

FOR SALE

SINGLE TENANT NET LEASE | NATIONAL CREDIT VETERINARY CLINIC WITH OVER 7 YEARS REMAINING
15950 Great Oaks Drive | Round Rock, TX 78681

With over 950 locations, National Veterinary Associates (NVA™) is the largest private owner of freestanding veterinary hospitals in the United States. (source: LinkedIn)

Great Oaks
Dentistry

Great Oaks
Family Practice

MAP LINK



COMMERCIAL
INDUSTRIAL
PROPERTIES

Nick Nelson, CCIM
nick@cipaustin.com
512 906 6757

512 682 1000
9130 Jollyville Rd., Suite 300
Austin, TX 78759
cipaustin.com

SUMMARY

FOR SALE: STNL VET CLINIC

15950 Great Oaks Drive | Round Rock, TX 78681

PURCHASE PRICE:	\$2,605,000 (\$260/SF)
NET OPERATING INCOME:	\$169,344
RENT ESCALATIONS:	Jan 31st of each year the rent increases per CPI for all urban consumers in the metropolitan area. On 1/31/20, rent increased by 2.3%
CAP RATE:	6.5% Click here to view financial analysis
LEASE EXPIRATION:	7/31/27
LEASE TYPE:	NNN
LANDLORD RESPONSIBILITIES:	Roof and Structure
TENANT:	Round Rock Management Co. dba Great Oaks Animal Hospital
LEASE GUARANTOR:	National Veterinary Associates, Inc
PROPERTY ADDRESS:	15950 Great Oaks Dr, Round Rock, TX 78681
LAND SIZE:	1.4 Acres
TOTAL BUILDING SF:	10,006
YEAR BUILT:	1999/2002
ZONING:	City of Round Rock ETJ

PROPERTY HIGHLIGHTS:

- STNL National Credit Vet with over 950 locations
- Could be a great opportunity for buyers who are looking to invest 1031 proceeds.
- National credit "essential business" tenant with annual rent bumps, in a good location, and surrounded by other medical businesses.
- With over 950 locations, National Veterinary Associates (NVA™) is the largest private owner of freestanding veterinary hospitals in the United States. (source: LinkedIn)
- According to research from the American Pet Products Association and the American Veterinary Association, over 50% of the households in the US have a pet and most people consider their pet to be a family member.
- USA Today reports on 4/28/20 "America's animal shelters have been transformed during the COVID-19 pandemic by surging adoptions..."

For More Information Contact:

Nick Nelson, CCIM

Senior Vice President

nick@cipaustin.com | 512 906 6757

main 512 682 1000 | fax 512 682 1031

cipaustin.com



COMMERCIAL
INDUSTRIAL
PROPERTIES

All information furnished regarding this property is from sources deemed reliable; however, CIP Austin has not made an independent investigation of these sources and no warranty or representation is made by CIP Austin as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or withdrawal from market without notice. CIP Austin further has not made and shall not make any warranty or representations as to the condition of the property nor the presence of any hazardous substances or any environmental or other conditions that may affect the value or suitability of the property.

512 682 1000

9130 Jollyville Rd., Suite 300

Austin, TX 78759

cipaustin.com

INFOGRAPHIC 10 MIN DRIVE TIME

FOR SALE: STNL VET CLINIC

15950 Great Oaks Drive | Round Rock, TX 78681

Market Growth Dashboard

2019 Total Housing Units (Esri)

62,576



2024 Total Housing Units (Esri)

70,292

Population Detail



43,479

2018 Millennial
Population (Born
1981 to 1998) (Esri)



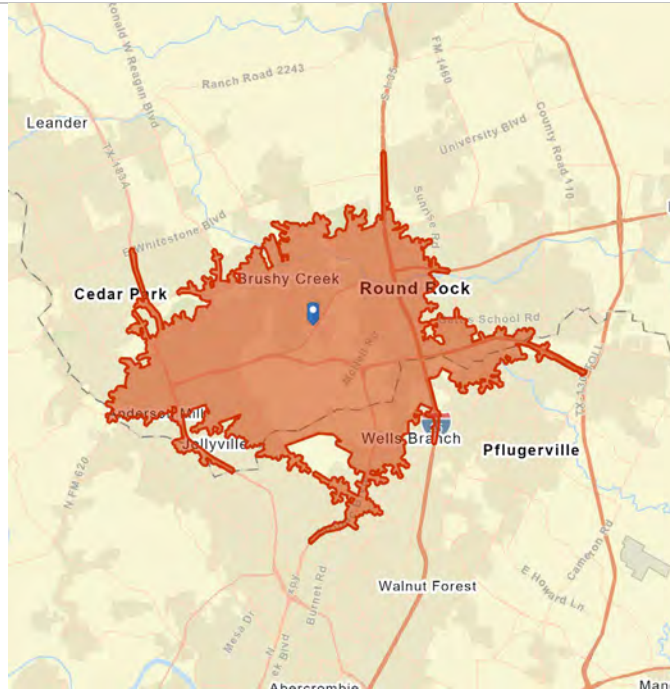
167,356

2018 Total Daytime
Population



24,134

2018 Baby Boomer
Population (Born
1946 to 1964) (Esri)



Average Travel Time to Work

INCOME



104,053

2019 Average
Household
Income (Esri)



\$41,186

Per Capita
Income



711,521

2019 Average
Net Worth (Esri)

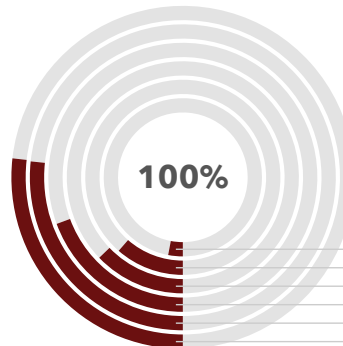
80,223

2019 Average
Disposable Income (Esri)

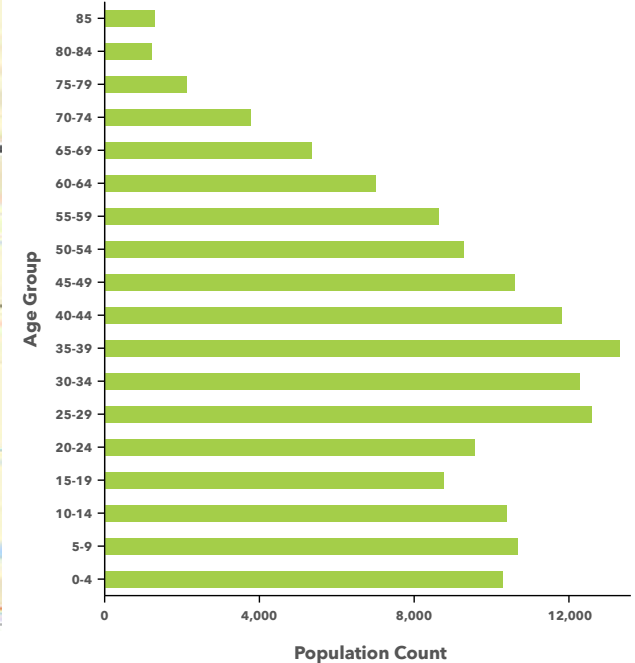


4,721,544,707

2019 Aggregate
Disposable Income



2018 Age: 5 Year Increments (Esri)



EDUCATION

5%

No High
School
Diploma



16%
High School
Graduate



30%
Some College



50%
Bachelor's/Grad/Pro
f Degree

Source: This infographic contains data provided by American Community Survey (ACS), Esri. The vintage of the data is 2014-2018, 2019, 2024.



COMMERCIAL
INDUSTRIAL
PROPERTIES

All information furnished regarding this property is from sources deemed reliable; however, CIP Austin has not made an independent investigation of these sources and no warranty or representation is made by CIP Austin as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or withdrawal from market without notice. CIP Austin further has not made and shall not make any warranty or representations as to the condition of the property nor the presence of any hazardous substances or any environmental or other conditions that may affect the value or suitability of the property.

512 682 1000

9130 Jollyville Rd., Suite 300

Austin, TX 78759

cipaustin.com

SITE MAP

FOR SALE: STNL VET CLINIC

15950 Great Oaks Drive | Round Rock, TX 78681



COMMERCIAL
INDUSTRIAL
PROPERTIES

All information (Information) provided or depicted on this map and or aerial photograph has been obtained from third party sources deemed reliable. However, neither CIP Austin nor any of its brokers, agents, employees, officers, directors or affiliated companies (collectively, CIP Austin and Related Parties) have made an independent investigation of the Information or the Information sources, and no warranty or representation is made by CIP Austin and Related Parties as to the accuracy of such Information. The Information is submitted subject to the possible errors or omissions, and no person or organization should rely on the Information, unless such person or organization has conducted an independent investigation to confirm the accuracy thereof.

512 682 1000

9130 Jollyville Rd., Suite 300

Austin, TX 78759

cipaustin.com

AREA MAP

FOR SALE: STNL VET CLINIC

15950 Great Oaks Drive | Round Rock, TX 78681



COMMERCIAL
INDUSTRIAL
PROPERTIES

All information (Information) provided or depicted on this map and or aerial photograph has been obtained from third party sources deemed reliable. However, neither CIP Austin nor any of its brokers, agents, employees, officers, directors or affiliated companies (collectively, CIP Austin and Related Parties) have made an independent investigation of the Information or the Information sources, and no warranty or representation is made by CIP Austin and Related Parties as to the accuracy of such Information. The Information is submitted subject to the possible errors or omissions, and no person or organization should rely on the Information, unless such person or organization has conducted an independent investigation to confirm the accuracy thereof.

512 682 1000

9130 Jollyville Rd., Suite 300

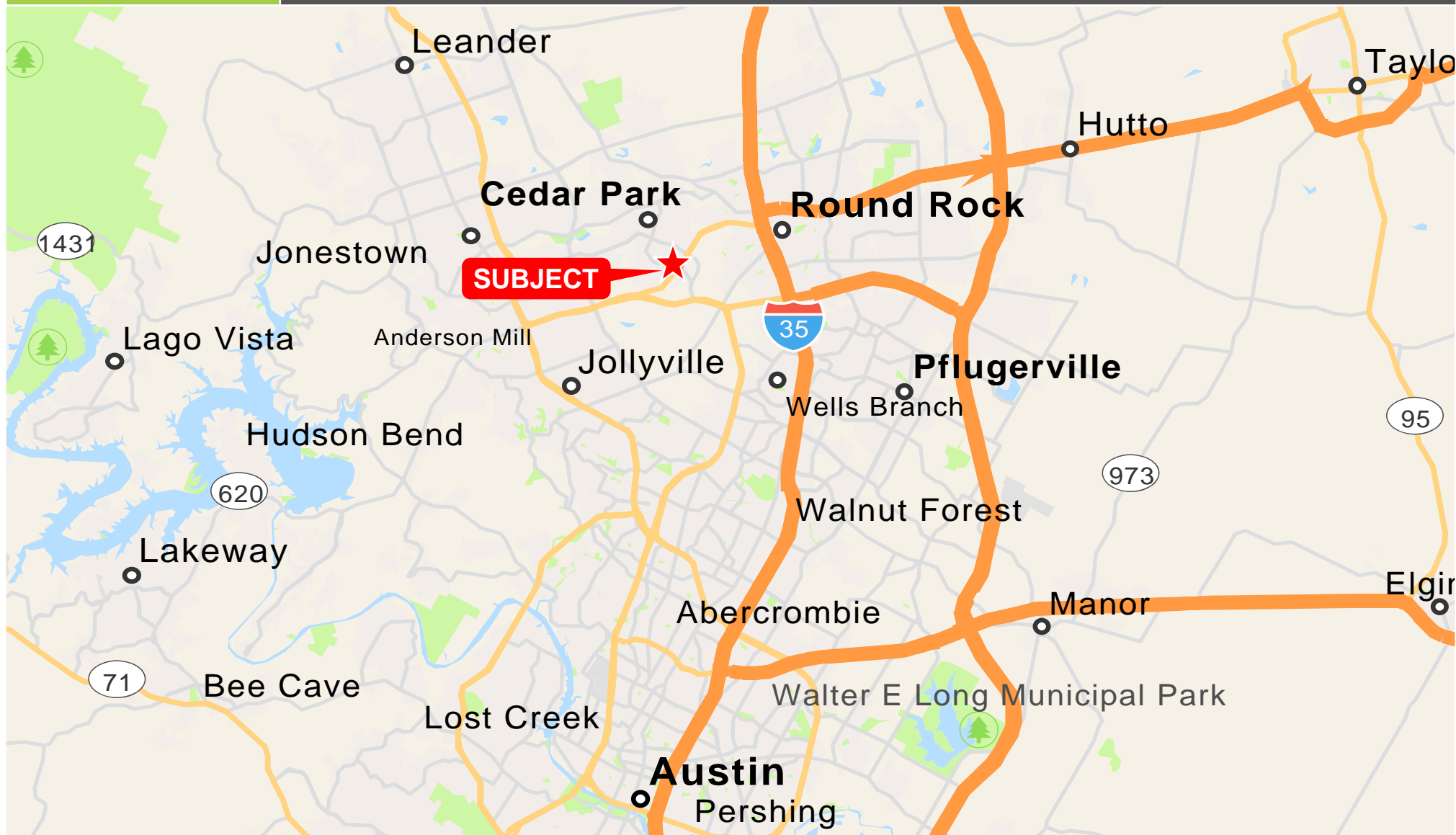
Austin, TX 78759

cipaustin.com

REGIONAL MAP

FOR SALE: STNL VET CLINIC

15950 Great Oaks Drive | Round Rock, TX 78681



COMMERCIAL
INDUSTRIAL
PROPERTIES

All information (Information) provided or depicted on this map and or aerial photograph has been obtained from third party sources deemed reliable. However, neither CIP Austin nor any of its brokers, agents, employees, officers, directors or affiliated companies (collectively, CIP Austin and Related Parties) have made an independent investigation of the Information or the Information sources, and no warranty or representation is made by CIP Austin and Related Parties as to the accuracy of such Information. The Information is submitted subject to the possible errors or omissions, and no person or organization should rely on the Information, unless such person or organization has conducted an independent investigation to confirm the accuracy thereof.

512 682 1000

9130 Jollyville Rd., Suite 300

Austin, TX 78759

cipaustin.com



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Commercial Industrial Properties, LLC	9007597	info@cipaustin.com	(512) 682-1000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert Springer	627720	bob@cipaustin.com	(512) 682-1001
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Nick Nelson	603416	nick@cipaustin.com	(512) 682-1006
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date