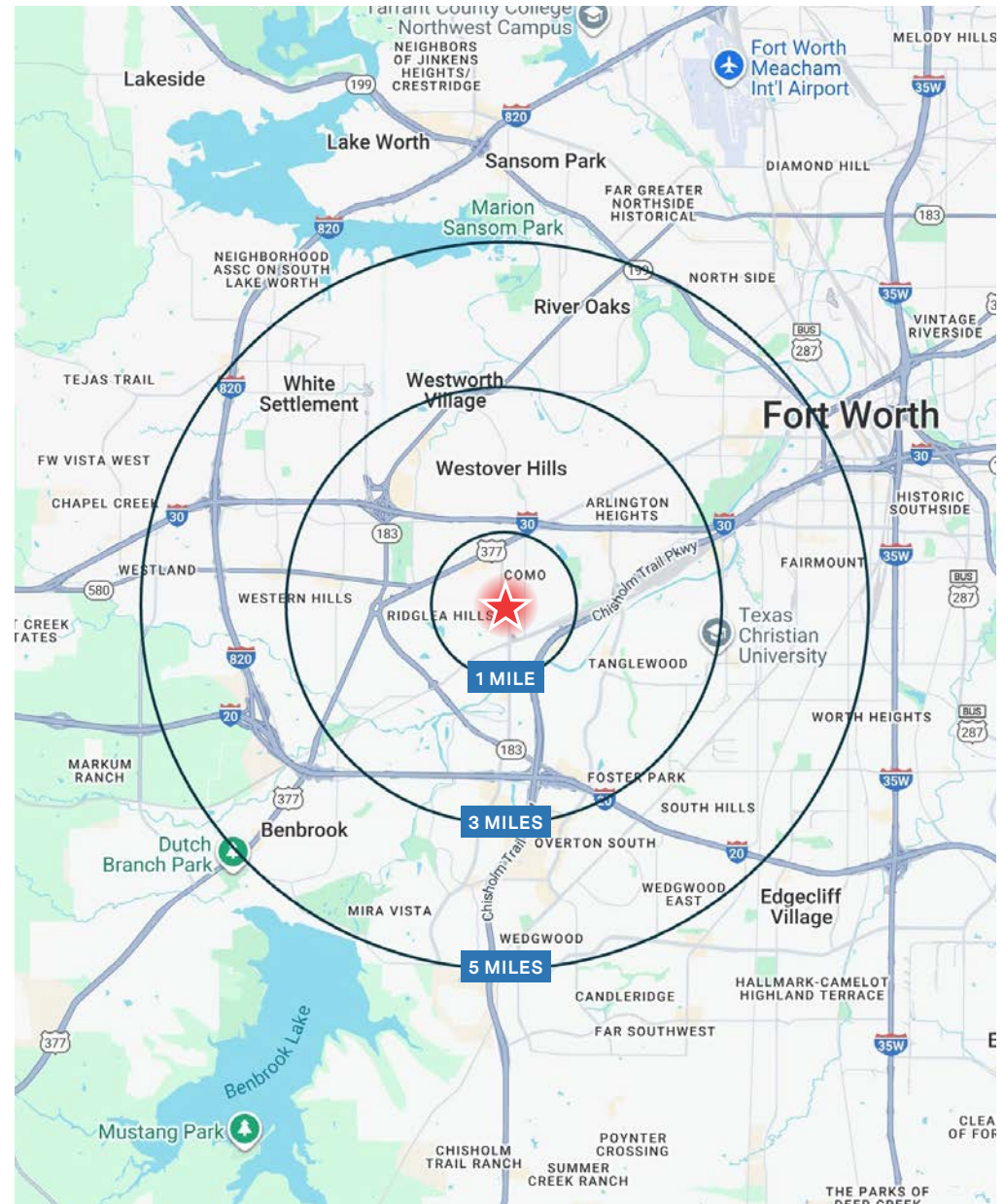


Demographics

POPULATION	1 MILE	3 MILES	5 MILES
2024 Population	12,028	91,935	270,247
2029 Population Projection	12,916	97,620	286,543
Median Age	35.3	36.8	35.6

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2024 Households	5,325	41,412	112,589
2029 Household Projection	5,730	44,051	119,675
Avg Household Income	\$84,079	\$97,445	\$89,349
Median Household Income	\$57,649	\$64,672	\$62,216

EMPLOYMENT	1 MILE	3 MILES	5 MILES
Employees	8,249	58,606	173,129
Businesses	1,338	6,913	19,343



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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
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