



# OFFERING MEMORANDUM

## CONFIDENTIAL PORTFOLIO INFORMATION

114 S. LHS Drive, Lumberton, Texas 77657 | 1105 N. Main | Vidor, Texas 77662



### EXCLUSIVELY LISTED BY

**PATRICK VALENTZ**  
PRINCIPAL/MANAGER

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LICENSE NO. 547118 (TX)

**ANGELA FOX**  
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### BROKER OF RECORD

PATRICK VALENTZ  
LICENSE NO. 547118 (TX)

# CONFIDENTIALITY AGREEMENT & DISCLAIMER

## OFFERING MEMORANDUM CONFIDENTIAL INFORMATION

This Offering Memorandum contains select information pertaining to the business and affairs of **114 S. LHS Drive, Lumberton, Texas 77657 & 1105 N Main Drive, Vidor, Texas 77662** (“Properties” and/or “Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Xite Realty, LLC. The material and information in the Offering Memorandum is unverified. Xite Realty, LLC has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Xite Realty, LLC is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation’s logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Xite Realty, LLC.

Owner and Xite Realty, LLC expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Xite Realty, LLC or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

**Net Lease Disclaimer:** There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.

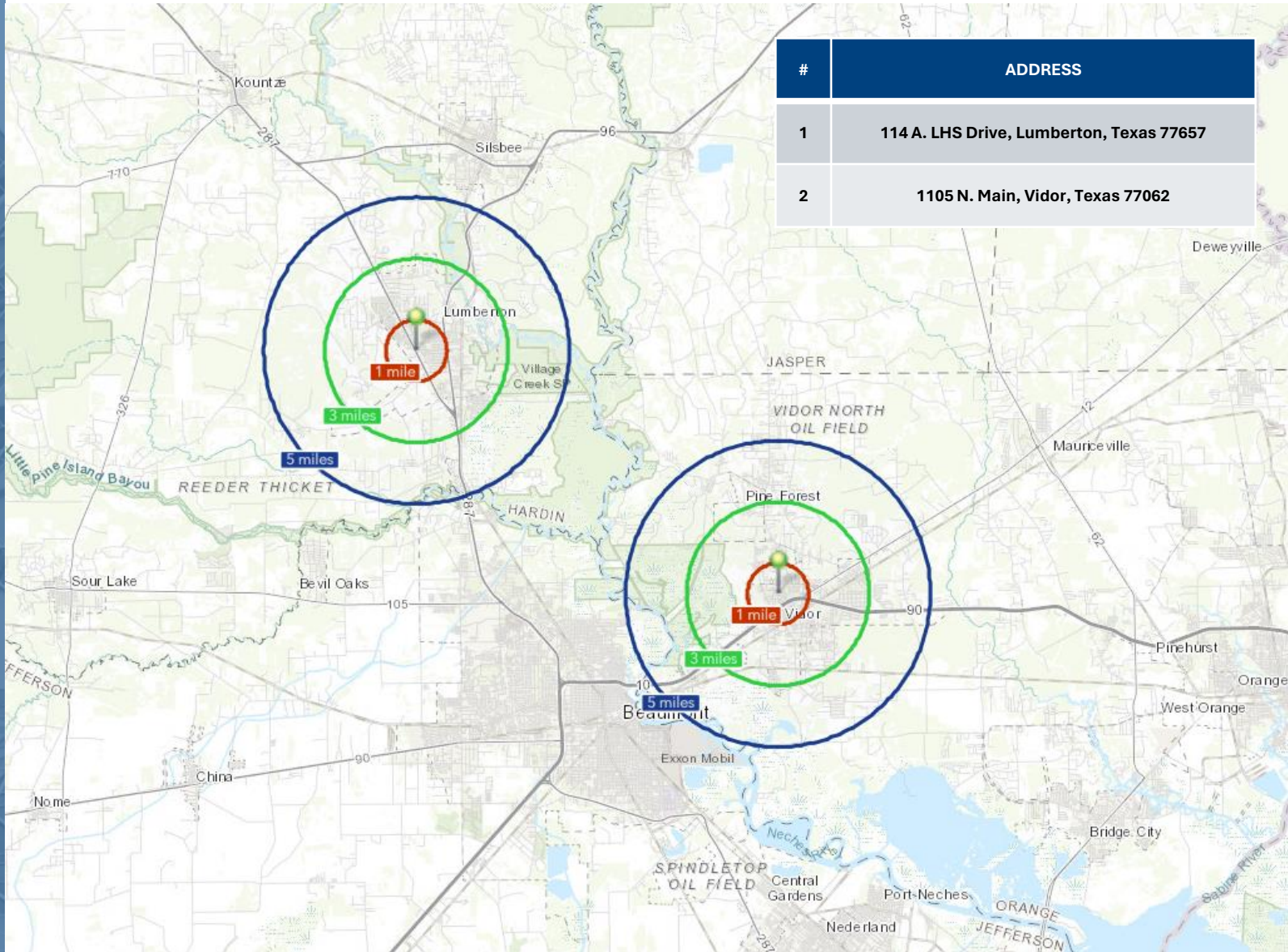
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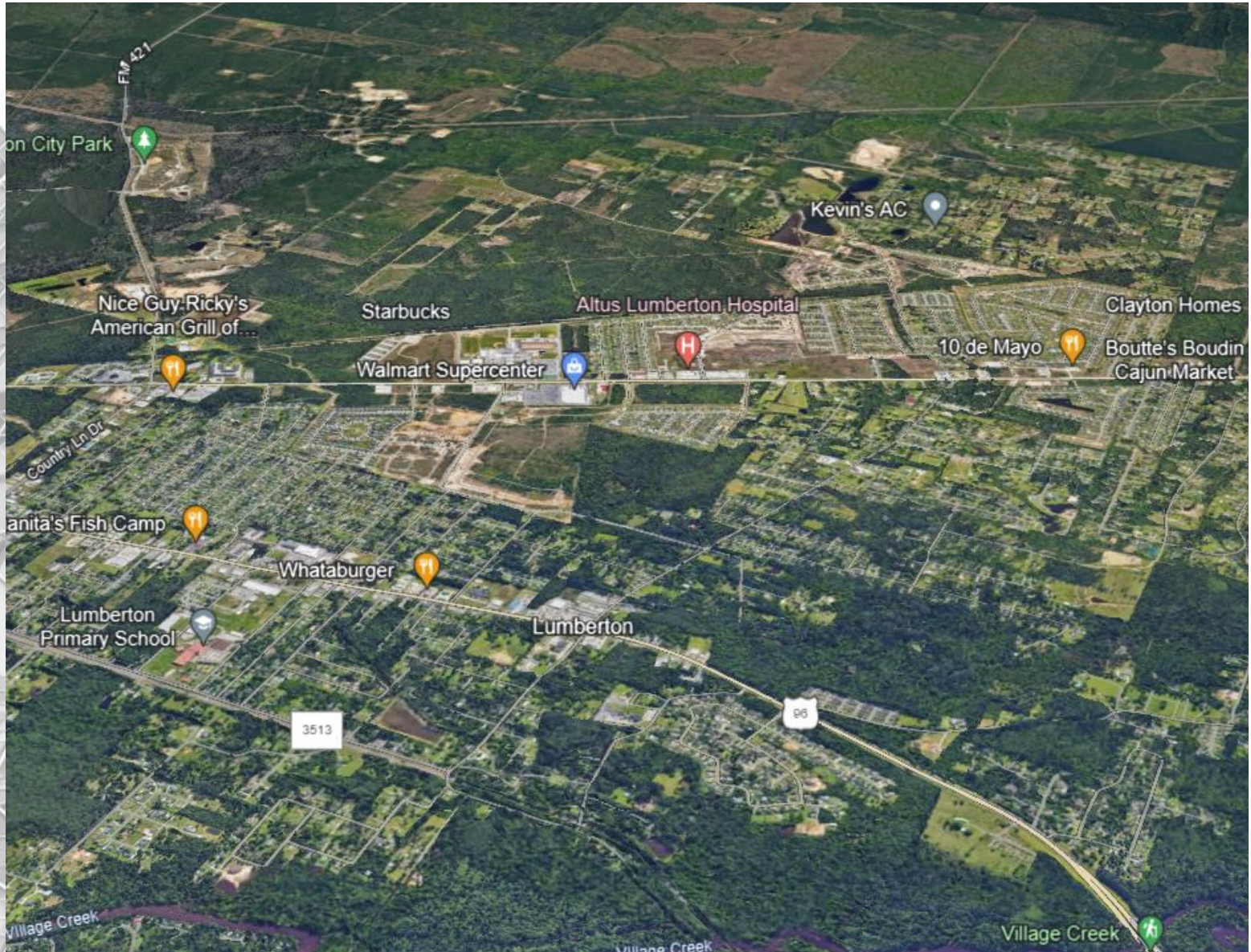
#	ADDRESS
1	114 A. LHS Drive, Lumberton, Texas 77657
2	1105 N. Main, Vidor, Texas 77062

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#	ADDRESS	PRICE	PRICE/SF	CAP RATE	NOI	TENANCY	SF	OCCUPAN CY	LEASE TYPE	SALE TYPE
1	114 S. LHS Drive, Lumberton, Texas 77657	\$2,677,446.15	\$332.06	6.5%	\$174,034.00	Multi (2)	8,063 SF	100%	NNN	Investment
2	1105 N. Main, Vidor, Texas 77662	\$1,560,011.08	\$432.62	6.5%	\$101,400.72	Single	3,606 SF	100%	NNN	Investment
	<b>Total:</b>	<b>\$4,237,457.23</b>	<b>\$382.34</b>	<b>6.5%</b>	<b>\$275,434.72</b>	<b>Multi</b>	<b>11,669 SF</b>	<b>100%</b>	<b>NNN</b>	<b>Investment</b>

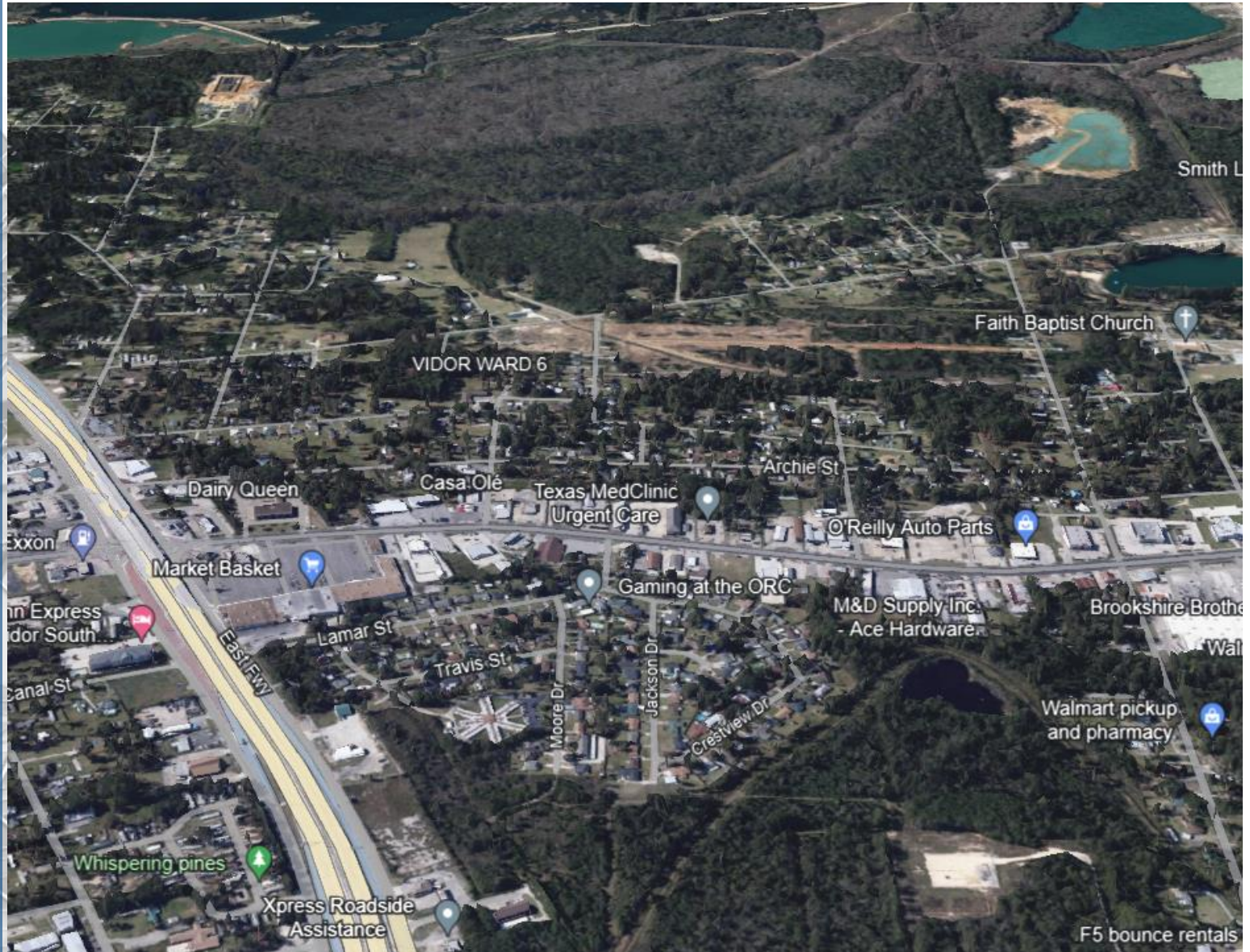


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### LEASE ABSTRACT

Tenant Name	Baptist Hospital of Southeast Texas
Type of Ownership	Single
Lease Guarantor	Baptist Hospital of Southeast Texas
Lease Type	NNN
Original Lease Term	120 MO
Rent Commencement	October 1, 2022
Lease Expiration Date	September 30, 2026
Term Remaining	33 MO
Rental Increases	None
Option Periods	(3) 120 Month Option Term Periods with 10% increases per term
Real Estate Taxes	\$13,533.97 Annual Cost
Insurance	\$4,653.44 Annual Cost
Utilities	\$2,467.13 Annual Cost
Purchase Option	No

### LEASE ABSTRACT

Tenant Name	Hulin Health, LLC
Type of Ownership	Single
Lease Guarantor	Hulin Health, LLC
Lease Type	NNN
Original Lease Term	120 MO
Rent Commencement	October 1, 2022
Lease Expiration Date	September 30, 2026
Term Remaining	33 MO
Rental Increases	None
Option Periods	(2) 120 Month Option Term Periods with 10% increases per term
Real Estate Taxes	\$15,139.69
Insurance	\$5,821.05
Utilities	\$3,086.83
Purchase Option	Yes



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## LEASE ABSTRACT

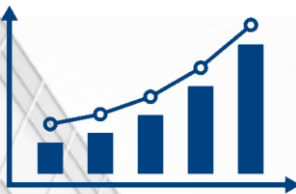
Tenant Name	Hulin Health, LLC
Type of Ownership	Single
Lease Guarantor	Hulin Health, LLC
Lease Type	NNN
Original Lease Term	120 MO
Rent Commencement	October 1, 2022
Lease Expiration Date	September 30, 2026
Term Remaining	33 Months
Rental Increases	None
Option Periods	(2) 120 Month Option Term Periods with 10% increases per term
Real Estate Taxes	\$23,307.11/Annual
Insurance	\$7,151.23/Annual
Utilities	None
Purchase Option	Yes

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**LIST PRICE**

**\$2,677,446.15**



**PPSF**

**\$332.06**



**LIST PRICE**

**\$1,560,011.08**



**PPSF**

**\$432.62**

## PROPERTY OVERVIEW

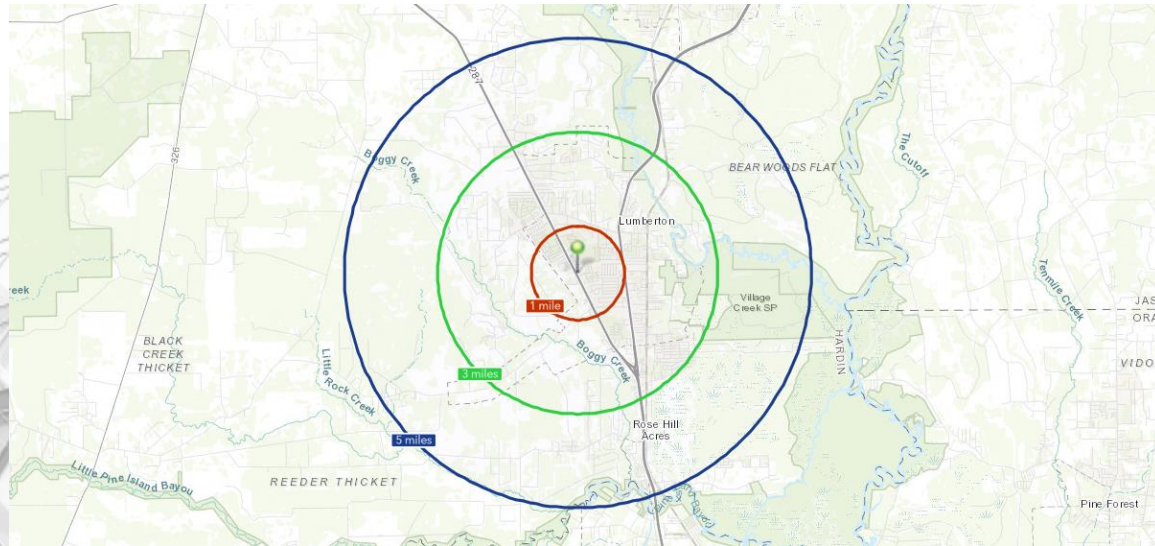
Address	114 S. LHS Drive, Lumberton, TX 77657
NOI	\$174,034.00
Cap Rate	6.5%
Year Built	2006
OCC%	100%
Property Type	Medical Office Building
Ownership Type	Single

## PROPERTY OVERVIEW

Address	1105 N. Main, Vidor, Texas 77662
NOI	\$101,400.72
Cap Rate	6.5%
Year Built	1975
OCC%	100%
Property Type	Medical Office Building
Ownership Type	Single



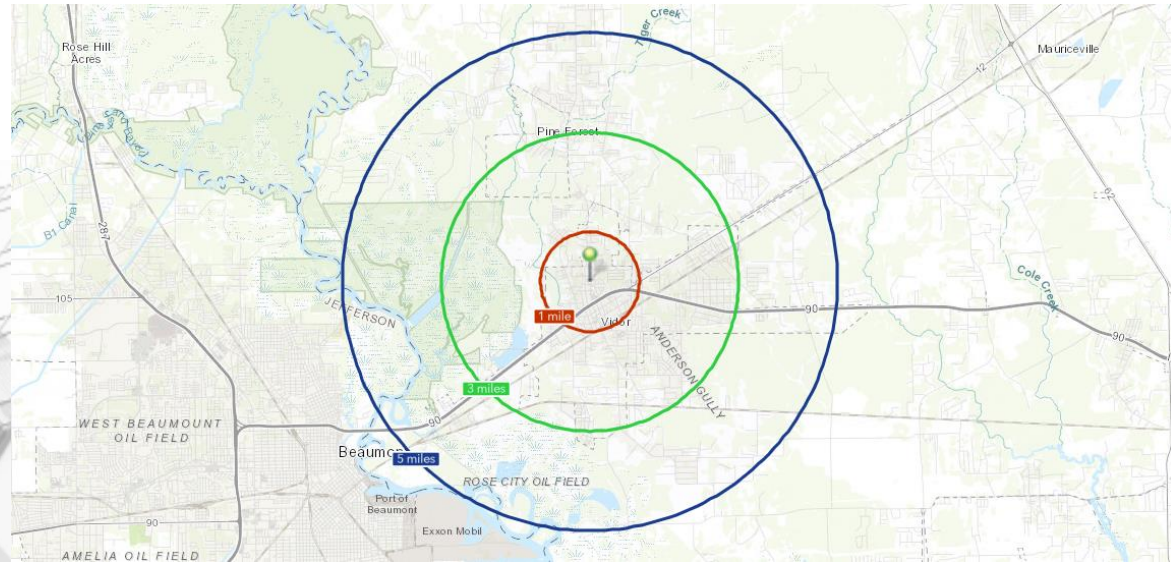
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## DEMOGRAPHICS

<b>Population</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
2023 Population	5,445	19,820	23,809
2028 Population Projection	5,472	19,967	24,047
<b>Households</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
2023 Households	2,152	7,552	9,098
2028 Household Projection	2,193	7,700	9,300
<b>Income</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
Avg Household Income	\$99,618	82,953	82,661

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<b>Population</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
2023 Population	2,989	14,329	21,092
2028 Population Projection	2,979	14,255	20,945
<b>Households</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
2023 Households	1,159	5,566	8,160
2028 Household Projection	1,171	5,608	8,211
<b>Income</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
Avg Household Income	\$72,322	\$88,469	\$100,547





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HEALTHCARE REAL ESTATE  
& PRACTICE SALES

