

For Sale



Action Behavior Center

12031 Highway 151 Access Road
San Antonio, Texas 78251



Hunington

Hunington Properties, Inc.
1715 S. Capital of Texas Highway #101
Austin TX 78746
512-767-7442
hpiproperties.com



ACTION BEHAVIOR CENTER

112031 Highway 151 Access Road, San Antonio, TX

PROPERTY INFORMATION

Sale Price	\$8,470,000.00
CAP Rate	5%
Annual Rent	\$423,500.00
Year Built	2021
Total Sq. Ft.	12,100 SF

LEASE SUMMARY

Tenant Trade Name:	Action Behavior Center
Lease Start:	12/26/2022
Lease End:	11/25/2032
Lease Type:	NNN
Rent/SF:	Yr 1- \$35.00 PSF 2% Annual Increases
Renewal Option Terms:	(2) 5 Year Options 2% Annual Increases

Demographics

Estimated Population	2 mi. - 40,423 3 mi. - 120,383 5 mi. - 296,523
Average Household Income	2 mi. - \$78,944 3 mi. - \$81,176 5 mi. - \$80,070
Traffic Count	TX Hwy 151: 60,196 vpd Loop 1604: 100,391 vpd

Contact Information

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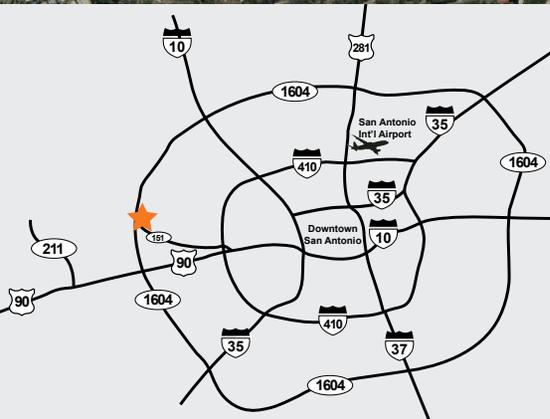
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Founders Ryan and Holly Lambert opened the first Action Behavior Centers location in Austin, Texas in 2017, frustrated with long wait times to access local support for a family friend. They are well on their way to attaining their goal of becoming the largest provider of Applied Behavior Analysis (ABA) therapy in Texas, with thirteen locations currently operating, including the Stone Oak center in San Antonio. Action Behavior Centers' Board Certified Behavior Analysts (BCBAs) provide initial assessment and treatment plans for families, including up to 40 hours per week of ABA therapy. The centers focus on intervening at a young age to teach mainstream behaviors to autistic children. ABA, which draws heavily on classical and operant conditioning methods, is the most widely prescribed therapy for children on the Autism Spectrum and often one of the only treatment options for autism covered by insurance

www.actionbehavior.com

BASE RENT

MONTH	ANNUAL RENT	MONTHLY RENT	RENT RATE (PSF)
1-12	\$423,500.00	\$35,291.67	\$35.00
13-24	\$431,970.00	\$35,997.50	\$35.70
25-36	\$440,609.40	\$36,717.45	\$36.41
37-48	\$449,421.59	\$37,451.81	\$37.14
49-60	\$458,410.02	\$38,200.84	\$37.89
61-72	\$467,578.22	\$38,964.94	\$38.64
73-84	\$476,929.78	\$39,744.15	\$39.42
85-96	\$486,468.38	\$40,539.03	\$40.20
97-108	\$496,197.75	\$41,349.81	\$41.01
109-120	\$506,121.70	\$42,176.81	\$41.83

OPTION PERIOD

MONTH	ANNUAL RENT	MONTHLY RENT	RENT RATE (PSF)
121-132	\$516,244.13	\$43,020.34	\$42.66
133-144	\$526,569.02	\$43,880.75	\$43.52
145-156	\$537,100.40	\$44,758.37	\$44.39
157-168	\$547,842.40	\$45,653.53	\$45.28
169-180	\$558,799.25	\$46,566.60	\$46.18

181-192	\$569,975.23	\$47,497.94	\$47.11
193-204	\$581,374.74	\$48,447.89	\$48.05
214-216	\$593,002.23	\$49,416.85	\$49.01
227-228	\$604,862.28	\$50,405.19	\$49.99
239-240	\$616,959.52	\$51,413.29	\$50.99

Methodist
LEADING MEDICINE



Sevona
WESTOVER HILLS
luxury apartment homes

South Texas
RENAL
CARE GROUP

Frontage  60,196 vpd



UNDER CONSTRUCTION
Methodist
LEADING MEDICINE
76 Acres
445,000 SF Improvements

**Holder
Construction**

Sevona
WESTOVER HILLS
luxury apartment homes
296 Units

SITE

Microsoft
Two Additional Data
Centers Under
Construction Totaling
104,837 SF

BAPTIST HEALTH SYSTEM
Passionate people. Compassionate care.
Under Construction

60,196 vpd

**151
TEXAS**

Frontage



FIRST LOOK: BAPTIST ADVANCING \$250M WESTOVER HILLS CAMPUS

By W. Scott Bailey – Senior Reporter, San Antonio Business Journal May 30, 2022

The 72-acre site is expected to include an acute care hospital and at least one medical office.



Conceptual rendering of Baptist Health System's planned Westover Hills hospital, which is expected to cost more than \$200 million to construct.

Nearly a year after confirming plans to construct a major new medical campus in Westover Hills, Baptist Health System has a clearer vision for that project and the impact it could have on the area.

The 72-acre site at S.W. Wiseman Road and Loop 1604 is now expected to include a 255,000-square-foot acute care hospital and at least one medical office building, but due to the rate of growth in the area, Baptist officials are already contemplating an expanded footprint.

"There is an amazing avenue for us to provide health care to a growing area that currently lacks a lot of different services," Baptist Health System CEO Matt Stone said.

**SAN ANTONIO
BUSINESS JOURNAL**

The five-story hospital will initially house more than 100 rooms and offer a variety of care including cardiac, emergency and women's services. It will be constructed with shell space to allow for more immediate growth and engineered to accommodate vertical and horizontal expansion, potentially tripling the room count.

"We've been very thoughtful in terms of making sure we're designing it to expand and grow over time," said Brady Phillips, chief strategy officer for Baptist.

The cost of the hospital alone is expected to exceed \$200 million. Construction on that anchor project is slated to begin this summer and be completed by early 2024.

Baptist is also teaming with potential physician partners on the development of a medical office building. That project is now in the design phase and could span as much as 80,000 square feet. It could be completed by late 2023 – in advance of the hospital opening.

The hospital and MOB combined will likely cost \$250 million or more to construct, pending inflationary pressures, according to Stone.

"There is definitely a ton of interest from physicians in the area," Stone said, noting that demand could drive the need for an additional office building. "That's why we're looking at the second one. The interest has been incredibly strong."

The health system, owned by Tenet Healthcare, is pursuing an ambulatory-care component for the campus as well. And some adjustments

METHODIST HEALTHCARE ANNOUNCES PLANS TO DEVELOP NEW CAMPUS WITH ACUTE-CARE HOSPITAL IN WESTOVER HILLS



November 11, 2019

San Antonio, TX – Methodist Healthcare CEO, Allen Harrison, announced expansion plans to develop a Westover Hills medical campus during a ribbon-cutting celebration for the newest emergency room Thursday evening. The expansion of healthcare services will begin with a new medical office building that will bring primary care and a variety of specialists to the area, as well as an ambulatory surgery center, culminating with an acute-care hospital that will provide residents with the Methodist Healthcare quality they deserve.

In 2006, Methodist Healthcare purchased over 70 acres of land at 1604 and Highway 151, anticipating the record growth concentrated on the west side of San Antonio. With the opening of Methodist ER Westover Hills, we are excited to offer the community convenient access to the most advanced imaging technology, air transport for the most critically-ill, and direct access to Methodist Hospital's advanced trauma services.



The U.S. Census Bureau named San Antonio the fastest growing of any other city in the nation in 2017. Last year, we continued to witness the trend of dramatic growth as the Bureau recognized us as the second fastest growing city, trailing only behind Phoenix. Most of that growth is concentrated right here in West and North West Bexar Counties, inclusive of neighborhoods like Westover Hills and Alamo Ranch. This area is expected to increase from approximately 70,000 residents to 658,000 residents in the next five years alone.

This progress not only demands that our city creates more housing, more schools and a supportive transportation infrastructure, but it also means that we must deliver more access to healthcare. That calling to serve the Westover Hills and Alamo Ranch communities is evidenced by the opening of the new Methodist ER Westover Hills.

"We not only believe it is our responsibility to provide medical access where families work and live, but our calling to connect them with the highest quality of healthcare," commented Harrison.

"But this is only the beginning. A community like Westover Hills that will continue to grow and welcome new neighbors year after year needs a healthcare provider that can keep up, growing right along with them."

Methodist ER Westover Hills opened its doors on Tuesday, October 1. We are anticipating a ground breaking for the campus' medical office building by spring 2020.

