

**FOR SALE**

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

1210 E New Hope Dr, Cedar Park, TX 78613

1401 Chris Kelley Blvd, Hutto, TX 78634



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14205 N. Mopac Expy, Suite 450  
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

2021 Millennial  
Population  
(1981-1998)



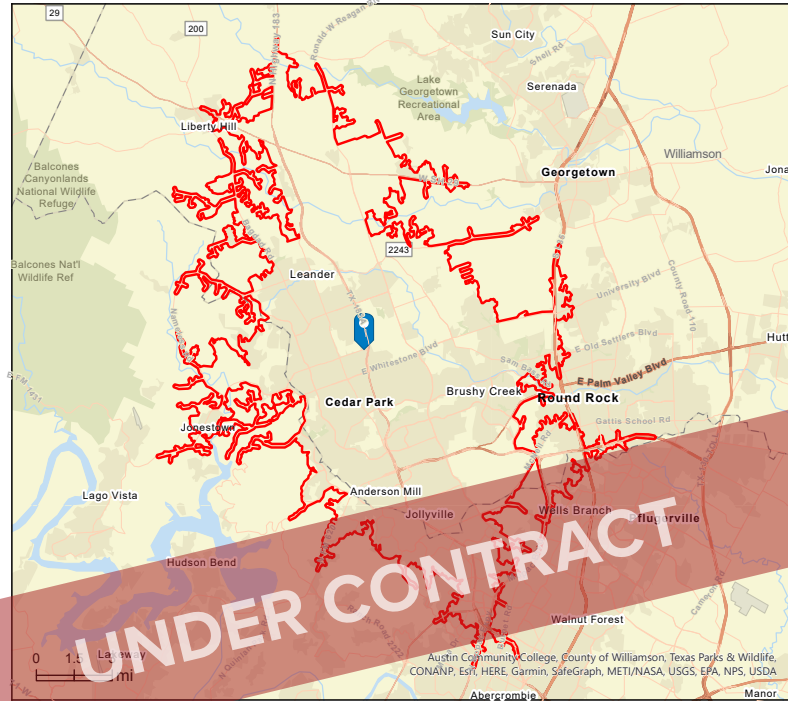
373,620

2021 Total Daytime  
Population

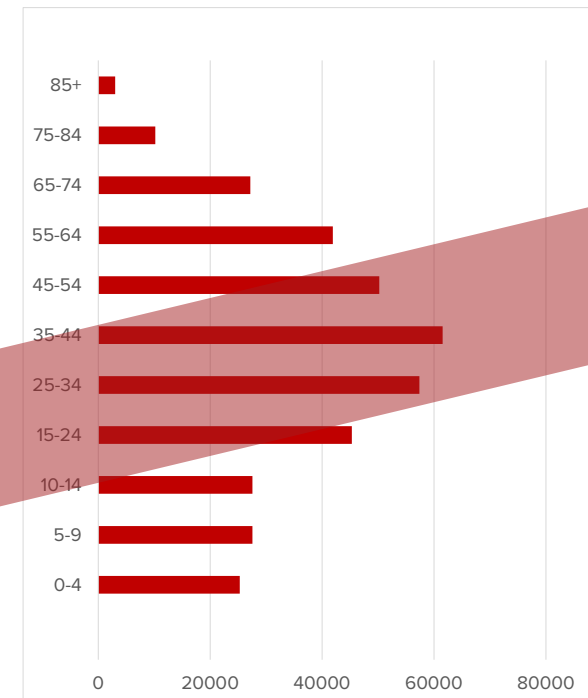


69,100

2021 Baby Boomer  
Population  
(1946-1964)



#### 2021 POPULATION BY AGE



#### INCOME



\$123,602

2021 Average  
Household Income



\$47,739

2021  
Per Capita Income



\$343,655

2021  
Median Home Value

[CLICK HERE FOR FULL REPORT](#)

#### EDUCATION



14.6%

High School  
Graduate



19.7%

Some College



61.6%

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



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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)



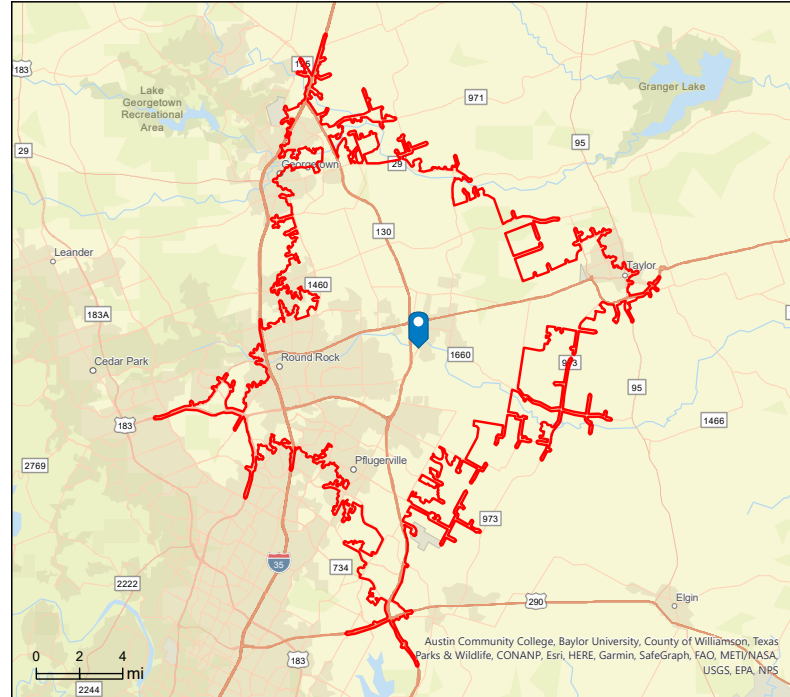
275,595

2021 Total Daytime  
Population



46,291

2021 Baby Boomer  
Population  
(1946-1964)



[CLICK HERE FOR FULL REPORT](#)

#### INCOME



\$123,602

2021 Average



\$36,156

2021

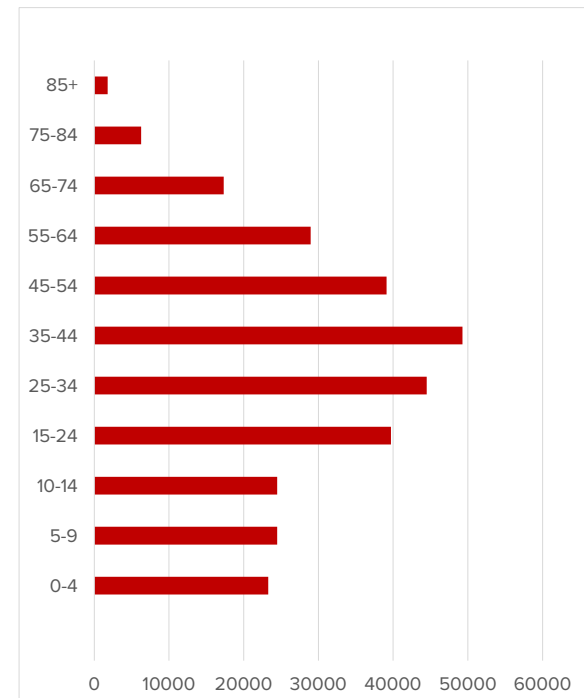


\$250,660

2021

Household Income    Per Capita Income    Median Home Value

#### 2021 POPULATION BY AGE



#### 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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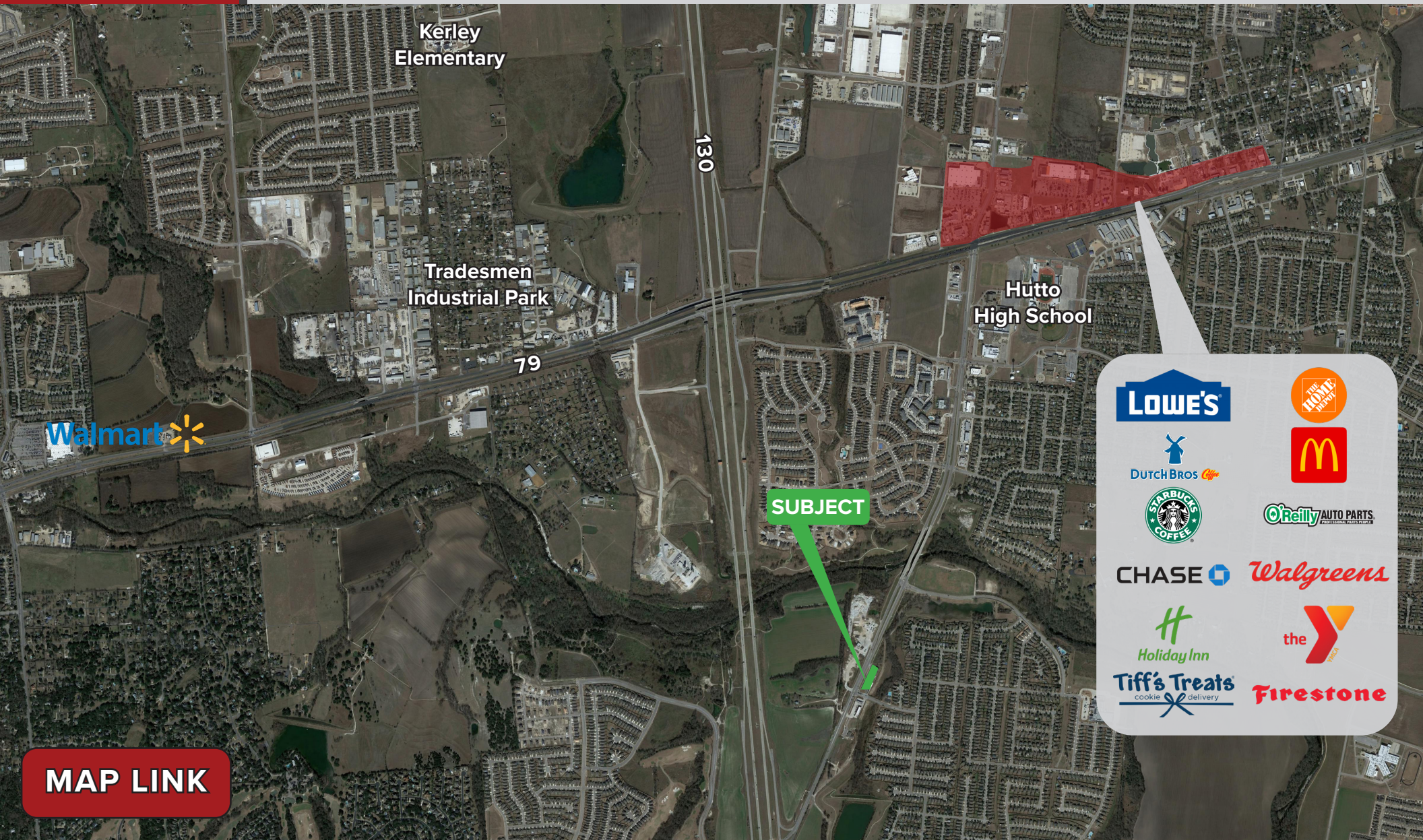
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