

SINGLE TENANT DARK ABSOLUTE NNN

Investment Opportunity

DARK



15+ Years Of Contractual Income | Value-Add Opportunity | 2023 Remodel



125 S Pioneer Drive

ABILENE TEXAS

ACTUAL SITE



SRS

CAPITAL
MARKETS

EXCLUSIVELY MARKETED BY



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NATIONAL NET LEASE

Broker/Designated Officer: Ryan Johnson, SRS Real Estate Partners-Southwest, LLC | TX License No. 600324

PROPERTY PHOTOS



OFFERING SUMMARY



OFFERING

Pricing	\$2,500,000
Price / SF	\$945
Net Operating Income	\$223,253
Cap Rate	8.93%

PROPERTY SPECIFICATIONS

Property Address	125 S Pioneer Drive Abilene, Texas 79605
Rentable Area	2,646 SF
Land Area	0.79 AC
Year Built / Remodeled	1982 / 2023
Tenant	Your Choice Healthcare, LLC (dba Total Point Urgent Care) (Dark)
Guaranty	Rocinante Equity, Inc.
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term Remaining	15+ Years
Increases	2% Annual Increases Including Options
Options	4 (5-Year)
Rent Commencement	April 2022
Lease Expiration	April 2042

RENT ROLL & INVESTMENT HIGHLIGHTS



Tenant Name	Square Feet	LEASE TERM		RENTAL RATES				
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Your Choice Healthcare, LLC (dba Total Point Urgent Care) (Dark)	2,646	April 2022	April 2042	Current	-	\$18,604	\$223,253	4 (5-Year)
				May 2027	2%	\$18,977	\$227,718	

2% Annual Increases Thereafter

15+ Years Of Contractual Income | Currently Dark | Value-Add Opportunity | 2023 Remodel

- More than 15 years of remaining lease term with scheduled 2% annual rental increases provides fixed, contractually obligated income and steady NOI growth backed by the lease obligation itself
- The property is currently dark, presenting a compelling value-add opportunity while continuing to benefit from long-term contractual rental income
- Remodeled in 2023 as a modern urgent care facility with high-quality finishes and a functional medical build-out, positioning the space for continued medical use

Absolute NNN | Fee Simple Ownership | Zero Landlord Responsibilities | No State Income Tax

- Tenant remains responsible for all operating expenses, including CAM, taxes, insurance, and maintenance, notwithstanding the cessation of operations, eliminating carrying costs typically associated with a vacant property
- Zero landlord responsibilities or management obligations provide a fully passive ownership position with no operating expense leakage

Local Trade Area Demographics

- More than 102,100 residents and 56,600 employees support the trade area
- \$90,693 average household income within 1 mile

Just Off Signalized, Hard Corner Intersection | US Highway 277 | Surrounding Retailers | Excellent Visibility & Access

- Located just off the signalized, hard corner intersection of S Pioneer Drive and Interstate 20 Business with a combined traffic count of 26,400 VPD
- Proximity to US Highway 277 (36,200 VPD), providing regional connectivity
- The immediate trade area is supported by surrounding retailers such as Whataburger, 7-Eleven, AutoZone, Family Dollar, and more
- Ideally located in the heart of several neighborhoods, providing a direct consumer base from which to draw
- The subject property has significant street frontage along S Pioneer Dr and multiple points of access, providing ease and convenience for customers

Abilene Named Flagship Site For \$500B+ AI Infrastructure Project

- Abilene has been selected as the flagship location for OpenAI's \$500B+ "Stargate" AI infrastructure initiative
- The campus is projected to generate over \$1 billion in direct and indirect economic impact, catalyzing significant economic growth, population inflow, and infrastructure investment across the Abilene market



TOTAL POINT URGENT CARE

totalpointcare.com

Company Type: Private

Locations: 12+

Total Point's clinics throughout Texas and Arizona are here to provide the immediate medical care one needs at a fraction of the cost they encounter at the emergency room. Total Point Urgent Care provides complete turnkey healthcare service.

What Sets Them Apart

They strive for the highest level of customer service and care by their professionals. What sets them apart from other urgent care clinics is their onsite technology and services, which include:

- Urgent Care
- Primary Care
- Specialty Care
- Routine Checkups
- Telecare/Virtual Visit (Coming Soon)
- Onsite Lab & X-Rays

Source: totalpointcare.com, prnewswire.com

PROPERTY OVERVIEW

LOCATION



Abilene, Texas
Taylor County

ACCESS



S Pioneer Drive: 3 Access Points

TRAFFIC COUNTS



S Pioneer Drive: 9,700 VPD
S 1st Street/Interstate 20 Business: 16,700 VPD
Winters Freeway/U.S. Highway 83 & 84 & 277: 36,200 VPD

IMPROVEMENTS



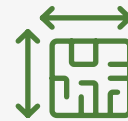
There is approximately 2,646 SF of existing building area

PARKING



There are approximately 38 parking spaces on the owned parcel.
The parking ratio is approximately 14.4 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 21950000201
Acres: 0.79
Square Feet: 34,578

CONSTRUCTION



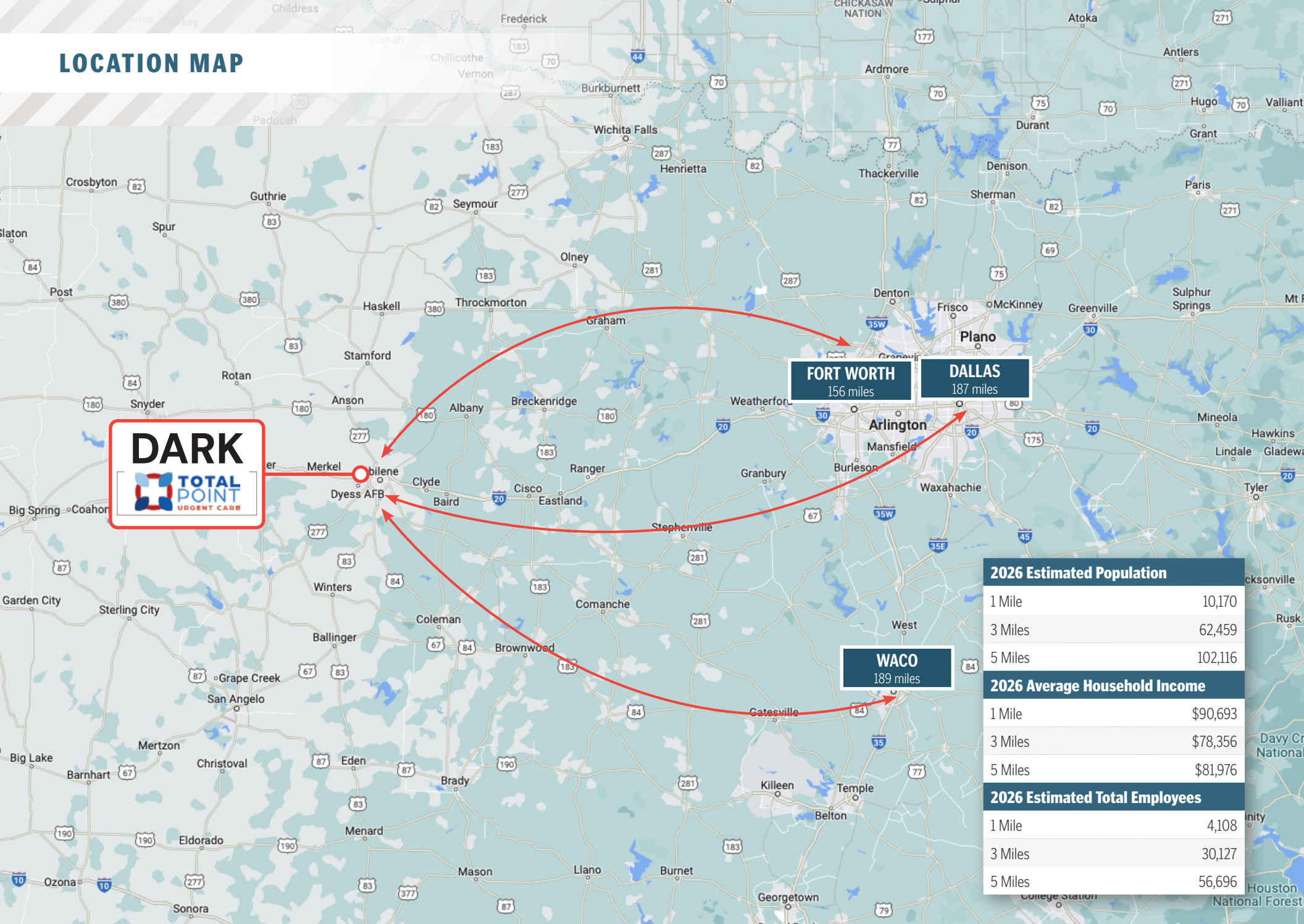
Year Built: 1982
Year Remodeled: 2023

ZONING



General Commercial (GC)

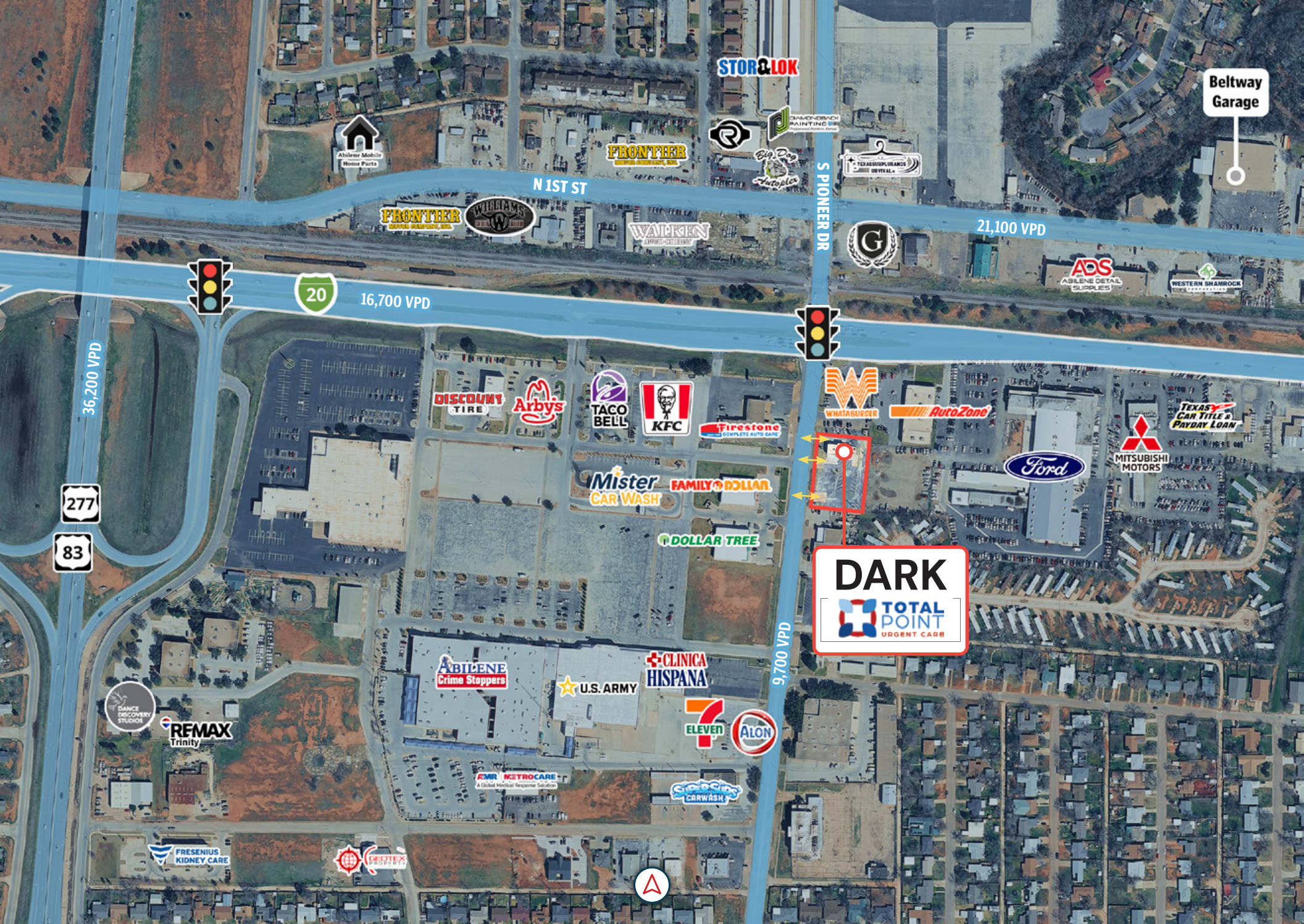
LOCATION MAP



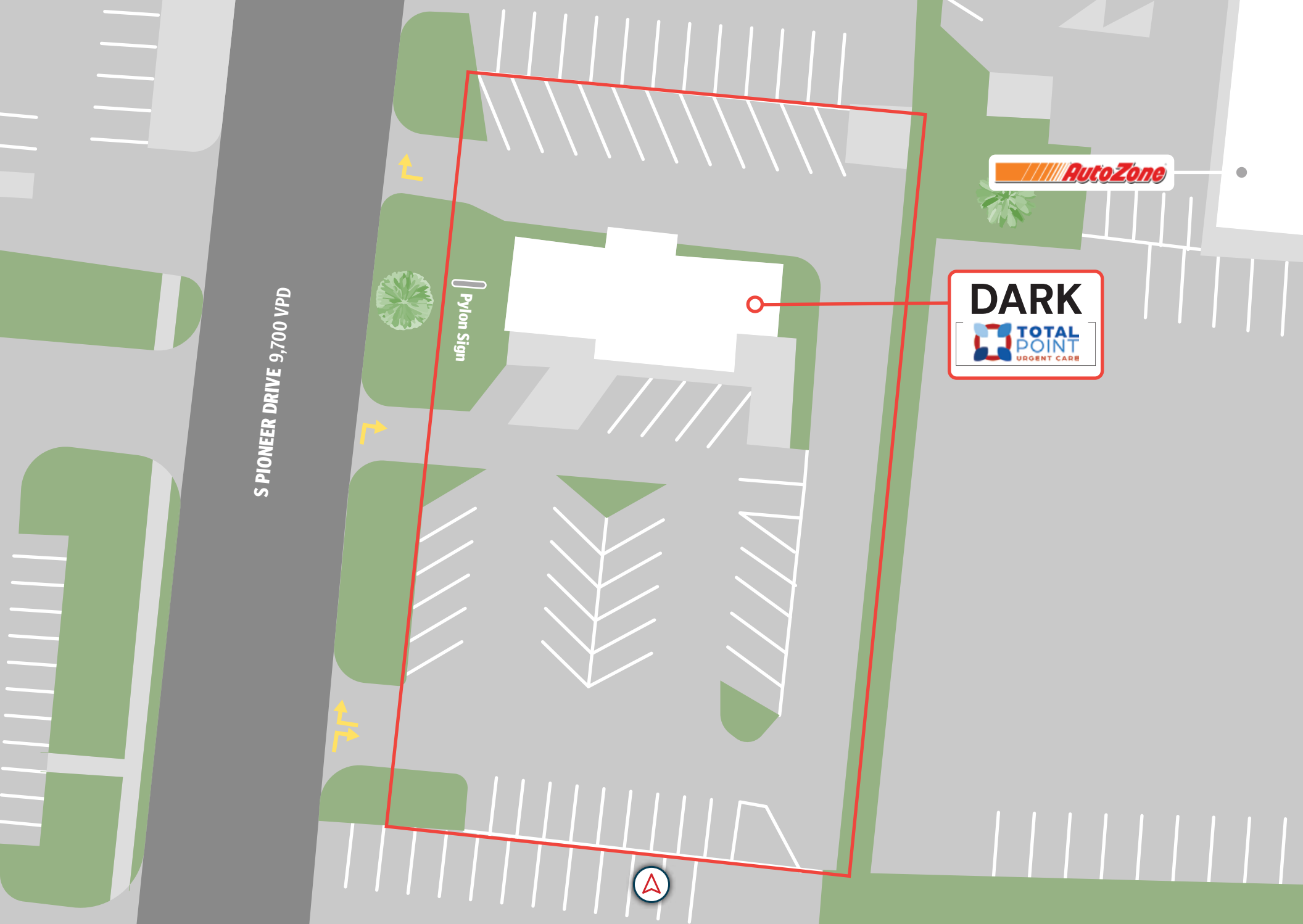
2026 Estimated Population	
1 Mile	10,170
3 Miles	62,459
5 Miles	102,116
2026 Average Household Income	
1 Mile	\$90,693
3 Miles	\$78,356
5 Miles	\$81,976
2026 Estimated Total Employees	
1 Mile	4,108
3 Miles	30,127
5 Miles	56,696











	1 Mile	3 Miles	5 Miles
Population			
2026 Estimated Population	10,170	62,459	102,116
2031 Projected Population	10,266	62,541	102,875
2026 Median Age	37.0	35.4	34.2
Households & Growth			
2026 Estimated Households	4,000	25,272	40,820
2031 Projected Households	4,093	25,777	41,907
Income			
2026 Estimated Average Household Income	\$90,693	\$78,356	\$81,976
2026 Estimated Median Household Income	\$61,934	\$56,092	\$59,154
Businesses & Employees			
2026 Estimated Total Businesses	478	2,728	4,551
2026 Estimated Total Employees	4,108	30,127	56,696



ABILENE, TEXAS

Abilene, Texas, is located approximately 180 miles west of the Dallas/Fort Worth Metroplex in west-central Texas near the geographic center of the state. Situated along Interstate 20, the city serves as the economic, educational, healthcare, and cultural hub for the 22-county region commonly known as the Texas Midwest or the Big Country. As the county seat of Taylor County, Abilene has an estimated 2026 population of 132,823.

Abilene maintains a diverse economic base supported by manufacturing, healthcare, education, and military operations. Local manufacturers produce a wide range of industrial products, including steel fabrication, industrial boilers, plastics packaging, wind towers, oil and gas equipment, pressure vessels, gearboxes, carbon fiber products, and industrial fans. Dyess Air Force Base, home to the U.S. Air Force's 7th Bomb Wing, is one of the region's largest employers and a significant driver of the local economy.

Higher education is anchored by several well-established institutions, including Abilene Christian University, Hardin-Simmons University, McMurry University, and Cisco College, which support workforce development and contribute to the city's stable employment base. Abilene also serves as the region's primary healthcare center and offers a variety of cultural amenities, including the Paramount Theatre, Abilene Philharmonic, Grace Museum, Center for Contemporary Arts, Abilene Zoo, and the 12th Armored Division Museum.

Abilene Regional Airport, located approximately six miles from downtown, provides convenient commercial air service to the region.



THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners

300+

TEAM
MEMBERS

29

OFFICES

\$6.5B+

TRANSACTION
VALUE
company-wide
in 2025

930+

CAPITAL MARKETS
PROPERTIES
SOLD
in 2025

\$3.5B+

CAPITAL MARKETS
TRANSACTION
VALUE
in 2025



OF GOING THE EXTRA MILE

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