

# SINGLE TENANT DARK ABSOLUTE NNN

Investment Opportunity

## DARK



15+ Years Of Contractual Income | Value-Add Opportunity | 2023 Remodel



1116 E N 10th Street

**ABILENE** TEXAS

ACTUAL SITE



SRS

CAPITAL  
MARKETS



**EXCLUSIVELY MARKETED BY**



**KYLE FANT**

**EVP & Managing Principal  
National Net Lease**

kyle.fant@srsre.com

M: 973.632.1386

340 Madison Avenue, Suite 3E

New York, NY 10173

NY License No. 10401281546

**BRITT RAYMOND**

**EVP & Managing Principal  
National Net Lease**

britt.raymond@srsre.com

D: 929.229.2614 | M: 704.517.4712

340 Madison Avenue, Suite 3E

New York, NY 10173

NY License No. 10491212709





PROPERTY PHOTOS





## OFFERING SUMMARY



## OFFERING

|                      |             |
|----------------------|-------------|
| Price                | \$2,500,000 |
| Price / SF           | \$980       |
| Net Operating Income | \$223,253   |
| Cap Rate             | 8.93%       |

## PROPERTY SPECIFICATIONS

|                           |                                                                     |
|---------------------------|---------------------------------------------------------------------|
| Property Address          | 1116 E N 10th Street<br>Abilene, Texas 79601                        |
| Rentable Area             | 2,551 SF                                                            |
| Land Area                 | 0.68 AC                                                             |
| Year Built / Remodeled    | 1999 / 2023                                                         |
| Tenant                    | Your Choice Healthcare, LLC<br>(dba Total Point Urgent Care) (Dark) |
| Guaranty                  | Rocinante Equity, Inc.                                              |
| Lease Type                | Absolute NNN                                                        |
| Landlord Responsibilities | None                                                                |
| Lease Term Remaining      | 15+ Years                                                           |
| Increases                 | 2% Annual Increases Including Options                               |
| Options                   | 4 (5-Year)                                                          |
| Rent Commencement         | April 2022                                                          |
| Lease Expiration          | April 2042                                                          |

# RENT ROLL & INVESTMENT HIGHLIGHTS



| Tenant Name                                                         | Square Feet | LEASE TERM  |            | RENTAL RATES |          |          |           |            |
|---------------------------------------------------------------------|-------------|-------------|------------|--------------|----------|----------|-----------|------------|
|                                                                     |             | Lease Start | Lease End  | Begin        | Increase | Monthly  | Annually  | Options    |
| Your Choice Healthcare, LLC<br>(dba Total Point Urgent Care) (Dark) | 2,551       | April 2022  | April 2042 | Current      | -        | \$18,604 | \$223,253 | 4 (5-Year) |
|                                                                     |             |             |            | May 2027     | 2%       | \$18,977 | \$227,718 |            |

2% Annual Increases Thereafter

## 15+ Years Of Contractual Income | Currently Dark | Value-Add Opportunity | 2023 Remodel

- More than 15 years of remaining lease term with scheduled 2% annual rental increases provides fixed, contractually obligated income and steady NOI growth backed by the lease obligation itself
- The property is currently dark, presenting a compelling value-add opportunity while continuing to benefit from long-term contractual rental income
- Remodeled in 2023 as a modern urgent care facility with high-quality finishes and a functional medical build-out, positioning the space for continued medical use

## Absolute NNN | Fee Simple Ownership | Zero Landlord Responsibilities | No State Income Tax

- Tenant remains responsible for all operating expenses, including CAM, taxes, insurance, and maintenance, notwithstanding the cessation of operations, eliminating carrying costs typically associated with a vacant property
- Zero landlord responsibilities or management obligations provide a fully passive ownership position with no operating expense leakage

## Local Demographics 5-Mile Trade Area

- More than 80,000 residents and 47,500 employees support the trade area
- \$83,905 average household income

## Just Off Signalized, Hard Corner Intersection | Interstate 20 | Shopping Center Outparcel | Excellent Visibility & Access

- Located just off the signalized, hard corner intersection of N Judge Ely Boulevard and E N 10th Street, with a combined traffic count of 67,200 VPD
- Close proximity to Interstate 20 (39,800 VPD), providing regional connectivity
- Outparcel to a United Supermarkets-anchored shopping center, featuring a top-performing United Supermarkets location that ranks in the top 18% of all U.S. stores according to Placer.ai
- The subject property features significant frontage along E N 10th Street, providing excellent visibility and convenient customer access

## Abilene Named Flagship Site For \$500B+ AI Infrastructure Project

- Abilene has been selected as the flagship location for OpenAI's \$500B+ "Stargate" AI infrastructure initiative
- The campus is projected to generate over \$1 billion in direct and indirect economic impact, catalyzing significant economic growth, population inflow, and infrastructure investment across the Abilene market



### TOTAL POINT URGENT CARE

**totalpointcare.com**

**Company Type:** Private

**Locations:** 12+

Total Point's clinics throughout Texas and Arizona are here to provide the immediate medical care one needs at a fraction of the cost they encounter at the emergency room. Total Point Urgent Care provides complete turnkey healthcare service.

#### What Sets Them Apart

They strive for the highest level of customer service and care by their professionals. What sets them apart from other urgent care clinics is their onsite technology and services, which include:

- Urgent Care
- Primary Care
- Specialty Care
- Routine Checkups
- Telecare/Virtual Visit (Coming Soon)
- Onsite Lab & X-Rays

Source: totalpointcare.com, prnewswire.com

# PROPERTY OVERVIEW

## LOCATION



Abilene, Texas  
Taylor County

## ACCESS



E N 10th Street: 1 Access Point

## TRAFFIC COUNTS



E N 10th Street: 9,500 VPD  
N Judge Ely Boulevard: 57,700 VPD  
Interstate 20: 39,800 VPD

## IMPROVEMENTS



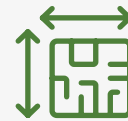
There is approximately 2,551 SF of existing building area

## PARKING



There are approximately 40 parking spaces on the owned parcel.  
The parking ratio is approximately 15.7 stalls per 1,000 SF of leasable area.

## PARCEL



Parcel Number: 63775000311  
Acres: 0.68  
Square Feet: 29,708

## CONSTRUCTION



Year Built: 1999  
Year Remodeled: 2023

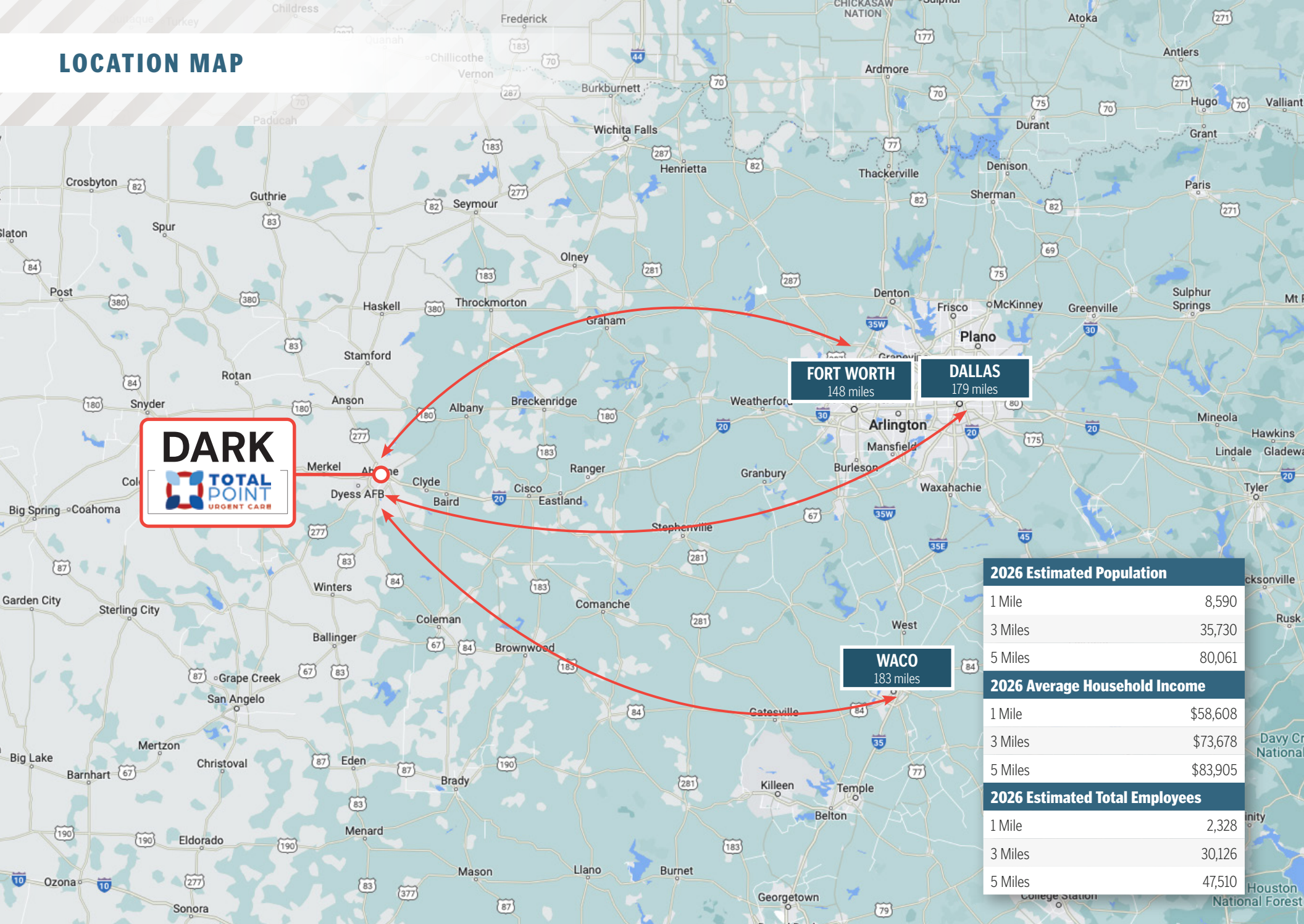
## ZONING



General Retail (GR)



# LOCATION MAP



| 2026 Estimated Population      |          |
|--------------------------------|----------|
| 1 Mile                         | 8,590    |
| 3 Miles                        | 35,730   |
| 5 Miles                        | 80,061   |
| 2026 Average Household Income  |          |
| 1 Mile                         | \$58,608 |
| 3 Miles                        | \$73,678 |
| 5 Miles                        | \$83,905 |
| 2026 Estimated Total Employees |          |
| 1 Mile                         | 2,328    |
| 3 Miles                        | 30,126   |
| 5 Miles                        | 47,510   |

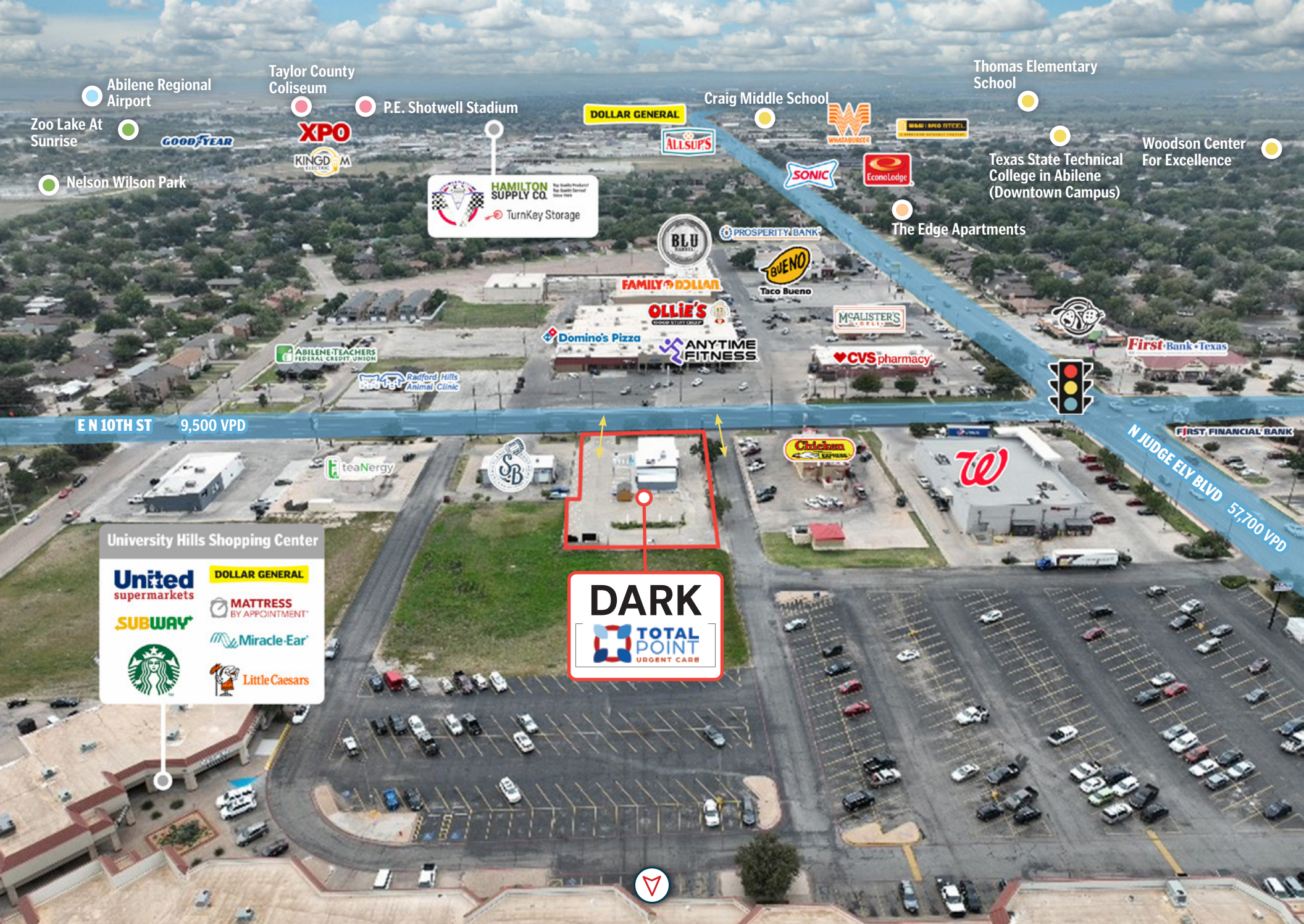




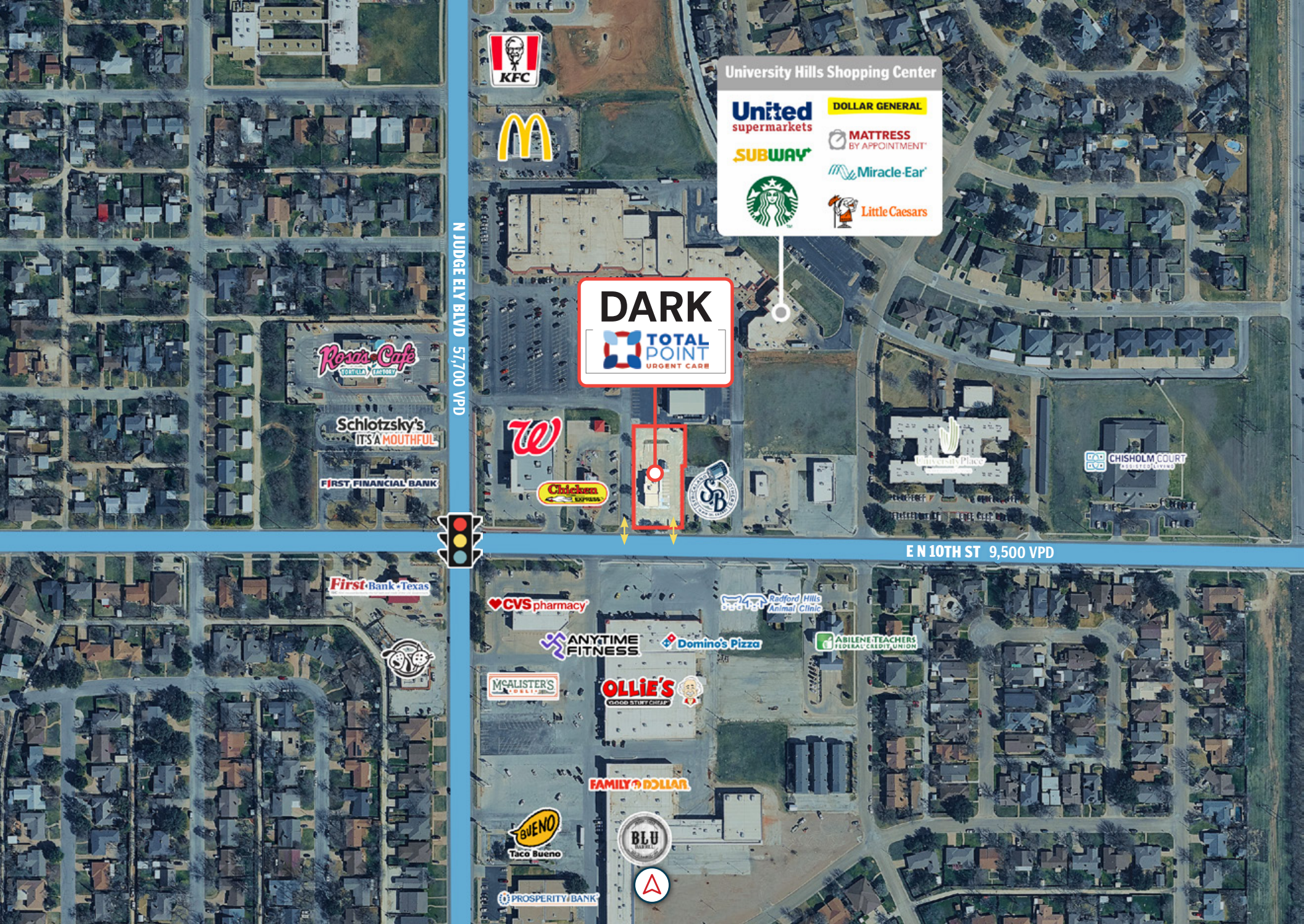








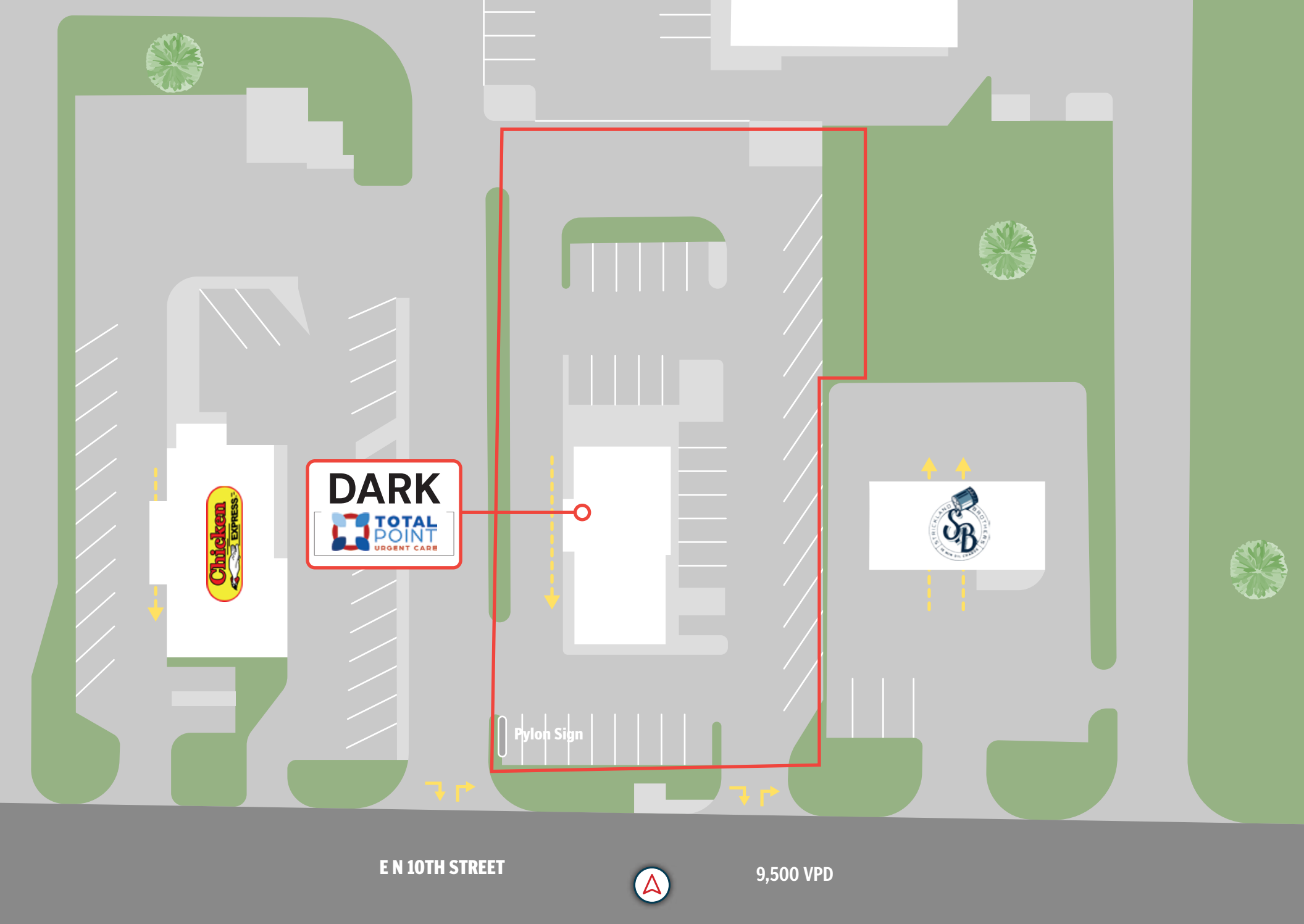














|                                         | 1 Mile   | 3 Miles  | 5 Miles  |
|-----------------------------------------|----------|----------|----------|
| <b>Population</b>                       |          |          |          |
| 2026 Estimated Population               | 8,590    | 35,730   | 80,061   |
| 2031 Projected Population               | 8,678    | 36,117   | 80,703   |
| 2026 Median Age                         | 27.2     | 33.2     | 35.1     |
| <b>Households &amp; Growth</b>          |          |          |          |
| 2026 Estimated Households               | 3,233    | 14,135   | 31,002   |
| 2031 Projected Households               | 3,324    | 14,593   | 31,831   |
| <b>Income</b>                           |          |          |          |
| 2026 Estimated Average Household Income | \$58,608 | \$73,678 | \$83,905 |
| 2026 Estimated Median Household Income  | \$40,904 | \$50,468 | \$59,424 |
| <b>Businesses &amp; Employees</b>       |          |          |          |
| 2026 Estimated Total Businesses         | 178      | 1,903    | 3,803    |
| 2026 Estimated Total Employees          | 2,328    | 30,126   | 47,510   |



## ABILENE, TEXAS

Abilene, Texas, is located approximately 180 miles west of the Dallas/Fort Worth Metroplex in west-central Texas near the geographic center of the state. Situated along Interstate 20, the city serves as the economic, educational, healthcare, and cultural hub for the 22-county region commonly known as the Texas Midwest or the Big Country. As the county seat of Taylor County, Abilene has an estimated 2026 population of 132,823.

Abilene maintains a diverse economic base supported by manufacturing, healthcare, education, and military operations. Local manufacturers produce a wide range of industrial products, including steel fabrication, industrial boilers, plastics packaging, wind towers, oil and gas equipment, pressure vessels, gearboxes, carbon fiber products, and industrial fans. Dyess Air Force Base, home to the U.S. Air Force's 7th Bomb Wing, is one of the region's largest employers and a significant driver of the local economy.

Higher education is anchored by several well-established institutions, including Abilene Christian University, Hardin-Simmons University, McMurry University, and Cisco College, which support workforce development and contribute to the city's stable employment base. Abilene also serves as the region's primary healthcare center and offers a variety of cultural amenities, including the Paramount Theatre, Abilene Philharmonic, Grace Museum, Center for Contemporary Arts, Abilene Zoo, and the 12th Armored Division Museum.

Abilene Regional Airport, located approximately six miles from downtown, provides convenient commercial air service to the region.





## THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

**300+**

TEAM  
MEMBERS

**29**

OFFICES

**\$6.5B+**

TRANSACTION  
VALUE  
company-wide  
in 2025

**930+**

CAPITAL MARKETS  
PROPERTIES  
SOLD  
in 2025

**\$3.5B+**

CAPITAL MARKETS  
TRANSACTION  
VALUE  
in 2025



OF GOING THE EXTRA MILE

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