



# OFFERING MEMORANDUM

**ABSOLUTE TRIPLE NET (NNN) LEASE**

**6743 MEMORIAL DRIVE | ABILENE, TEXAS 79606**

# Abilene's Newest Medical Development

We are pleased to present an exceptional leasing opportunity for a designer medical office facility built in 2024. This prime property is strategically located in a high-traffic area, providing excellent visibility and accessibility for both patients and healthcare professionals. The combination of modern design, patient-centered amenities, and an advantageous lease structure makes this property an ideal choice for healthcare professionals looking to establish or expand their practice.


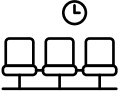
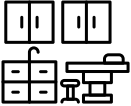





## Lease Summary

|                     |                               |
|---------------------|-------------------------------|
| Primises            | 2495 Sq Ft                    |
| Lease Term          | 5 Year Minimum                |
| Construction Status | Built in 2024                 |
| Rent Per Sq Ft      | \$29 Base Lease Rate          |
| Lease Structure     | Absolute Triple Net (NNN) TBD |
| Permitted Use       | Medical Office                |
| Parking             | 53 Dedicated Spaces           |
| Zoning              | PH/MD                         |

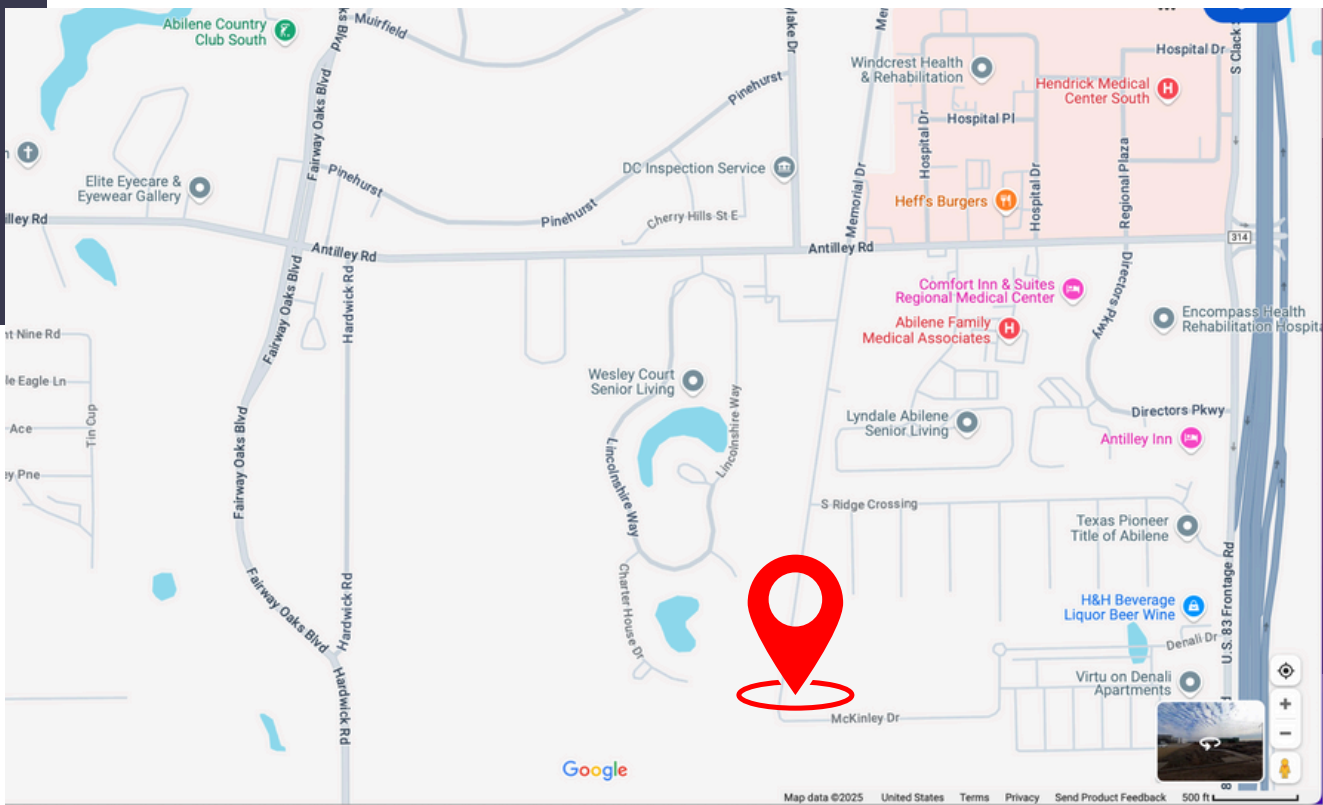




# Property Highlights

|   |  |
|---|--|
|    | Absolute Triple Net Lease - tenant is responsible for all expenses including roof, structure, taxes, insurance, and maintenance.   |
|    | 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 13 well-appointed patient rooms, providing sufficient space for consultations and treatments.  |
|    | Procedure room is included, allowing for specialized medical services.   |
|   | Break Room -The facility includes a designated break room for staff, providing a space for relaxation and meals.   |
|  | Laundry Area - There is also a dedicated area for a washer and dryer, ensuring convenience for maintaining clean linens and uniforms.  |
|  | Office Space:** The design incorporates an office area, allowing for administrative tasks and private consultations.   |
|  | Parking and Accessibility - Ample parking is available, with 53 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

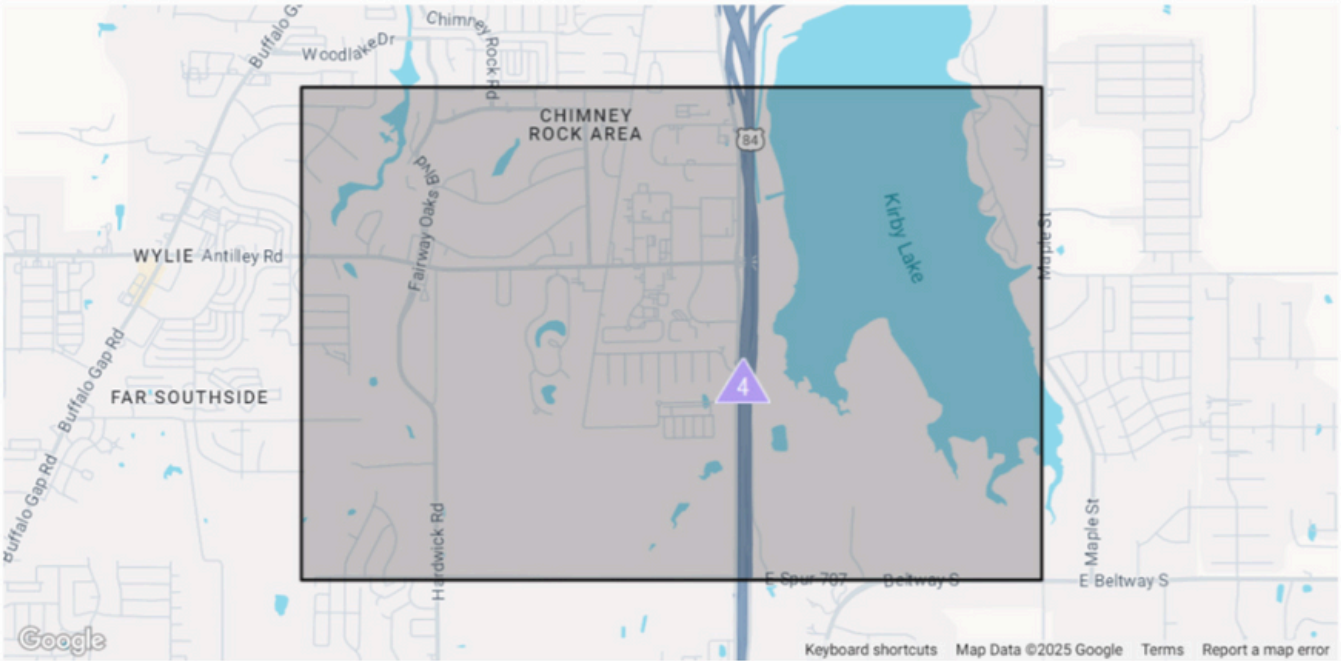
Situated in a rapidly expanding area, the property is surrounded by complementary businesses and healthcare facilities. Its close proximity to Hendrick Medical Center South enhances its attractiveness to healthcare providers seeking to cater to patients near a major medical center. The property also 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.



|                                      |                      |                       |                                  |                           |
|--------------------------------------|----------------------|-----------------------|----------------------------------|---------------------------|
| <b>Hendrick Medical Center South</b> | <b>Sharons's BBQ</b> | <b>Heff's Burgers</b> | <b>SAM'S Club</b>                | <b>Comfort Inn Suites</b> |
| <b>Pizza Hut</b>                     | <b>Antilley Inn</b>  | <b>The Shed</b>       | <b>Fairway Oaks Country Club</b> | <b>Braums</b>             |



# Traffic Counts



Daily Traffic Counts: Up 6,000 / day 6,001 – 15,000 15,001 – 30,000 30,001 – 50,000 50,001 – 100,000 Over 100,000 / day

**33,155**  
2024 Est. daily traffic counts

Street: –  
Cross: –  
Cross Dir: –  
Dist: –

Historical counts

| Year | Count | Type |
|------|-------|------|
|      |       |      |
|      |       |      |
|      |       |      |
|      |       |      |
|      |       |      |
|      |       |      |

**32,519**  
2024 Est. daily traffic counts

Street: Buffalo Gap Rd  
Cross: S Clack St  
Cross Dir: N  
Dist: –

Historical counts

| Year | Count  | Type |
|------|--------|------|
| 2007 | 33,000 | AADT |
| 2005 | 29,990 | ADT  |
| 2004 | 33,000 | ADT  |
| 2002 | 32,000 | AADT |
| 2000 | 30,550 | ADT  |

**32,064**  
2024 Est. daily traffic counts

Street: Buffalo Gap Road  
Cross: S Clack St  
Cross Dir: NE  
Dist: –

Historical counts

| Year | Count  | Type |
|------|--------|------|
| 2018 | 31,904 | AADT |
|      |        |      |
|      |        |      |
|      |        |      |
|      |        |      |
|      |        |      |

**30,396**  
2024 Est. daily traffic counts

Street: United States Highway 83  
Cross: S Clack St  
Cross Dir: N  
Dist: –

Historical counts

| Year | Count  | Type |
|------|--------|------|
| 2004 | 26,000 | ADT  |
| 2002 | 22,000 | AADT |
| 2000 | 16,140 | ADT  |
| 1999 | 18,200 | ADT  |
| 1998 | 18,000 | AADT |

**27,899**  
2024 Est. daily traffic counts

Street: Buffalo Gap Rd  
Cross: S Clack St  
Cross Dir: NE  
Dist: –

Historical counts

| Year | Count  | Type |
|------|--------|------|
| 2020 | 28,002 | AADT |
|      |        |      |
|      |        |      |
|      |        |      |
|      |        |      |
|      |        |      |

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (\*)



## WYLIE: Population Comparison

### Total Population

This chart shows the total population 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 Density

This chart shows the number of people per square mile 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 Change Since 2020

This chart shows the percentage change in area's population from 2020 to 2023, compared with other geographies.

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

Update Frequency: Annually

■ 2023  
■ 2028 (Projected)



### Total Daytime Population

This chart shows the number of people who are present in an area during normal business hours, including workers, and compares that population to 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

■ WYLIE





# 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:

Completed in 2024, the property minimizes the need for immediate capital investments, allowing tenants to concentrate on their practice from the outset.

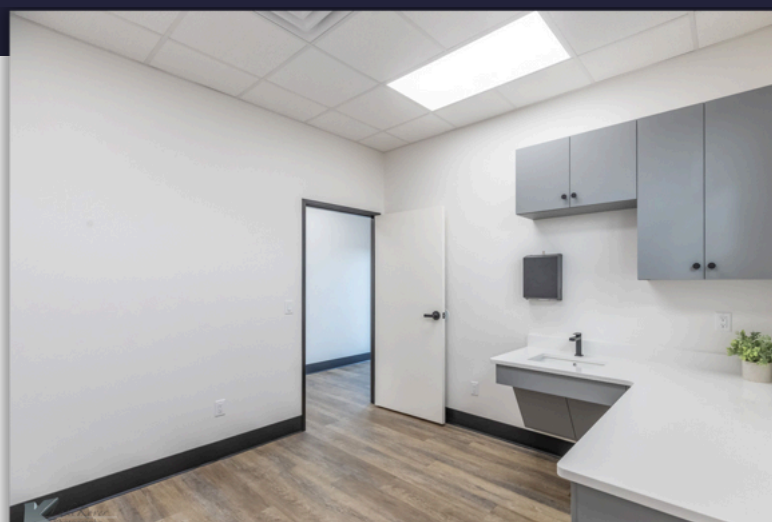
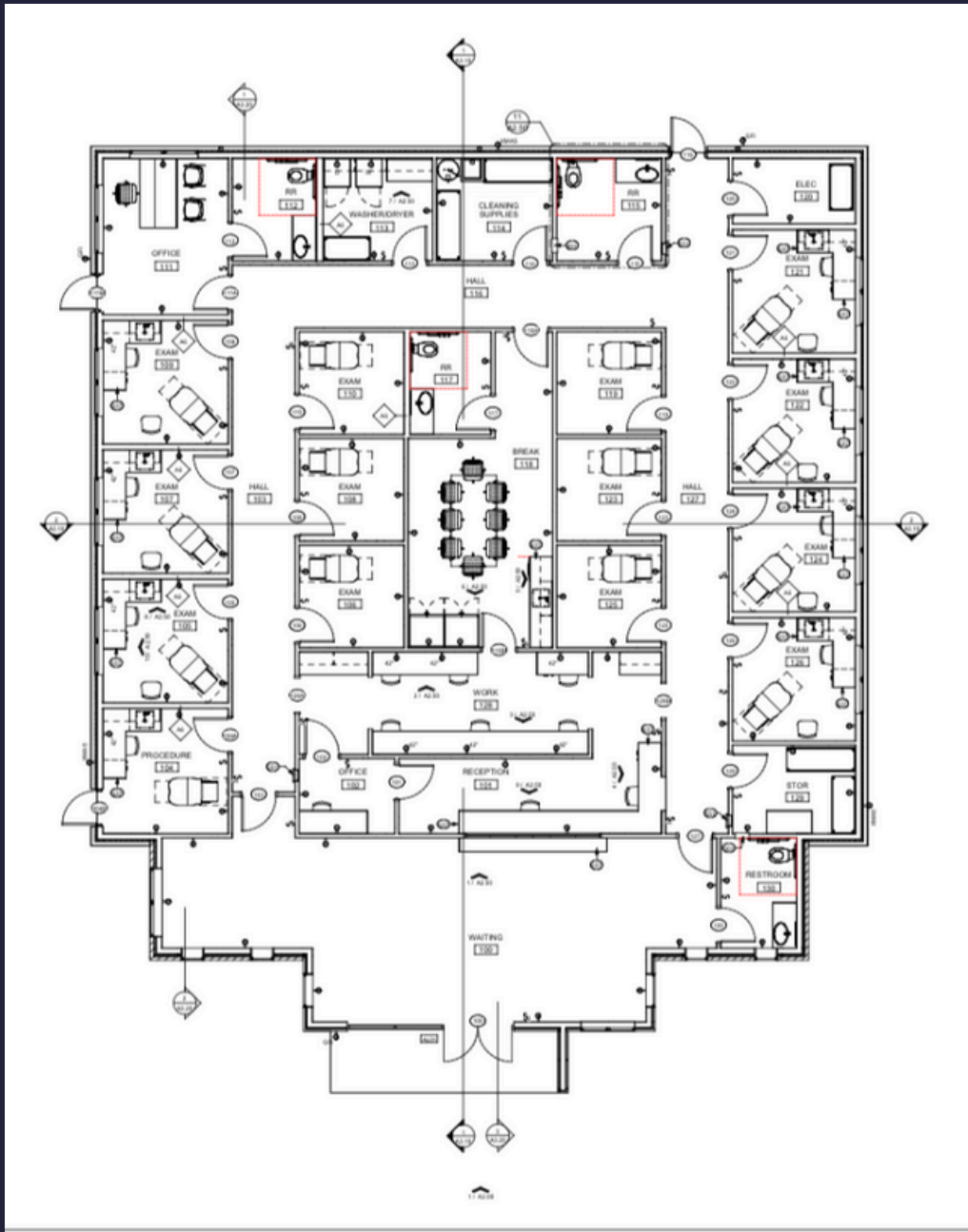
## Minimum Lease Duration:

A minimum lease term of 5 years ensures stability for both tenant and landlord.

6743 Memorial Drive



# Floor Plan





TINA ABOUTELBI



# Contact Information



325-280-5120



[tina@anncarrrealestate.com](mailto:tina@anncarrrealestate.com)

## 6743 MEMORIAL DRIVE

