

FOR SALE & LEASE

Medical Office Owner User or Investment Opportunity

1220 N Alma Rd, Allen, TX 75013




EXCLUSIVELY LISTED BY:

PRIMARY CONTACT



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OFFERING DETAILS



SALE PRICE
Contact Broker



LEASE RATE
\$26/SF NNN



NET OPERATING INCOME
\$73,337



OCCUPANCY
72.06%



LOT SIZE
0.76 AC



BUILDING SIZE
7,222 SF



YEAR BUILT
2004



PARKING RATIO
5.4/1000

RENT ROLL & OPERATING STATEMENT

TENANT	RENTABLE SF	% OF TOTAL	TERM	LEASE TYPE	COMMENCEMENT DATE	END DATE	RENT PER BUILDING SF/YEAR	STARTING MONTHLY RENT	ANNUALIZED RENT
The Helm ABA	5,204	72.06%	84	Gross	9/20/21	10/20/28	\$32.00	\$13,877.33	\$166,527.96
VACANT	2,018	27.94%	-	-	-	-	-	-	-
Totals	7,222	100.00%						\$13,877.33	\$166,527.96

OPERATING STATEMENT	
RENTAL INCOME	\$166,527.96
EXPENSES	
GROUNDS	\$14,716.00
UTILITIES	\$16,281.00
REPAIRS & MAINTENANCE	\$10,000.00
PROPERTY TAXES	\$34,078.53
INSURANCE	\$18,115.00
TOTAL OPERATING EXPENSES	\$93,190.53
TOTAL OPERATING EXPENSES PSF	\$12.90
NET OPERATING INCOME:	\$73,337.43



TENANT OVERVIEW



The Helm Difference

If you aren't sure exactly what to expect from ABA therapy, that's ok – because the Helm probably isn't like anything you've tried before. We care deeply for every family we serve and it shows with each and every interaction they have with our team. The Helm ABA was founded to empower families and schools to use cutting edge therapy that improves safety, independence, and quality of life for the families we serve.

What Sets The Helm Apart

- Individualized Therapy Approach
- Dedicated and Highly-Qualified Therapists
- Weekly Parent Training
- Open Door Policy
- Meaningful Progress for the Whole Family

Our Mission

The Helm ABA was founded to empower families and schools to use cutting edge behavioral therapy rooted in the principles of behavior analysis to increase safety, independence, and quality of life for individuals with developmental disabilities and their families.



PROPERTY HIGHLIGHTS

EXCELLENT LOCATION

This asset is ideally located off Alma Road, a major thoroughfare which sees over 20,000 vehicles daily and directly adjacent to CVS

BEAUTIFUL FINISHES

1220 N Alma has exceptional finishes and a beautiful façade allowing for great curb appeal on Alma.

OWNER USER OR INVESTMENT OPPORTUNITY

Move-in ready user opportunity with income from a large regional medical tenant.

UNPARALLELED MARKET GROWTH

In Allen, Texas, the medical office and ambulatory surgery market is supported by advanced facilities like Texas Health Presbyterian Hospital Allen and Methodist Allen Surgery Center. These facilities exemplify the shift towards cost-effective, patient-centered outpatient care, with modern technologies and a focus on patient recovery. This positive trajectory in Allen's healthcare real estate market reflects its capability to meet growing demands with efficiency and excellence.

FAVORABLE STATE TAX LAWS

Texas is one of seven states that does not impose a state income or investment tax.



Alma Dr | 20,000+ VPD

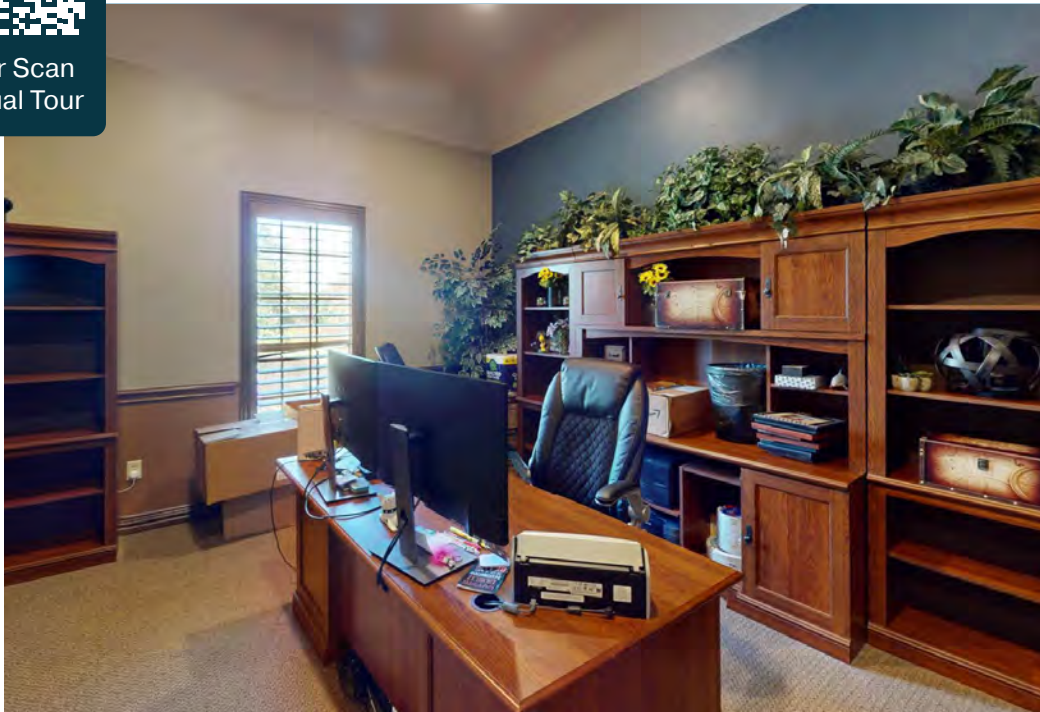
EXTERIOR PHOTOS



INTERIOR PHOTOS

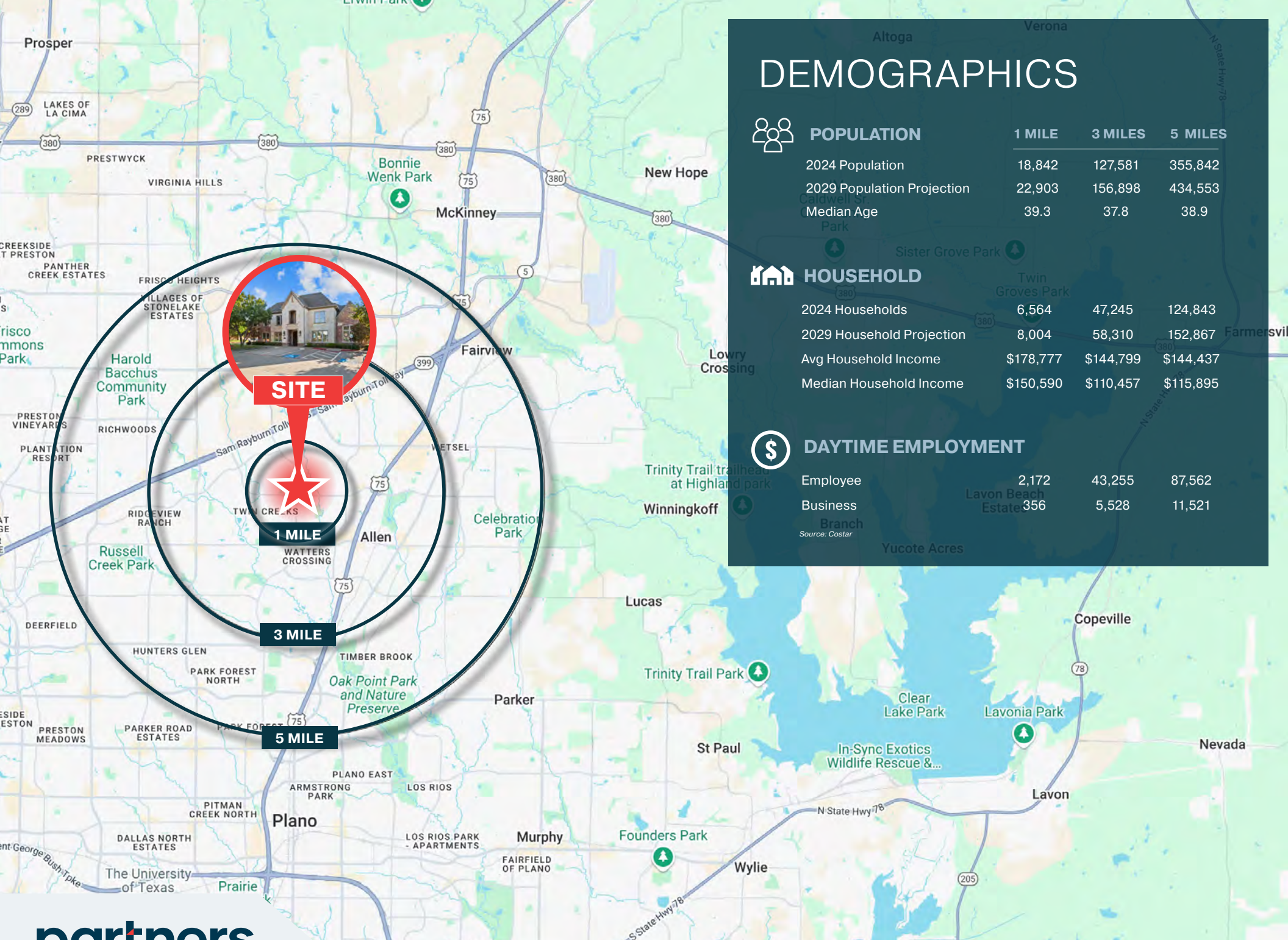


Click or Scan
for Virtual Tour



SITE OVERVIEW





DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
2024 Population	18,842	127,581	355,842
2029 Population Projection	22,903	156,898	434,553
Median Age	39.3	37.8	38.9



HOUSEHOLD

2024 Households	6,564	47,245	124,843
2029 Household Projection	8,004	58,310	152,867
Avg Household Income	\$178,777	\$144,799	\$144,437
Median Household Income	\$150,590	\$110,457	\$115,895

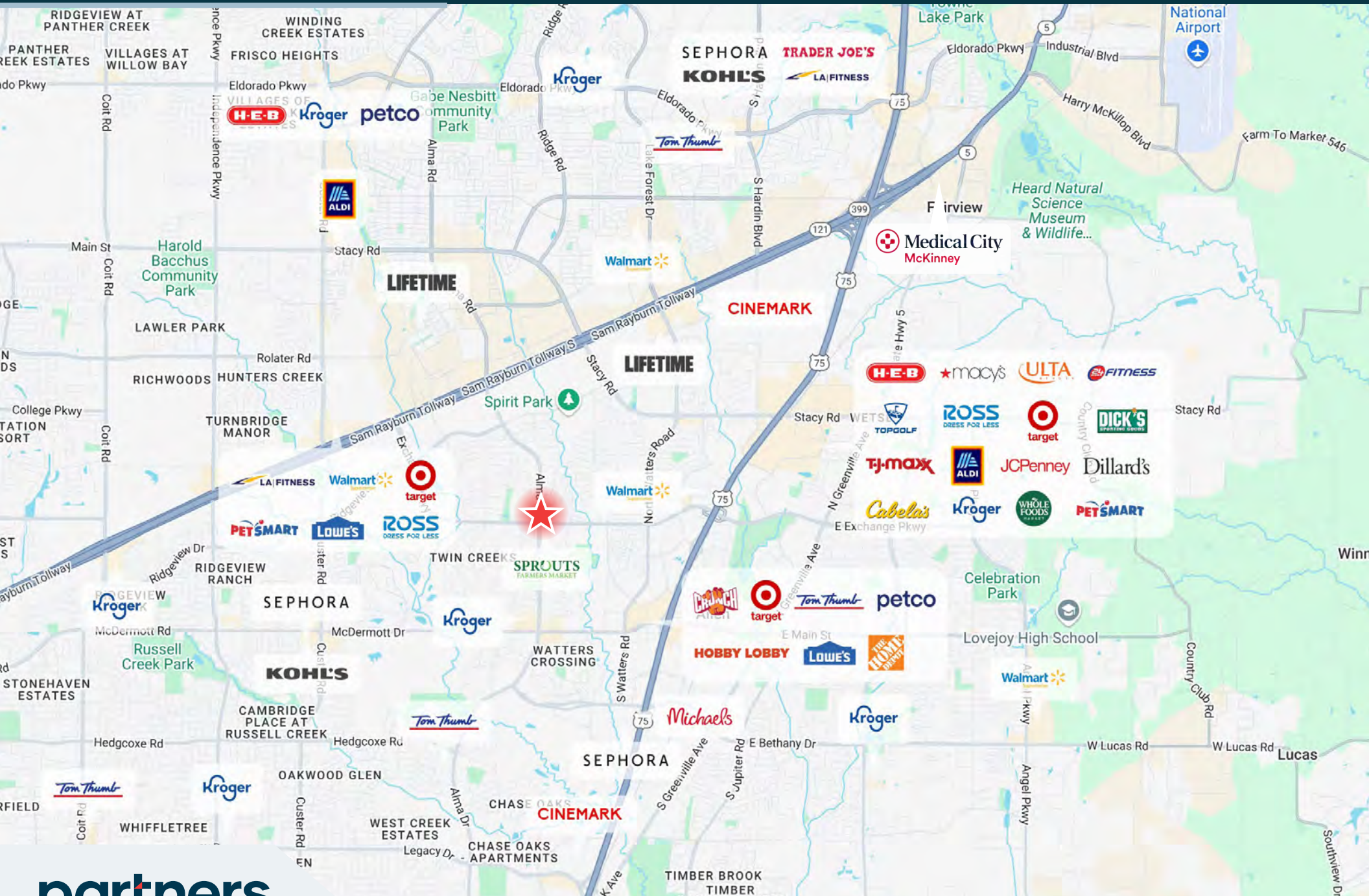


DAYTIME EMPLOYMENT

Employee	2,172	43,255	87,562
Business	356	5,528	11,521

Source: Costar

AERIAL OVERVIEW





DISCLAIMER

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