



- 4 Freestanding, Net Leased Assets
- 100% Baylor Scott & White Health Tenancy
- Stable, Long-Term Historical Occupancy
- Excellent Real Estate In Growing Markets



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Opportunity & Highlights

Opportunity

RK Marshall is pleased to present the opportunity to acquire a portfolio of four, net-leased healthcare real estate assets occupied by Baylor Scott & White Health (BSWH), a renowned and respected non-profit healthcare system serving Texas. The 4 buildings presented total 34,198 square feet of 100% occupied, NNN leased real estate, and include clinical and pharmaceutical uses and occupancy, strategically located to serve a diverse and rapidly growing community in Central Texas.

Each building was originally designed and constructed to the precise specifications and standards as build to suits for BSWH, with a custom approach to design and construction to ensure long term tenant satisfaction and occupancy. The properties have enjoyed long-standing and stable, historical occupancy. Located in Temple, Belton and Salado, Texas, which are all situated in Bell County, the portfolio offers a combination of geographical diversity in the region, yet remain as beneficiaries to strong regional growth in the area and remain in close proximity to the BSWH Central Texas Headquarters, located in Temple, TX. Located approximately 50 miles north of Austin, Bell County and each of these cities have all enjoyed abundant growth with no signs of slowing momentum and BSWH has enjoyed a dominant role as the premier healthcare provider and system in Bell County.

The offering includes 100% fee simple interest in all four properties, affording a buyer the opportunity to benefit from BSWH's growth in the region and long-term occupancy.

Highlights

- **Baylor Scott & White Health Tenancy** - The buildings are leased and occupied by Baylor Scott & White Health entities, representing a creditworthy and established tenancy.
- **Exceptional Underlying Locations** - All four buildings are located in established and growing areas, each with major anchors, growth drivers, and significant public and private capital investment nearby.
- **Annual Rent Increases** – All leases included in the portfolio include annual base rent escalations, offering inflation protected cash flow.
- **Continuous, Long Term, Stable Occupancy** – Each building was designed and built specifically for Baylor Scott & White Health, ensuring long term operational desirability.
- **Desirable, High Quality Buildings** – Developed and owned by principals from top-tier construction and design backgrounds, each building was built with long-term ownership and occupancy satisfaction in mind.
- **Recession Resistant Assets** – Clinical and pharmaceutical occupancy mitigates macro economic and recession risk. Demand for healthcare and related services is only projected to increase.

Location Overview

3525 FM 2484, Salado, TX



About

Baylor Scott & White opened this clinic and pharmacy in 2008 with a 10 year initial lease term. The lease has been renewed 2 additional times for 5 years each. The building was constructed as a build to suit designed to serve the specific operational needs of Baylor Scott & White Health for both a family practice clinic and retail pharmacy, including a drive through. The “hard corner” location has been the beneficiary of tremendous growth and development in immediate proximity, including the construction of Salado High School campus, which is adjacent and contiguous to the property. Located just 0.7 mi from IH 35, the underlying real estate is poised for appreciation with imminent and substantial nearby growth.

Location Summary

- 17+ years of continuous, stable occupancy
- Surrounded by +/- \$150,000,000 in Salado ISD capital investments (new high school + stadium)
- Just 0.7 miles off of IH 35, strategically located on the IH 35 corridor
- One of the strongest school districts in the region with strong community growth
- Excellent real estate, validated by new retailers and QSR offerings popping up nearby
- Excellent accessibility and visibility, situated on a hard corner

Building Summary

Tenant
Trade Name Baylor Scott & White Health

Use

- Family Medicine Clinic
- Retail Pharmacy

Total Size (sf) 12,630

Land Area (ac) 2.70 ac

Year Built 2008

Occupancy 100% - single tenant

Lease Summary

Please register to see full details



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Location Overview

3525 FM 2484, Salado, TX



Executive Summary

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Location Overview

309 Lake Road, Belton, TX 76513



*Historical image

About

Baylor Scott & White initially leased 6,360 sf of this 10,594 sf building for an urgent care clinic at the property. Shortly after, BSWH leased the remaining 4,234 sf for a retail pharmacy with drive through, with both the clinic and pharmacy opening in January, 2010. While the building is fully leased and occupied by BSWH, it operates under two separate leases, one for the clinic and one for the pharmacy, offering economic and operational diversification and staggered expiration dates. It is in an excellent location, overall, near Wal-Mart, HEB Plus, Belton High School and numerous other retail operations.

Location Summary

- 15+ years of continuous, stable occupancy
- Strong community growth in the surrounding area
- Located near Wal-Mart, HEB Plus!, Walgreens, CVS and Belton High School
- Located near University of Mary Hardin Baylor (3,278 students)
- Drive-through in place
- Excellent location, accessibility and visibility



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Building Summary

Tenant Trade Name	Baylor Scott & White Health
Use	<ul style="list-style-type: none">• Suite A: Family Medicine Clinic• Suite B: Retail Pharmacy
Total Size (sf)	Suite A (clinic): 6,360 Suite B (pharm): 4,234 Total: 10,594
Land Area (ac)	1.06 ac
Year Built	2008
Occupancy	100% - 2 tenants

Lease Summary

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Location Overview

309 Lake Road, Belton, TX



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Location Overview

937 Canyon Creek Drive, Temple, TX



About This Lease

Baylor Scott & White opened this freestanding retail pharmacy in 2008 on an initial 10 year lease term which has been renewed 2 additional times for 5 years each. The building was constructed as a build to suit designed to serve the specific operational needs of Baylor Scott & White for a retail pharmacy, including a drive through. The location has been the beneficiary of tremendous growth and development in immediate proximity, and is located in Temple's well established southern growth corridor. In 2024, a new roof was installed on the building with a 25 year warranty and BSWH has committed approximately \$1.2mm in improvements to the building in 2026, including a back up generator, additional HVAC, and interior cosmetic updates.

Location Summary

- Located near the BSWH Memorial and the BSWH McLane Children's campuses
- Located near strong housing development, and national retailers including Wal-Mart, Sam's Club, HEB, The Temple Mall, Bank of America, and others
- Freestanding, hard corner location with drive through, excellent access, visibility and prominence

Building Summary	
Tenant Trade Name	Baylor Scott & White Health
Use	Retail Pharmacy
Total Size (sf)	6,974
Land Area (ac)	1.28
Year Built	2008
Occupancy	100% - single tenant
Lease Summary	

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Location Overview

937 Canyon Creek Drive, Temple, TX



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Location Overview

514 West Adams Ave., Temple, TX



About This Lease

Baylor Scott & White opened this freestanding retail pharmacy in 2008 on an initial 10 year lease term which has been renewed 2 additional times for 5 years each. The building was finished out to serve the specific operational needs of Baylor Scott & White for a retail pharmacy, including a drive through. The building is located on a hard corner, on the periphery of Temple's booming downtown / central business district, which is undergoing tremendous revitalization with numerous public and private projects underway and significant capital investment nearby. In December, 2025, Baylor Scott & White opened a new, 27,000 sf clinic (the "Northside Clinic"), just 200 +/- feet from this location, strengthening the use case and sustainability of the pharmacy.

Location Summary

- Freestanding, single-tenant building located on a hard corner, with a drive through
- Located on the periphery of thriving downtown Temple
- Major public and private capital investments nearby
- New 27,000 sf BSWH clinic opened in December, 2025, just 200 feet away

Building Summary	
Tenant Trade Name	Baylor Scott & White Health
Use	Retail Pharmacy
Total Size (sf)	4,000
Land Area (ac)	0.32
Year Built	2008
Occupancy	100% - single tenant
Lease Summary	

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Location Overview

514 West Adams Ave., Temple, TX



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Lease Summaries

Salado

Belton

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Lease Summaries

Temple Pharmacy (Canyon Creek)

Temple Pharmacy (Central / Downtown)

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Rent Roll

Building	Size (sf)	Lease Start	Lease End	% of Portfolio	Base Rent /mo	Base Rent / lease yr	Base Rent psf/yr	Annual Base Rent Increases	Security Deposit	Options Remaining	Lease Type
Please register to see full details											
Salado 3525 FM 2484 Salado, TX Clinic / Pharmacy											
Belton 309 Lake Road Belton, TX Suite A - Clinic Suite B - Pharmacy Total											
Temple (Canyon Creek) 937 Canyon Creek Dr. Temple, TX Pharmacy											
Temple (Downtown / CBD) 514 West Adams Ave. Temple, TX Pharmacy											
Total											

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About Baylor Scott & White Health



Established Market Leadership in Central Texas

Baylor Scott & White Health is the largest not-for-profit health system in the state of Texas. Its Memorial Campus in Temple, Texas represents the flagship Central Texas campus. As home to one of three academic medical centers within the BSW network, the Temple campus delivers world-class healthcare backed by cutting-edge research through the Baylor Scott & White Research Institute. The Temple facility combines the trusted legacy of Scott & White—a name synonymous with Central Texas healthcare for over a century—with the expanded resources and expertise of a statewide system serving more than three million patients annually. From advanced specialty care and trauma services to graduate medical education and clinical trials, Baylor Scott & White Temple anchors the region's healthcare infrastructure with an unwavering commitment to clinical excellence and community service.

- **Stability** - Baylor Scott & White posted total operating revenue of \$15.5 billion in fiscal year 2024, with net patient care revenue reaching \$12 billion - demonstrating exceptional financial scale and stability as a healthcare provider. *(source Beckers Hospital Review)*
- **Growth** - Operating income grew 25% year-over-year to \$1.2 billion (7.9% operating margin) in fiscal 2024, reflecting strong operational efficiency and disciplined financial management. *(source Beckers Hospital Review)*
- **Poised** - Baylor Scott & White Medical Center – Temple is the only Level I Trauma Center between Dallas and Austin, establishing BSW as the dominant tertiary and quaternary care provider across the entire Central Texas corridor—a region spanning approximately 200 miles. *(source Baylor Scott & White)*
- **Market Scale** - The system operates 53 hospitals, 1,300+ access points, and employs 59,000+ team members, making it one of the largest integrated healthcare networks in the United States. *(source Baylor Scott & White)*
- **Patient Reach** - Baylor Scott & White delivers more than 13.5 million patient encounters annually, underscoring its dominant market position and the trust placed in its care by communities across Texas. *(source Baylor Scott & White)*
- **Market Leadership** - Baylor Scott & White Medical Center – Temple employs 756 physicians covering 86 specialty areas of medicine, representing the largest concentration of specialty-trained physicians in Bell County and providing comprehensive care without requiring patients to travel to larger metropolitan areas. *(source webMD)*

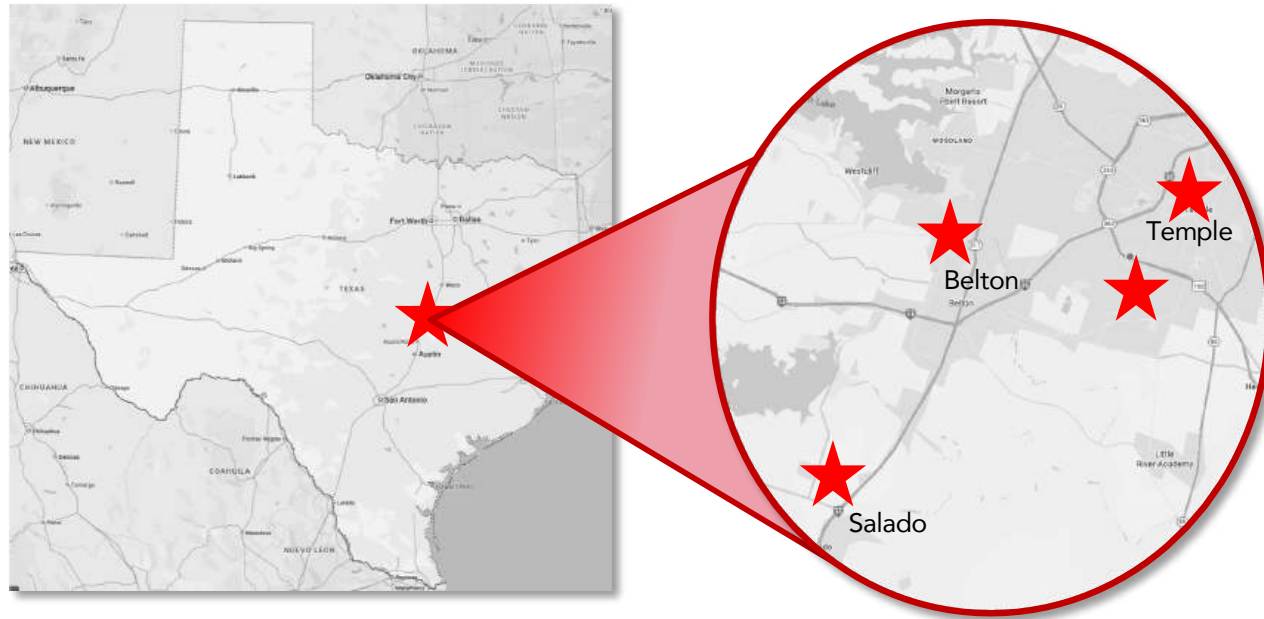


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Market Overview



About The Market

Bell County, Texas occupies a premier position in the Central Texas growth corridor along Interstate 35, strategically situated between Austin, Dallas-Fort Worth, San Antonio, and Houston—within 180 miles of 80% of Texas' population. Between 2022 and 2023, the county's population grew to nearly 380,000 residents while median household income increased over 5% to \$66,051, reflecting robust economic momentum across the region. Temple anchors the county's eastern corridor as a major healthcare and logistics hub, home to the flagship Baylor Scott & White Medical Center campus and corporate headquarters for industry leaders including McLane Company, Wilsonart International, and major distribution operations for H-E-B and FedEx Ground. In 2024 alone, Temple attracted more than \$122 million in capital investment and created 124 new jobs, with population projected to grow 7% through 2029 as the city expands opportunities in life sciences, manufacturing, and logistics. Belton, the historic county seat founded in 1850 along the legendary Chisholm Trail, blends small-town charm with institutional strength as home to the University of Mary Hardin-Baylor—a distinguished institution tracing its origins to 1845 under the Republic of Texas—and offers residents access to the recreational amenities of Belton Lake and Stillhouse Hollow Lake. To the south, the Village of Salado earned the Tourism Friendly Texas Certified Community designation, honoring its legacy as a destination of tourism since its inception as a stagecoach stop in 1860 and celebrating its thriving arts community, galleries, annual Scottish Highland Games, and median household income of \$103,500 with 60.5% of residents holding a bachelor's degree or higher. Fort Cavazos (formerly Fort Hood), the largest active-duty armored military installation in the United States, provides an additional economic anchor, contributing more than \$28.8 billion in economic activity and supporting over 160,000 direct and indirect jobs statewide. Together, Temple, Belton, and Salado represent complementary pillars of Bell County's economic ecosystem—offering world-class healthcare, higher education, corporate headquarters, heritage tourism, and an exceptional quality of life that continues to attract families, businesses, and investors seeking the best of Central Texas.



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