

# CHARTER

commercial brokerage

## SINGLE TENANT INVESTMENT OFFERING

### FREESTANDING - 10 YEAR LEASE - RENT INCREASES

# Scott & White Family Medicine Clinic and Pharmacy of Salado

3525 FM 2484  
Salado, Texas



**Rodney Deyoe**

Phone: (254) 778-6775 Fax: (254) 778-7324

3000 S. 31st Street, Suite 500

Temple, Texas 76502

The subject property is a freestanding Scott and White clinic and pharmacy located 15 miles south of Temple in Salado, Texas. This site is ideally located just west of the intersection of Interstate 35 and FM 2484. Approximately 56,000 vehicles pass through this intersection daily.



Tenant: Scott and White Memorial Hospital and Scott, Sherwood and Brindley Foundation, a Texas non-profit corporation

Founded in 1897, Scott and White is now the largest multi-specialty practice in Texas, with more than 500 physicians, who care for patients at Scott and White Memorial hospital in Temple and at numerous Regional clinics throughout Central Texas. In addition, they deliver care to members of the Scott and White Memorial Health Plan, one of the highest rated plans in the nation. For the fifth straight year, Scott and White has been named to the list of Thompson 100 top hospitals in the country. Based upon the clinical excellence, operating efficiency and community responsiveness the recent benchmark study names Scott and White among the elite major teaching schools in the country.

**LEASE TERMS**

Ten (10) year primary lease

NNN lease

Rent Increases based on CPI annually after year 2

Three (3) x Five (5) year option

<b>Location:</b>	3525 FM 2484 Salado, Texas	<b>Building Area:</b>	11,221 sf
<b>Land Area:</b>	2.7 Acres	<b>Cap Rate:</b>	7.25%
<b>Purchase Price:</b>	\$4,012,000	<b>Option Rents:</b>	Each year the rent will increase 2%
<b>Annual Rent:</b>	\$284,112 Yr1-2 \$284,112 Yr 3-10 (+CPI)	<b>Rent Comm:</b>	Sept 23, 2008
		<b>Year Built:</b>	2008



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# AERIAL PHOTO



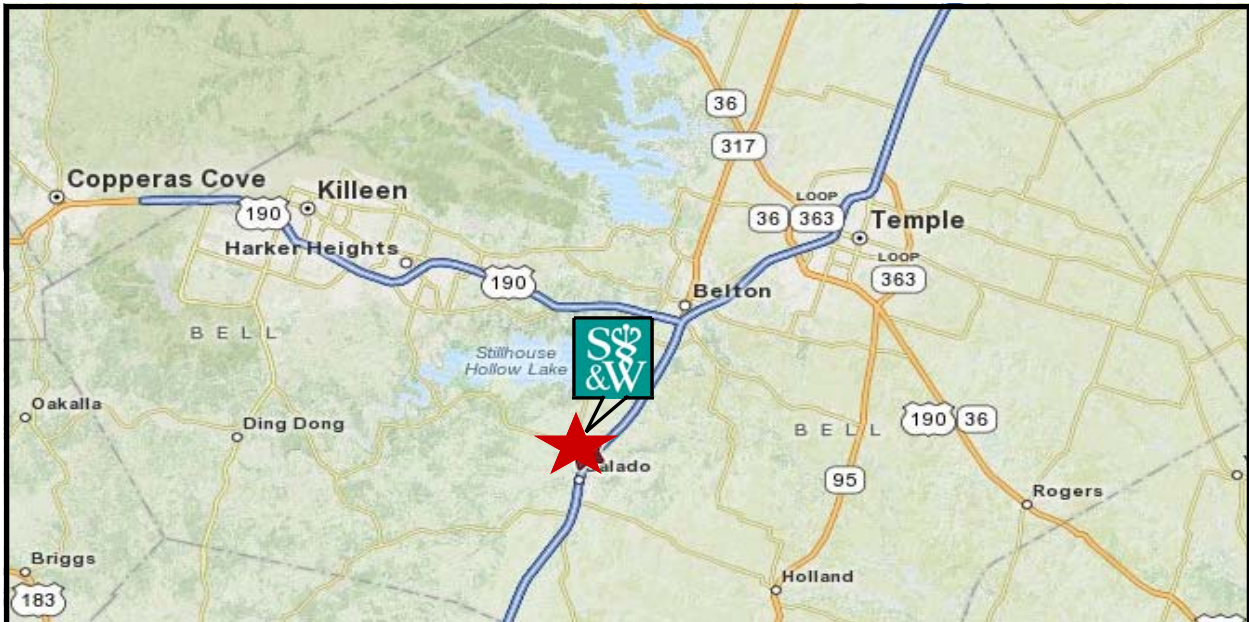
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# AREA MAP



# REGIONAL MAP



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# IMAGES



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# DEMOGRAPHICS

Radius	2 Mile	5 Mile	10 Mile
<b>Population</b>			
2013 Projection	3,923	6,845	46,938
2008 Estimate	3,457	5,983	42,456
2000 Census	2,764	4,700	36,220
Growth 2008 - 2013	13.48%	14.41%	10.56%
Growth 2000 - 2008	25.07%	27.30%	17.22%
<b>2008 Population by Age</b>	<b>3,457</b>	<b>5,983</b>	<b>42,456</b>
Age 0 - 4	184 5.32%	355 5.93%	3,315 7.81%
Age 5 - 9	178 5.15%	342 5.72%	2,980 7.02%
Age 10 - 14	207 5.99%	369 6.17%	3,050 7.18%
Age 15 - 17	157 4.54%	279 4.66%	1,992 4.69%
Age 18 - 20	105 3.04%	196 3.28%	2,513 5.92%
Age 21 - 24	176 5.09%	307 5.13%	2,636 6.21%
Age 25 - 34	334 9.66%	584 9.76%	5,498 12.95%
Age 35 - 44	389 11.25%	697 11.65%	5,715 13.46%
Age 45 - 49	220 6.36%	402 6.72%	2,821 6.64%
Age 50 - 54	261 7.55%	449 7.50%	2,617 6.16%
Age 55 - 59	324 9.37%	542 9.06%	2,457 5.79%
Age 60 - 64	254 7.35%	426 7.12%	2,021 4.76%
Age 65 - 74	377 10.91%	587 9.81%	2,685 6.32%
Age 75 - 84	234 6.77%	353 5.90%	1,532 3.61%
Age 85 and over	59 1.71%	95 1.59%	622 1.47%
Age 16 and over	2,830 81.86%	4,814 80.46%	32,453 76.44%
Age 18 and over	2,731 79.00%	4,638 77.52%	31,118 73.29%
Age 21 and over	2,626 75.96%	4,442 74.24%	28,605 67.38%
Age 65 and over	669 19.35%	1,035 17.30%	4,839 11.40%
<b>Median Age</b>	<b>45.00</b>	<b>43.00</b>	<b>33.60</b>
<b>Average Age</b>	<b>42.60</b>	<b>41.30</b>	<b>35.50</b>

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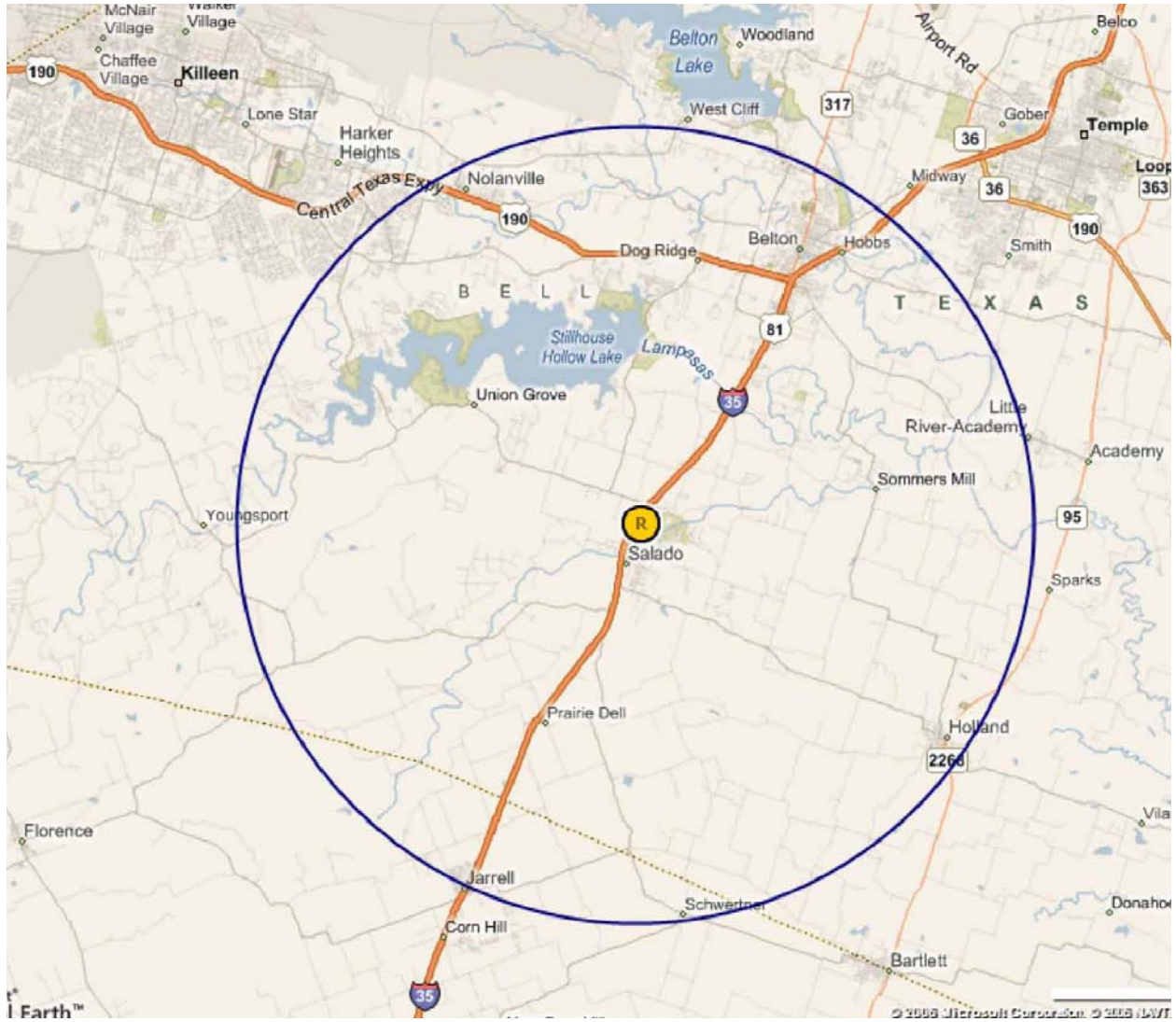
# DEMOGRAPHICS

Radius	2 Mile	5 Mile	10 Mile
<b>Households</b>			
2013 Projection	1,552	2,651	16,829
2008 Estimate	1,369	2,317	15,059
2000 Census	1,092	1,818	12,648
Growth 2008 - 2013	13.44%	14.37%	11.75%
Growth 2000 - 2008	25.37%	27.45%	19.06%
<b>2008 Households by HH Size</b>			
	<b>1,369</b>	<b>2,319</b>	<b>15,058</b>
1-Person Households	238 17.38%	393 16.95%	3,091 20.53%
2-Person Households	642 46.90%	1,027 44.29%	5,234 34.76%
3-Person Households	203 14.83%	363 15.65%	2,713 18.02%
4-Person Households	169 12.34%	332 14.32%	2,354 15.63%
5-Person Households	78 5.70%	142 6.12%	1,076 7.15%
6-Person Households	24 1.75%	42 1.81%	403 2.68%
7 or more Person Households	15 1.10%	20 0.86%	187 1.24%
<b>2008 Average Household Size</b>			
	<b>2.52</b>	<b>2.58</b>	<b>2.68</b>
<b>2008 Households by HH Income</b>			
	<b>1,368</b>	<b>2,317</b>	<b>15,059</b>
Income Less than \$15,000	70 5.12%	133 5.74%	1,807 12.00%
Income: \$15,000 - \$24,999	63 4.61%	101 4.36%	1,457 9.68%
Income: \$25,000 - \$34,999	93 6.80%	164 7.08%	1,682 11.17%
Income: \$35,000 - \$49,999	138 10.09%	278 12.00%	2,455 16.30%
Income: \$50,000 - \$74,999	280 20.47%	470 20.28%	3,071 20.39%
Income: \$75,000 - \$99,999	215 15.72%	365 15.75%	1,917 12.73%
Income: \$100,000 - \$149,999	277 20.25%	445 19.21%	1,720 11.42%
Income: \$150,000 - \$249,999	163 11.92%	251 10.83%	694 4.61%
Income: \$250,000 - \$499,999	40 2.92%	73 3.15%	189 1.26%
Income: \$500,000 or more	29 2.12%	37 1.60%	67 0.44%
2008 Avg Household Income	\$103,264	\$98,652	\$66,460
2008 Med Household Income	\$79,651	\$75,856	\$51,046
2008 Per Capita Income	\$40,945	\$38,271	\$23,908
<b>2008 Occupied Housing</b>			
	<b>1,368</b>	<b>2,317</b>	<b>15,059</b>
Owner Occupied	1,176 85.96%	1,987 85.76%	10,415 69.16%
Renter Occupied	192 14.04%	330 14.24%	4,644 30.84%

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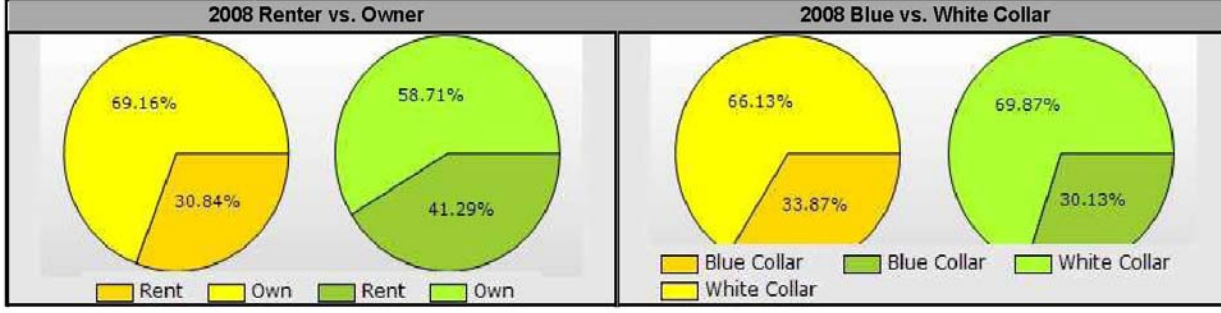
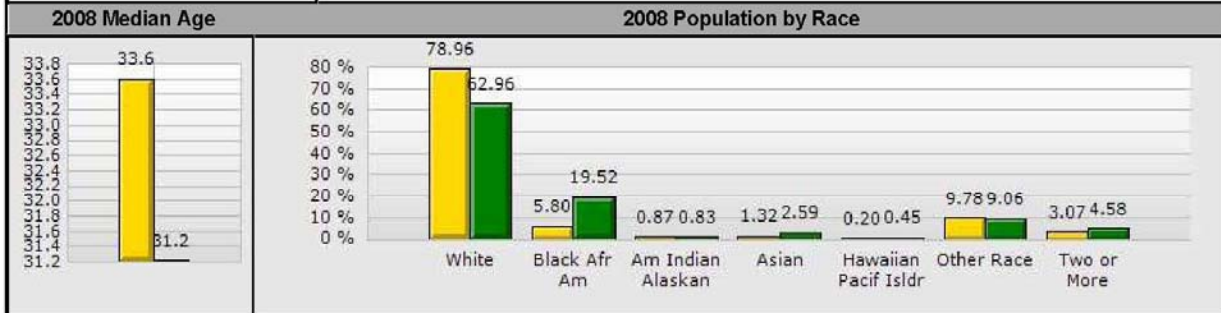
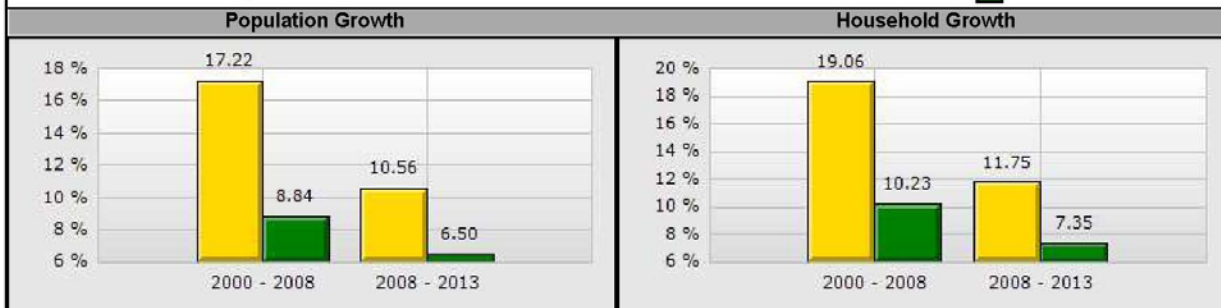


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# DEMOGRAPHICS

Type: Retail  
 CBSA: Killeen-Temple-Fort Hood, TX

10 Mile  
 CBSA



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# DEMOGRAPHICS

Description	2000 Census		2008 Estimate		2013 Projection	
<b>Population</b>	<b>36,220</b>		<b>42,456</b>		<b>46,938</b>	
Age 0 - 4	2,730	7.54%	3,315	7.81%	3,750	7.99%
Age 5 - 9	2,720	7.51%	2,980	7.02%	3,382	7.21%
Age 10 - 14	2,968	8.19%	3,050	7.18%	3,262	6.95%
Age 15 - 17	1,681	4.64%	1,992	4.69%	2,021	4.31%
Age 18 - 20	2,210	6.10%	2,513	5.92%	2,629	5.60%
Age 21 - 24	2,180	6.02%	2,636	6.21%	2,890	6.16%
Age 25 - 34	4,860	13.42%	5,498	12.95%	5,825	12.41%
Age 35 - 44	5,473	15.11%	5,715	13.46%	6,210	13.23%
Age 45 - 49	2,339	6.46%	2,821	6.64%	2,948	6.28%
Age 50 - 54	2,197	6.07%	2,617	6.16%	2,913	6.21%
Age 55 - 59	1,721	4.75%	2,457	5.79%	2,750	5.86%
Age 60 - 64	1,370	3.78%	2,021	4.76%	2,469	5.26%
Age 65 - 74	2,079	5.74%	2,685	6.32%	3,407	7.26%
Age 75 - 84	1,251	3.45%	1,532	3.61%	1,739	3.70%
Age 85 and over	441	1.22%	622	1.47%	741	1.58%
Age 16 and over	27,252	75.24%	32,453	76.44%	35,882	76.45%
Age 18 and over	26,121	72.12%	31,118	73.29%	34,522	73.55%
Age 21 and over	23,911	66.02%	28,605	67.38%	31,893	67.95%
Age 65 and over	3,771	10.41%	4,839	11.40%	5,887	12.54%
<b>Median Age</b>	<b>33</b>		<b>34</b>		<b>35</b>	
<b>Average Age</b>	<b>34</b>		<b>36</b>		<b>36</b>	

Population By Race	36,220		42,456		46,938	
White	29,122	80.40%	33,524	78.96%	36,680	78.15%
Black or African American	2,130	5.88%	2,462	5.80%	2,703	5.76%
American Indian and Alaska Native	289	0.80%	368	0.87%	424	0.90%
Asian	387	1.07%	559	1.32%	667	1.42%
Native Hawaiian and Pacific Islander	72	0.20%	86	0.20%	91	0.19%
Other Race	3,315	9.15%	4,151	9.78%	4,786	10.20%
Two or More Races	905	2.50%	1,305	3.07%	1,588	3.38%



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# DEMOGRAPHICS

Description	2000 Census	2008 Estimate	2013 Projection
<b>Population by Race (Hispanic or Latino)</b>	<b>6,346</b>	<b>8,195</b>	<b>9,596</b>
White	2,529 39.85%	3,422 41.76%	4,115 42.88%
Black or African American	42 0.66%	42 0.51%	44 0.46%
American Indian & Alaska Native	98 1.54%	129 1.57%	149 1.55%
Asian	11 0.17%	19 0.23%	24 0.25%
Native Hawaiian & Pacific Islander	6 0.09%	11 0.13%	14 0.15%
Other Race	3,290 51.84%	4,124 50.32%	4,751 49.51%
Two or More Races	370 5.83%	448 5.47%	499 5.20%
<b>Household by Household Income</b>	<b>12,624</b>	<b>15,059</b>	<b>16,827</b>
Income Less than \$15,000	2,014 15.95%	1,807 12.00%	1,789 10.63%
Income \$15,000 - \$24,999	1,762 13.96%	1,457 9.68%	1,366 8.12%
Income \$25,000 - \$34,999	1,786 14.15%	1,682 11.17%	1,698 10.09%
Income \$35,000 - \$49,999	2,194 17.38%	2,455 16.30%	2,445 14.53%
Income \$50,000 - \$74,999	2,540 20.12%	3,071 20.39%	3,316 19.71%
Income \$75,000 - \$99,999	1,195 9.47%	1,917 12.73%	2,291 13.62%
Income \$100,000 - \$149,999	767 6.08%	1,720 11.42%	2,441 14.51%
Income \$150,000 - \$249,999	267 2.12%	694 4.61%	1,079 6.41%
Income \$250,000 - \$499,999	75 0.59%	189 1.26%	281 1.67%
Income \$500,000 or more	24 0.19%	67 0.44%	121 0.72%
<b>Average Household Income</b>	<b>\$50,588</b>	<b>\$66,460</b>	<b>\$75,789</b>
<b>Median Household Income</b>	<b>\$40,128</b>	<b>\$51,046</b>	<b>\$58,410</b>
<b>Per Capita Income</b>	<b>\$17,997</b>	<b>\$23,908</b>	<b>\$27,485</b>
<b>Households by Age of Householder</b>	<b>12,647</b>	<b>15,059</b>	<b>16,829</b>
Householder Under 25 Years	883 6.98%	1,125 7.47%	1,230 7.31%
Householder 25 - 34 Years	2,248 17.77%	2,530 16.80%	2,691 15.99%
Householder 35 - 44 Years	2,846 22.50%	2,947 19.57%	3,194 18.98%
Householder 45 - 54 Years	2,470 19.53%	2,918 19.38%	3,145 18.69%
Householder 55 - 59 Years	975 7.71%	1,373 9.12%	1,547 9.19%
Householder 60 - 64 Years	783 6.19%	1,139 7.56%	1,392 8.27%
Householder 65 - 69 Years	746 5.90%	953 6.33%	1,228 7.30%
Householder 70 - 74 Years	589 4.66%	727 4.83%	875 5.20%
Householder 75 - 79 Years	533 4.21%	587 3.90%	669 3.98%
Householder 80 - 84 Years	321 2.54%	423 2.81%	469 2.79%
Householder 85 Years and over	253 2.00%	337 2.24%	389 2.31%
<b>Median Age of Householder</b>	<b>46.40</b>	<b>48.20</b>	<b>49.10</b>

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