



OFFERING MEMORANDUM



Action Behavior Centers

Round Rock, TX | Austin MSA

This property is listed in conjunction with Texas-licensed real estate broker Delta Commercial.

www.preservewestcapital.com



PROPERTY HIGHLIGHTS	1	SITE PLAN	8
PROPERTY OVERVIEW	2	AERIAL	9
FINANCIAL ANALYSIS	3	ABOUT THE AREA	10
RENT ROLL	6	DEMOGRAPHICS	12
TENANT PROFILES	7		

Disclaimer

Preserve West Capital ("Broker") has been retained on an exclusive basis to market the property described herein ("Property"). Broker has been authorized by the Seller of the Property ("Seller") to prepare and distribute the enclosed information ("Material") for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and a prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and/or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the Material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates. The pro forma is delivered only as an accommodation and neither the Seller, Broker, nor any of their respective affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

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PROPERTY HIGHLIGHTS



- Long Term Net Lease to Action Behavior Centers
 - Rare Annual \$0.50 PSF Rental Escalations
- Excellent Access and Visibility at Signalized Hard Corner
 - Combined AADT of 41,810
- Internet & Pandemic-Resistant Essential Needs Medical Tenant
- Approximately 1.5 Miles from I-35 and US-79 Arterials
 - Combined AADT of 257,008
- 3.5 Miles from Round Rock Campuses of Texas State University & Austin Community College
 - Student Population of 6,800+
- Prominent Retail Location in Established Retail Corridor
 - Nearby Anchor Tenants Include Walmart Supercenter, Target, Sam's Club, H-E-B, Walgreens & More
- Robust Demographics within 5 Mile Radius
 - Population of 194,396
 - Average Household Income of \$109,937
- Austin is Economic Heart of Central Texas
 - MSA Population of 2+ Million
 - MSA GDP of \$159.4 Billion



PRICE

\$2,907,000

6.00% CAP Rate

Location

The property is located at 1493 E Old Settler's Boulevard in Round Rock, Texas.

Lot Size

Approximately 0.92 acres or 40,075 square feet.

Improvements

A 6,120 square foot medical office building for **Action Behavior Centers**.

Parking

There is ample parking available on site.

Lease

Leased to **Action Behavior Centers, LLC** for 10 years from an anticipated rent commencement date of September 1, 2021 at an initial annual rent of \$174,420. The tenant has the right to terminate the lease with six months written notice and a termination fee of \$125,000 at the start of the 7th lease year. Rent is to increase by \$0.50 per square foot annually throughout the primary term. There is one (1) five-year option to renew the lease at the then-current fair market rent. The lease is net with tenant responsible for all taxes, insurance, and common area maintenance, including roof, structure, parking lot, and management fee.

Financing

This property will be delivered free and clear of permanent financing.

Net Annual Income

Year	Annual Rent	Return	Rent PSF
Year 1	\$174,420	6.00%	\$28.50
Year 2	\$177,480	6.11%	\$29.00
Year 3	\$180,540	6.21%	\$29.50
Year 4	\$183,600	6.32%	\$30.00
Year 5	\$186,660	6.42%	\$30.50
Year 6	\$189,720	6.53%	\$31.00
Year 7	\$192,780	6.63%	\$31.50
Year 8	\$195,840	6.74%	\$32.00
Year 9	\$198,900	6.84%	\$32.50
Year 10	\$201,960	6.95%	\$33.00
Year 11 (Option 1)	FMRR		
Year 12 (Option 1)	FMRR		
Year 13 (Option 1)	FMRR		
Year 14 (Option 1)	FMRR		
Year 15 (Option 1)	FMRR		



Action Behavior Centers provides Applied Behavioral Analysis (ABA) therapy services to children with moderate to severe autism spectrum disorders at 46 locations in Texas, Arizona, and Colorado. The centers provide one-on-one therapy, assessments, treatment plan development, and parent training, focusing primarily on children ages 18 months to 6 years old, with a combination of Discrete Trial Training (DTT) techniques and Natural Environment Training (NET). This combined approach helps children accomplish their individualized goals across specific developmental domains such as functional communication, behavior reduction, and self-help skills. Center-Based therapy allows for children to practice school-readiness, peer play, and social skills throughout their structured schedule.

SITE PLAN



AERIAL

NORTH VIEW



DSW
DESIGNER SHOE WAREHOUSE
JCPenney



Baylor Scott & White
HEALTH

Round Rock Medical Center

TEXAS STATE
UNIVERSITY
ROUND ROCK CAMPUS
The rising STAR of Texas

City North
at Sunrise Ranch

The Waters
at Sunrise

Chandler
Creek



THE COURT
AT ROUND ROCK
a Senior Lifestyle community

CVS/pharmacy
GOLD'S GYM



Kwik Kar
Automotive Lube & Service Center

AUSTIN
COMMUNITY
COLLEGE
DISTRICT

Round Rock Campus

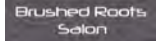
Old Settlers Blvd (21,470 AADT)



Sunrise
Villas



KUMON
MATH. READING. SUCCESS.



ACTION
BEHAVIOR
CENTERS
ABA THERAPY FOR AUTISM



Sunrise Rd (20,340 AADT)

A map of Central Texas showing the location of the site. The map includes major cities such as San Antonio, Austin, Round Rock, and San Marcos. A red pin labeled "SITE" is located near Round Rock, Texas. The map also shows major highways like I-35, I-10, and I-183.

Round Rock (population 118,729) is a city in Williamson County, Texas, located approximately 19 miles north of Downtown Austin. Round Rock is a principal city in the Austin-Round Rock Metropolitan Statistical Area, with a population of more than 2 million and the 16th largest GDP per capita in the U.S.. The city is situated along Interstate 35, linking the city with Austin in the south and Waco to the north. Round Rock is home to the international headquarters of Dell, which employs approximately 12,000 at its 2.1 million square foot headquarters facility. Other major employers in the city include Sears Customer Care, IKEA, Emerson Process Management, Texas Guaranteed Student Loan Corporation, and more.

Austin (population 947,890) is the capital of Texas and the seat of Travis County. It is the 11th most populous city in the U.S., the 4th most populous city in Texas, and the 2nd most populous state capital in the U.S. after Phoenix, Arizona. Austin is the cultural and economic center of the Austin-Round Rock metropolitan statistical area, which has a population of more than 2 million and a gross domestic product of \$159.4 billion.

Austin benefits from a broad economic base as the 35th largest metropolitan economy in the U.S. Numerous Fortune 500 companies are based in or maintain a significant presence in and around Austin, including Dell, Whole Foods Market, and ABM Industries, Amazon.com, eBay, Hewlett-Packard, Apple, Cisco, Google, IBM, Facebook, Intel, Oracle, PayPal, Samsung, Xerox, Texas Instruments, and 3M. The city is home to a booming tech sector that has earned it the nickname "Silicon Hills." The city is one of the top regions for venture capital and is home to more than 45 startup incubators, accelerators, and co-working spaces. Austin has also recently emerged as a hub for pharmaceutical and biotechnology companies, and was ranked by the Milken Institute as the number 12 biotech and life science center in the U.S. In addition, Austin benefits from a highly educated workforce with more than 20 colleges and universities in the greater Austin Area, including Texas Lutheran University, Texas State University, University of Texas at Austin, and many more.

ABOUT THE AREA



Site Information

The subject property is prominently located with excellent access and visibility at the signalized hard corner of East Old Settlers Road (21,470 AADT) and Sunrise Road (20,340 AADT), approximately 1.5 miles from the I-35 (213,281 AADT) and US-79 (43,727 AADT) arterials. The property benefits from robust demographics with a population of 194,396 within a 5 mile radius and an annual population growth rate of 2.77% within 3 miles of the site. Average household income within 5 miles of the property is \$109,937.

The site benefits from a strategic location in close proximity to shopping centers, employers, and major retail tenants. Nearby retail centers include University Commons, anchored by H-E-B; University Oaks, featuring IKEA, Spec's, Five Below, JOANN Fabrics, REI, and JCPenney; Round Rock Premium Outlets; Palm Valley Plaza, anchored by Walgreens and Dollar Tree; Rock Creek Plaza, anchored by Dollar General; Round Rock West, featuring Dollar Tree & Aarons; Round Rock Center, featuring Planet Fitness & Buddy's Home Furnishings; Sky Ridge Plaza, anchored by Walgreens, Guitar Center, and Flix Brewhouse; Crossing Point, featuring Sam's Club, Lowe's, Hobby Lobby, Petco, Kohl's, and Cost Plus World Market; Boardwalk, featuring Walmart Supercenter, The Home Depot, and Ross; and Round Rock Crossing, anchored by Target and Best Buy.

In addition, the property is located less than 3 miles from Baylor Scott & White Medical Center, the city's 6th-largest employer with a staff of 750, and 3 miles from Seton medical center, also among the city's largest employers with a staff of 750. The site is additionally located approximately 5 miles from St. David's Round Rock Medical Center, the city's 7th-largest employer with a staff of 689. The property is located less than 4 miles from Texas State University's Round Rock Campus and Austin Community College's Round Rock Campus, with approximately 1,867 students and more than 5,000 students enrolled at each respective campus.



1493 E Settlers Blvd | Round Rock, TX 78664



2020 POPULATION
194,396



AVERAGE HOME VALUE
\$283,165



AVG. HOUSEHOLD INCOME
\$109,937

Population Summary

	1 Mile	3 Miles	5 Miles
2010 Total Population	15,434	67,099	141,795
2020 Total Population	17,069	83,541	194,396
2025 Total Population	18,940	95,770	221,262
2020-2025 Annual Rate	2.10%	2.77%	2.62%

Average Household Income

2020	\$79,739	\$93,604	\$109,937
2025	\$86,524	\$101,566	\$119,148

Average Home Value

2020	\$205,123	\$252,486	\$283,165
2025	\$224,882	\$267,852	\$298,226

Top Employers in Round Rock

of Employees

Dell Technologies	13,000
Round Rock Independent School District	6,955
City of Round Rock, Texas	1,019
Round Rock Premium Outlets	800
Seton Medical Center Williamson	750
Baylor Scott & White Healthcare	750
St.David's Round Rock Medical Center	689
Emerson Automation Solutions	682
Amazon	600
United Parcel Services	563

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

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.





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PRESERVE
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