

# INVESTMENT OPPORTUNITY FOR SALE

## GENERAL INFORMATION

- 77,500 SF Building
- True NNN Lease
- Land Area: 12.4 Acres
- Rentable Area: 77,500
- Lease Term:  
March 1, 2024 – February 28, 2030



## 4242 SUNSET DRIVE

San Angelo, Texas 76904



### SALES BROKER CONTACTS

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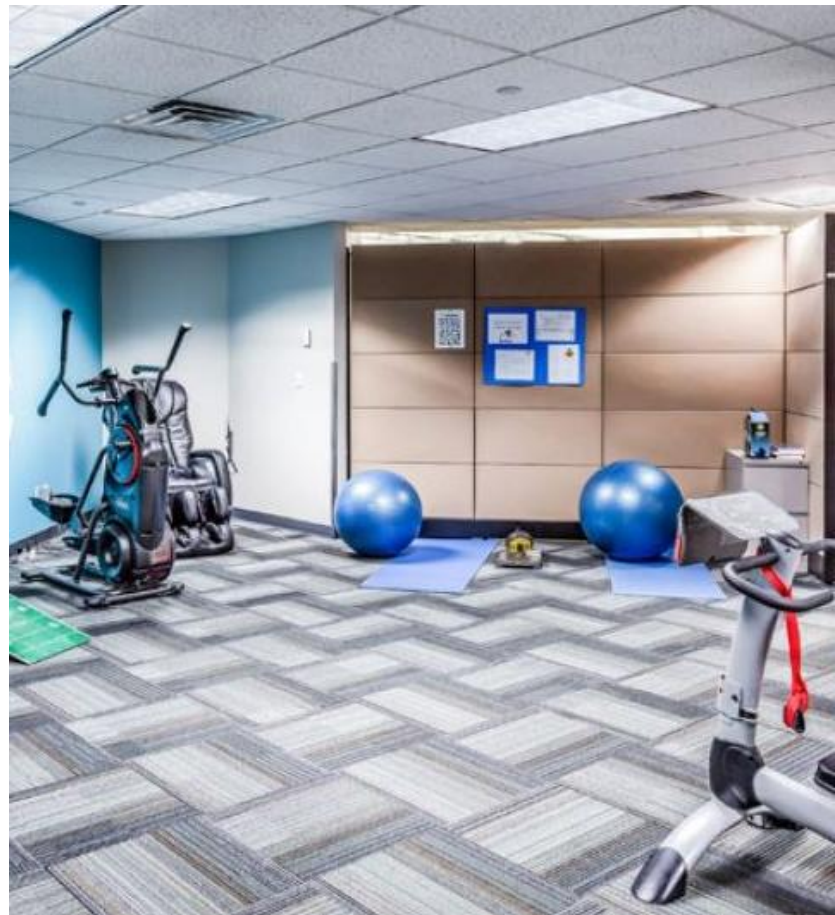
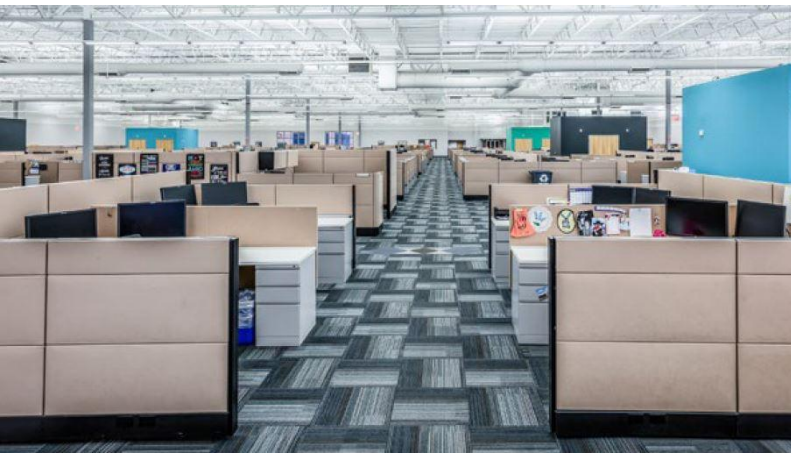


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## EXECUTIVE SUMMARY

Worth Commercial Real Estate has been exclusively retained to offer qualified investors the opportunity to purchase Blue Cross Blue Shield 77,500 Service Center Building.

The property is located in San Angelo, TX and is situated on 12.5 acres of land. The facility was first converted in 1998 into a Service Center for BCBS and has since received ongoing upgrades to the facility at tenant's expense. In addition to having uncovered surface parking to accommodate 291 vehicles, it also has 238 covered parking in a secured card access parking area along with an outdoor covered employee break area.





## INVESTMENT HIGHLIGHTS

BCBS has occupied the facility continuously since 1999 and has recently extended their existing true Triple Net lease through February 28, 2030. In addition, BCBS has secured a five (5) year renewal option as well. A facility of this quality and credit worthy Tenant is difficult to find in the West Texas Market.

Blue Cross Blue Shield is a wholly-owned subsidiary of Health Care Service Corporation, A Mutual Legal Reserve Company, an Illinois corporation, doing business in the State of Texas as BlueCross BlueShield of Texas. The facility generates strong and predictable cash flow resulting from a single credit worthy tenant with no expense reconciliation as well as no capital outlay by the landlord.







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## 4242 SUNSET DRIVE, San Angelo, TX

