

TWO SINGLE TENANT NET LEASES - NATIONAL CREDIT VETERINARY CLINIC WITH NEARLY 15 YEARS REMAINING

FOR SALE

1210 E New Hope Dr, Cedar Park, TX 78613

1401 Chris Kelley Blvd, Hutto, TX 78634



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Austin, TX 78728

TENANT SUMMARY

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TENANT SUMMARY:

- Mission Veterinary Partners (formally Midwest Veterinary Partners)
- A leading national veterinary hospital operator
- As of year-end 2021 Mission owned more than 250 hospitals
- As of year-end 2021 Mission owned hospitals in 30 states
- Over 5,500 team members



“MVP sounded more honest about what I wanted for my practice and for my team than other corporate groups. I had been at my practice for 43 years, so I really wanted to make sure my team was taken care of. I wanted a partner who was definite about their ability and interest in keeping teams together. I know I made the right decision selling to MVP.”

-Dr. Mesack, DVM, 2019 MVMA Lifetime Achievement Award Recipient

Source: <https://missionvetpartners.com/>



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SUMMARY

FOR LEASE: New Hope Animal Hospital

1210 E New Hope Dr, Cedar Park, TX 78613

PURCHASE PRICE:	\$4,914,285.71
CAP RATE:	5.25%
NET OPERATING INCOME:	\$258,000
RENT ESCALATIONS:	2.0% Annually
LEASE TYPE:	NNN
LEASE EXPIRATION:	December 31st, 2036
TENANT:	Mission Veterinary Partners
BUILDING SIZE:	5,357 SF
YEAR BUILT:	2017



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INFOGRAPHIC

15min Drive

FOR LEASE: New Hope Animal Hospital

1210 E New Hope Dr, Cedar Park, TX 78613

MARKET GROWTH

2021 Total Housing Units 2026 Total Housing Units

149,501



170,285

POPULATION DETAIL



118,942

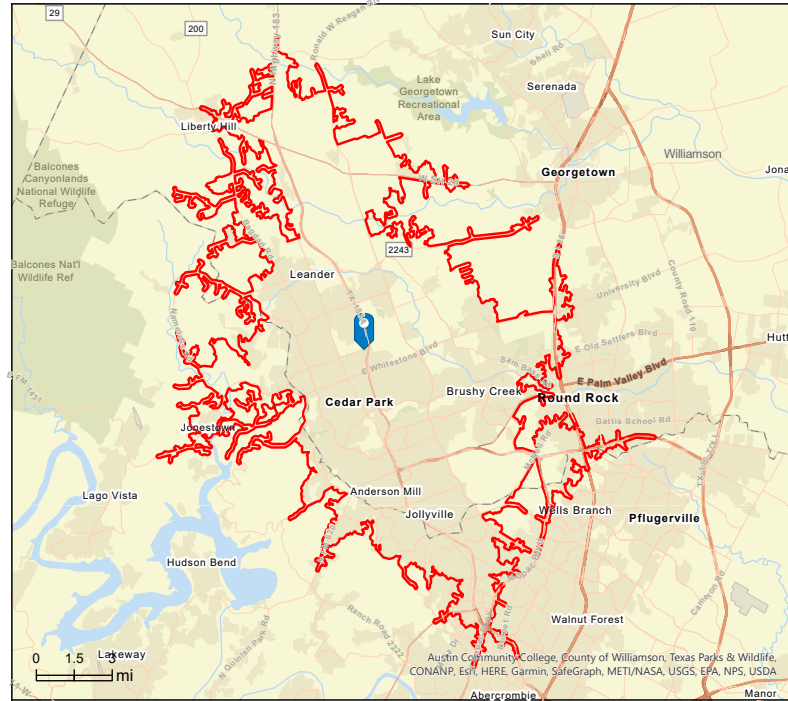
373,620

69,100

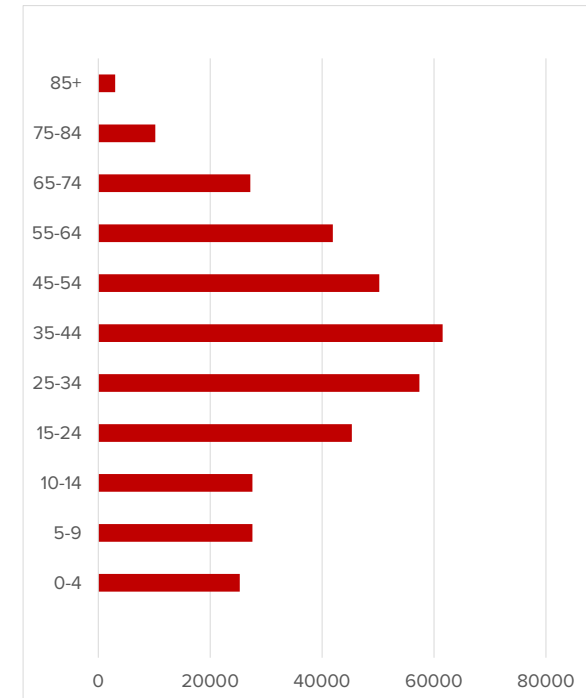
2021 Millennial
Population
(1981-1998)

2021 Total Daytime
Population

2021 Baby Boomer
Population
(1946-1964)



2021 POPULATION BY AGE



INCOME



\$123,602

\$47,739

\$343,655

2021 Average

2021

2021

Household Income

Per Capita Income

Median Home Value

CLICK HERE FOR FULL REPORT

EDUCATION



14.6%

19.7%

61.6%

High School
Graduate

Some College

Bachelor's and
Higher

4.2%

No Diploma/GED

Source: This infographic contains data provided by U.S. Census Bureau, Esri.



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AREA MAP

FOR LEASE: New Hope Animal Hospital

1210 E New Hope Dr, Cedar Park, TX 78613



[MAP LINK](#)



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SUMMARY

FOR LEASE: Daylily Animal Hospital

1401 Chris Kelley Blvd, Hutto, TX 78634

PURCHASE PRICE:	\$3,666,742.86
CAP RATE:	5.25%
NET OPERATING INCOME:	\$192,504
RENT ESCALATIONS:	2.0% Annually
LEASE TYPE:	NNN
LEASE EXPIRATION:	December 31st, 2036
TENANT:	Mission Veterinary Partners
BUILDING SIZE:	5,357 SF
YEAR BUILT:	2020

UNDER CONTRACT



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INFOGRAPHIC

15min Drive

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MARKET GROWTH

2021 Total Housing Units 2026 Total Housing Units

104,809



119,614

POPULATION DETAIL



84,220

2021 Millennial
Population
(1981-1998)



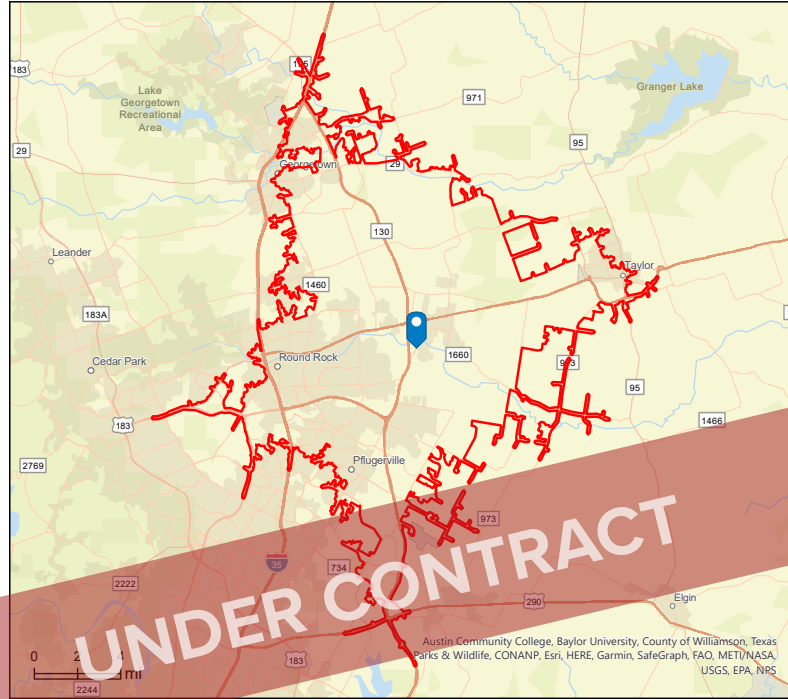
275,595

2021 Total Daytime
Population

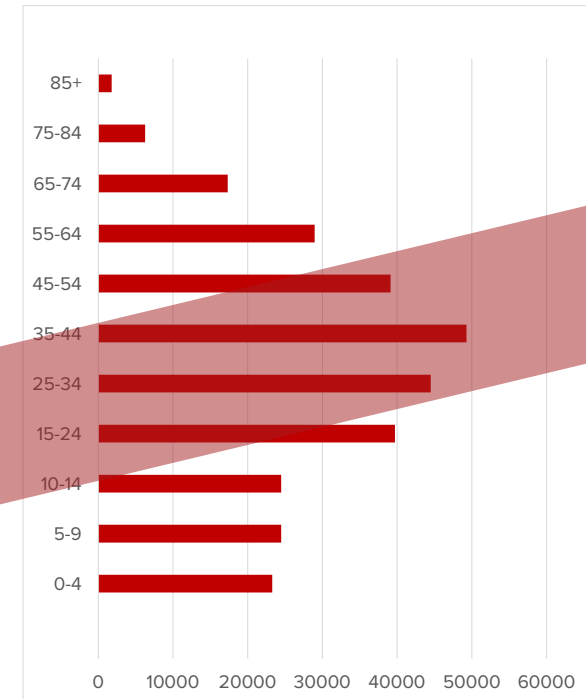


46,291

2021 Baby Boomer
Population
(1946-1964)



2021 POPULATION BY AGE



INCOME



\$123,602

2021 Average
Household Income



\$36,156

2021
Per Capita Income



\$250,660

2021
Median Home Value

CLICK HERE FOR FULL REPORT

EDUCATION



23.2%

High School
Graduate



21.9%

Some College



47.3%

Bachelor's and
Higher

7.5%

No Diploma/GED

Source: This infographic contains data provided by U.S. Census Bureau, Esri.



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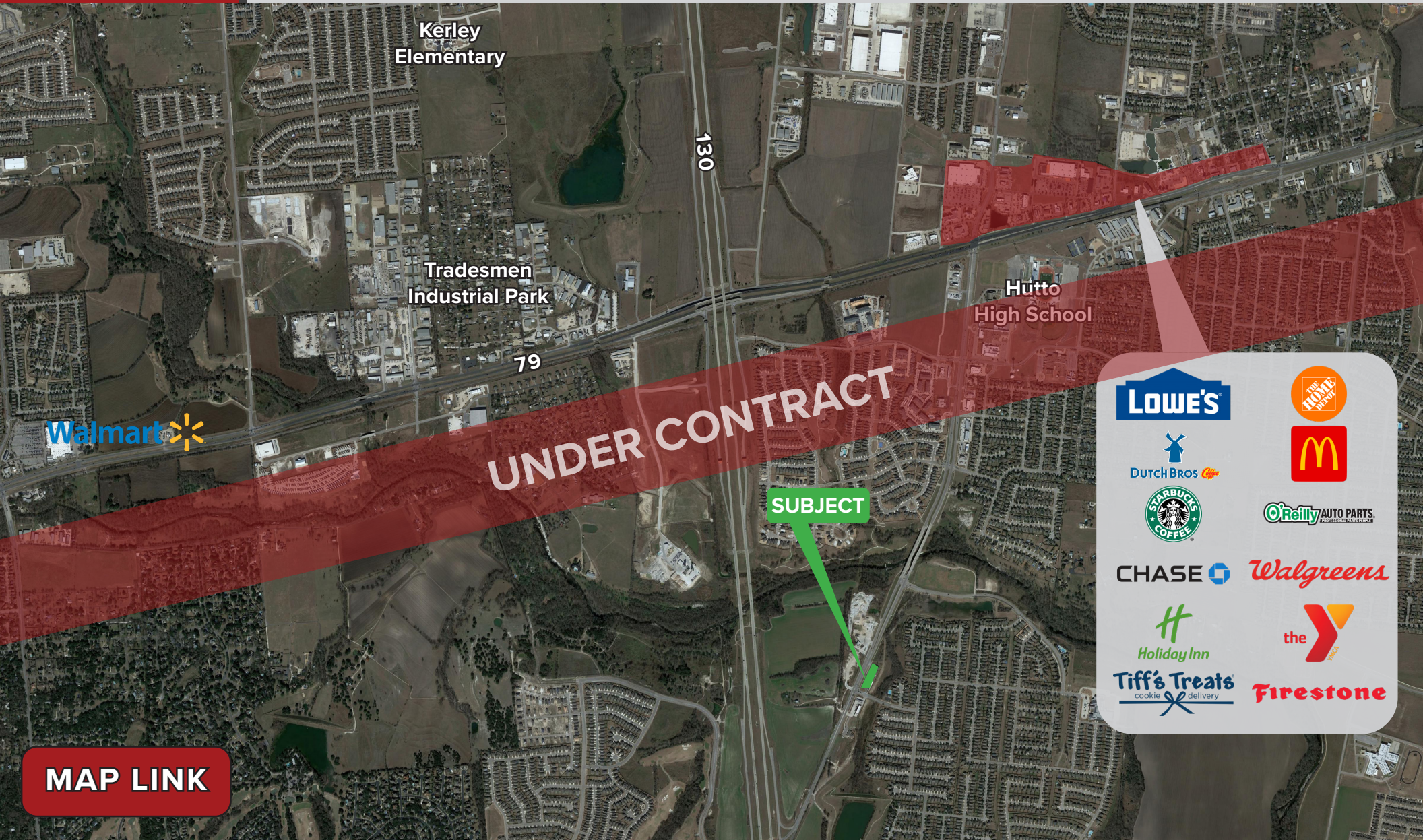
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AREA MAP

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[MAP LINK](#)



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