



TRINITY

REAL ESTATE INVESTMENT SERVICES



2% ANNUAL INCREASES - CHRISTUS HEALTH TX MEDICAL OFFICE

302 S CENTRAL ST, HALLSVILLE, TX 75650

**\$966,194**  
7.75% CAP

TRINITYREIS.COM

Actual Property





HALLSVILLE, TX

**\$966,194 | 7.75% CAP**

- NNN Lease - 5+ Years Remaining on Current Term
- Low Price Point Single Tenant Medical Office
- National Credit Tenant - Christus Health has a Moody's A1 Rating
- Attractive 2% Annual Rental Increases Throughout Lease
- Strategic Location - Christus Recently Acquired Good Shepherd Hospital in Longview
- Location Benefits from Very Strong Referral Basis with Area Hospital
- Christus Targeted this Office as a Key Location for their Footprint

## EXCLUSIVELY MARKETING BY:

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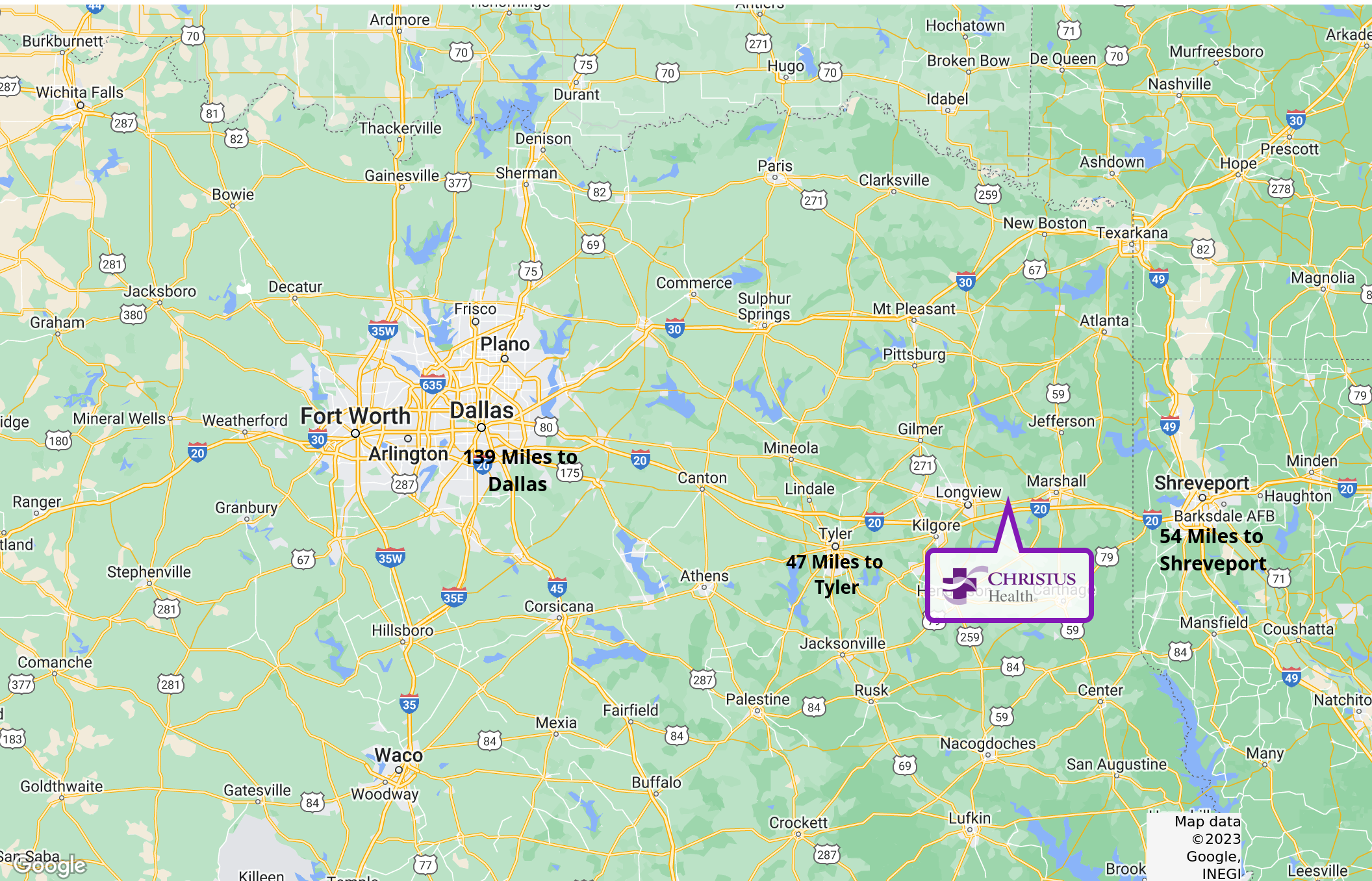
## PROPERTY DETAILS:

Building Area:	<b>5,679 SF</b>
Land Area:	<b>.98 AC</b>
Year Built:	<b>1980</b>
Guarantor:	<b>Christus Trinity Mother Frances Health System "Subsidiary of Christus Health"</b>
Price (Psf):	<b>\$170.13</b>

## LEASE OVERVIEW:

Remaining Lease Term:	<b>5+ Years</b>
Rent Commencement:	<b>8/1/2017</b>
Lease Expiration:	<b>7/31/2024</b>
Base Annual Rent:	<b>\$74,880</b>
Lease Type:	<b>NNN</b>
Scheduled Rent Increases:	<b>2% Annually</b>
Options & Increases:	<b>One (1), 3-Year</b>
Insurance:	<b>PAID BY Tenant</b>
Parking Lot Maintenance:	<b>PAID BY Tenant</b>
Property Taxes:	<b>PAID BY Tenant</b>
Roof & Structure:	<b>REPAIRED BY Landlord*</b>
HVAC:	<b>PAID BY Tenant</b>

\*Tenant Responsible for Roof Repairs and Landlord Responsible for Roof Replacement and Structural Repairs



## DEMOGRAPHICS

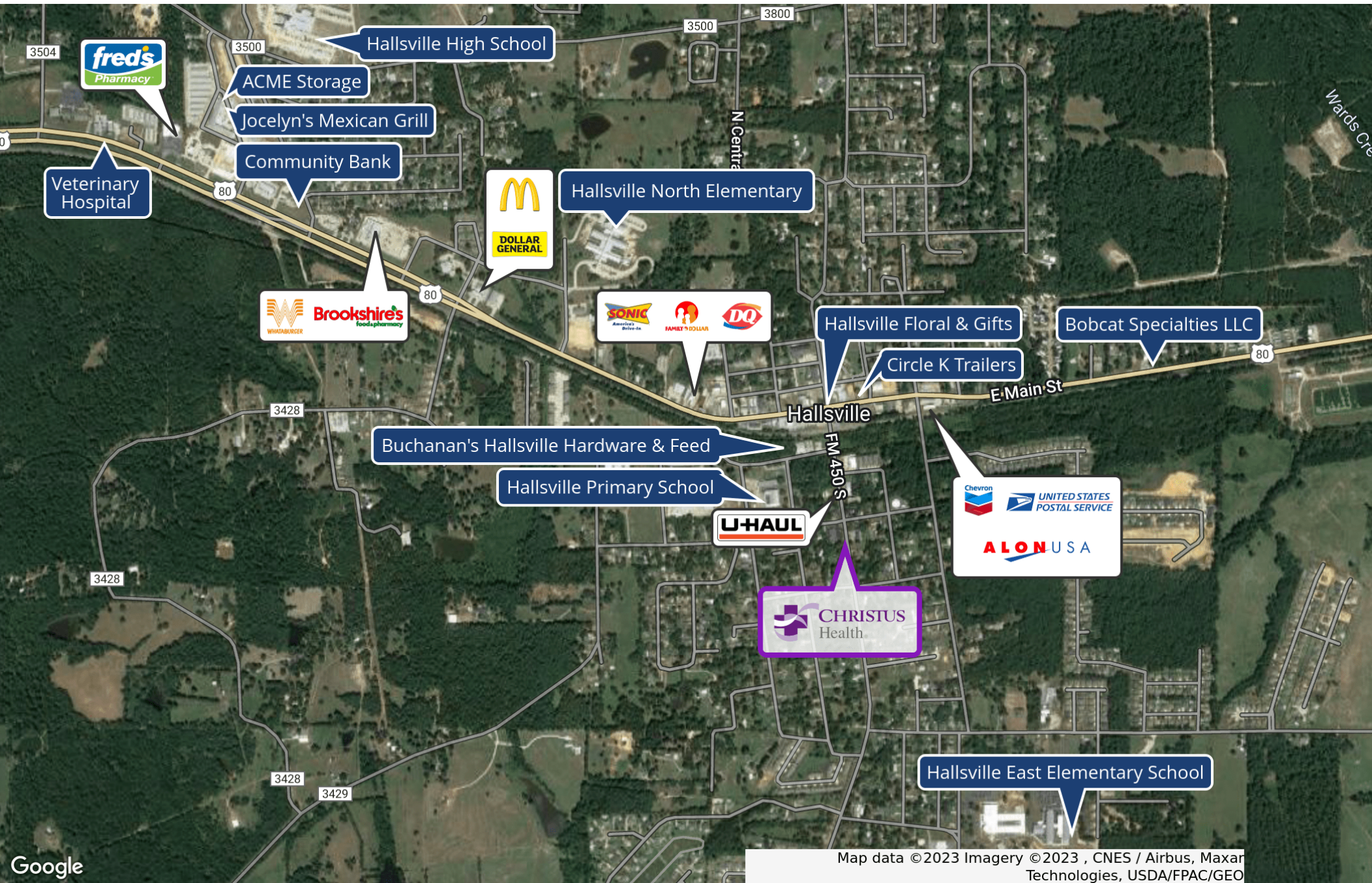
POPULATION	1 MILE	3 MILE	5 MILE
Census Population (2010)	3,126	6,918	10,870
Estimated Population (2019)	3,852	7,556	11,403
Projected Population (2024)	3,994	6,918	11,518
POPULATION GROWTH			
2010-2019 (Historical)	23.22%	9.22%	4.90%
2019-2024 (Projected)	3.69%	1.72%	1.01%
CONSUMER SPENDING			
Aggregate (in Thousands)	\$35,144	\$67,887	\$105,142
HOUSEHOLD INCOME			
2019 Average	\$70,772	\$69,322	\$72,026
2019 Median	\$62,243	\$57,905	\$58,354



Hallsville

Map  
data  
©2023





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# RETAILER MAP

302 S CENTRAL ST | HALLSVILLE, TX



Map data © 2023 Imagery © 2023, CNES / Airbus, Maxar Technologies, USDA/FPAC/GEO





Bobcat Stadium



Hallsville  
Elementary



Hallsville  
Jr. High



## Key Demographics



Total 5 Mile  
Population  
11,403



Projected Growth  
1 Mile  
3.69%







# RETAILER MAP

302 S CENTRAL ST | HALLSVILLE, TX







Actual Property





Actual Property





Actual Property





Actual Property



## TENANT SUMMARY

CHRISTUS Health was founded in 1999 by the Sisters of Charity of the Incarnate World Healthcare System. CHRISTUS Health, Inc. operates as an international Catholic, faith-based, not-for-profit health system comprising over 600 facilities globally. The health care system currently employs over 45,000 medical professionals, including 15,000 physicians, to carry out their mission: "To extend the healing ministry of Jesus Christ to every individual we serve". The health care organization is listed among the top ten Catholic health systems in the United States, providing more than \$315 million in total community benefit. They are currently headquartered at Irving, TX.

## STRATEGY

CHRISTUS Health delivers a complete healing experience that respects the individual, serving their communities with dignity and admiration. The organization provides health care services to customers both in the United States and Mexico alike. In the U.S., they serve patients in Texas, Arkansas, Iowa, Louisiana, Missouri, Georgia and New Mexico. The Company offers hospital services and home health care. Their five main core values are Dignity, Integrity, Excellence, Compassion and Stewardship, in which they strive to provide through individualized care. Moody's Investors Service affirmed its "A1" rating on Irving, Texas-based CHRISTUS Health. The health care ministry is continually making changes to move forward in an era of service.



## TENANT DETAILS:

Tenant Name:	CHRISTUS Health
Tenant Type:	Health Care
Parent Company Trade Name:	Christus Trinity Mother Frances Health System
Ownership:	Private
No. of Locations:	600+ as of April 2019
Website:	<a href="https://www.christushealth.org/">https://www.christushealth.org/</a>
Year Founded:	1999
Credit Rating (Moody's):	A1
No. of Employees:	45,000+
Headquartered:	Irving, TX



## GUARANTOR SUMMARY

As a subsidiary of CHRISTUS Health, CHRISTUS Trinity Mother Frances is a non-profit regional health care provider based in Tyler, TX, operating eight hospitals and 82 clinic locations in East Texas since 1937. As a national leader in patient satisfaction, advanced technology and quality initiatives, CHRISTUS Trinity Mother Frances is a faith-based, not-for-profit organization dedicated to creating healthy lives for people and communities. In May 2016, Trinity Mother Frances Hospitals and Clinics merged with CHRISTUS Health to create CHRISTUS Trinity Mother Frances Health System and CHRISTUS Trinity Clinic.

## STRATEGY

CHRISTUS Trinity Mother Frances was ranked the No. 1 hospital in Texas for "Patient Safety in Overall Hospital and Surgical Care" by CareChex in 2016. The not-for-profit organization makes it their top priority to live out their mission statement, "To extend the healing ministry of Jesus Christ". In conjunction with their mission statement, CHRISTUS Trinity Mother Frances incorporates 5 core values into their overall philosophy: Dignity, Integrity, Excellence, Compassion, Stewardship. These core values are an integral part to the ultimate vision of CHRISTUS, to create innovative health and wellness solutions that improve the lives of individuals and communities so that all may experience God's healing presence and love.



**CHRISTUS<sup>®</sup>**  
**TRINITY MOTHER FRANCES**  
Health System

## TENANT DETAILS:

Guarantor Name:	<b>Christus Trinity Mother Frances Health System</b>
Guarantor Type:	<b>Health Care</b>
Parent Company Trade Name:	<b>Christus Trinity Mother Frances Health System</b>
Ownership:	<b>Private</b>
No. of Locations:	<b>8 Hospitals &amp; 82 Clinics</b>
Website:	<b><a href="https://www.tmfhc.org/">https://www.tmfhc.org/</a></b>
Year Founded:	<b>1937</b>
Credit Rating (S&P):	<b>Moody's A-1 Rating</b>
No. of Employees:	<b>4,400+</b>
Headquartered:	<b>Tyler, TX</b>



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Actual Property



# INFORMATION ABOUT BROKERAGE SERVICES

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### **A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):**

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

**A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION: AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## **TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-0 / 11-2-2015





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