



# ImmunoTek Bio Centers

Single Tenant | Absolute NNN

974 N. Loop 340

Bellmead, TX 76705

(Waco MSA)

IMMUNOTEK™  
BIO CENTERS  
**OPENING APRIL 2023**

The logo for ImmunoTek Bio Centers, featuring a stylized purple and blue circular icon to the left of the text 'IMMUNOTEK™' and 'BIO CENTERS'. Below this, the text 'OPENING APRIL 2023' is displayed in a bold, black, sans-serif font. The entire graphic is enclosed in a red rectangular border.

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## ImmunoTek Bio Centers

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4

INVESTMENT HIGHLIGHTS

6

PROPERTY OVERVIEW

17

LEASE SUMMARY

19

FINANCIAL ANALYSIS

20

TENANT OVERVIEW

21

LOCATION OVERVIEW

## ImmunoTek Bio Centers

974 N. Loop 340  
Bellmead, TX 76705  
(Waco MSA)

### Year Built:

2023

### Land:

0.99 Acres  
(43,124 SqFt)

### Bldg:

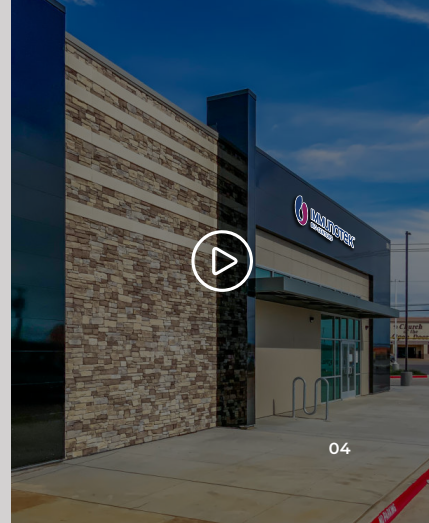
9,025 SqFt



**GOMEZGROUP**

### Parking:

45 Parking Spaces





- ❏ Absolute NNN Lease Structure with Zero Landlord Responsibilities
- ❏ Brand-New 2023 Construction
- ❏ 15-Year Term with 10% Increases Every 5-Years
- ❏ Largest and Fastest-Growing Independent Plasma Center Operator Worldwide with Over 75 Locations
- ❏ Combined VPD Exceeding 116,800 at I-35 and N. Loop 340
- ❏ Over 10.8K Visitors per Week on Average per Placer.ai at Bellmead Crossroad Shopping Center
- ❏ Large Potential Customer Draw from 3 Nearby Colleges with +41,600 Combined Enrollment

- ▣ Strategically Located at the Crossroads of a Dominant Retail Corridor with Immediate Proximity to I-35 (91,203 VPD)
- ▣ Current Tenants in the Center Include Harbor Freight Tools, Planet Fitness, Dollar General, and American Freight Furniture, Mattress, Appliance
- ▣ Less than 1/2 Mile from Walmart Anchored Shopping Center
- ▣ Near Several Hotels with Over 780 Rooms in a 1-Mile Radius
- ▣ Directly Adjacent to The Home Depot Anchored Shopping Center

▶ WATCH PROPERTY VIDEO



- ❑ Surrounded by National Retailers such as IHOP, Wendy's, Circle K/Valero, McDonald's, Starbucks, Taco Bell, Whataburger, and More
- ❑ Less Than 5 Miles from Magnolia Market at the Silos (+2MM Annual Visitors)
- ❑ Less Than 2 Miles from the Corporate Headquarters for Cargill Foods and Pilgrim's Pride with Over 201,700 Combined Employees





IMMUNOTEK  
BIO CENTERS

974



FIRE LANE NO PARKING

















I-35 (91,203 VPD)

I-35 (91,203 VPD)

I-35 (91,203 VPD)



N INTERSTATE 35 FRONTAGE RD

RESEARCH AVE.



N LOOP 340 (25,634 VPD)



N LOOP 340 (25,634 VPD)






**PATRICK**

**SPEC'S**  
Chevron  
**Valero**

**HARBOR FREIGHT**  
AMERICAN FREIGHT  
FURNITURE • MATTRESS • APPLIANCE

**THE HOME DEPOT**

**Cargill**  
166,000  
EMPLOYEES

**SRM**  
CONCRETE

**pilgrim's**  
35,700  
EMPLOYEES

**TYMEX**

**ATWOODS**  
McDonald's

**Holiday Inn**  
**DIVERSIFIED**

**MOTIVA**  
**IHOP**  
**Wendy's**  
**Valero**

**E LAKE SHORE DR (20,003 VPD)**

**NEW DALLAS HWY**

**I-35 (91,203 VPD)**

**DOLLAR GENERAL**

**U.S. HWY 84 E (18,838 VPD)**

**Fleetwood HOMES**  
**FLAMCO**

**Starbucks**  
**BURGER KING**  
**KFC**  
**AT&T**  
**Golden Palace**

**GOLDEN CHICKS**

**N LOOP 340 (25,634 VPD)**

**Hampton Inn**  
**FAIRFIELD INN & SUITES**  
**Marriott**

**American Bank**  
**CVT Jack**  
**QuikRip**

**LV**  
LA VEGA HIGH SCHOOL

**DOLLAR TREE**  
**CEFCO**

**3 J FLEWELLEN RD**

**Econo Lodge**  
**Days Inn**  
**QUALITY SUITES**  
**6**

**Walmart Supercenter**  
**SONIC**  
**Subway**  
**Mazzio's Pizza**  
**PNC**  
Acacia Woods DENTAL

**PNC**  
Acacia Woods DENTAL

**LV**  
H P MILES MIDDLE SCHOOL

**MAGNOLIA MARKET**  
>5 MILES

**Best Western PLUS**  
**Little Caesars**

**LV**  
LA VEGA ELEMENTARY SCHOOL

**U.S. HWY 84 E (18,838 VPD)**

**DO Dairy Queen**

**DRIPPING SPRINGS CENTER FOR THE ARTS**

**Comfort SUITES**

**H-E-B**

**FAMILY DOLLAR**  
**O'Reilly**  
**Auto Zone**  
**CVTRENDS**  
**Aaron's**

**HERRING AVE**

**Sams CLUB**

**Denny's**





**Lease Type**  
**Absolute NNN**

**Lease Guarantor**  
**ImmunoTek Bio Centers, L.L.C., a  
Delaware Limited Liability Company**

**Rent Commencement Date**  
**April 2, 2023**

**Lease Expiration Date**  
**April 30, 2038**

**Term Remaining on Lease**  
**±15 Years**

**Options**  
**One 10-Year (1st Renewal Option)**  
**One 5-Year (2nd Renewal Option)**

**Increases**  
**10% Increases Every 5 Years**




TENANT'S NAME	LEASE TYPE	AREA	LEASE FROM	LEASE TO	ANNUAL RENT	ANNUAL RENT PER AREA	RENT INCREASE	RENT INCREASE DATE	OPTIONS
<b>ImmunoTek Bio Centers</b>	ABSOLUTE NNN	9,025	04/02/2023	04/30/2038	\$320,388	\$35.50	\$352,426	04/02/2028	ONE 10-YEAR IN 1 <sup>ST</sup> RENEWAL OPTION ONE 5-YEAR IN 2 <sup>ND</sup> RENEWAL OPTION

► RENT ROLL

YEAR	MONTHLY RENT	ANNUAL RENT
YEAR 1-5	\$26,699	\$320,388
YEAR 6-10	\$29,369	\$352,426
YEAR 11-15	\$32,306	\$387,669
YEAR 16-20 (OPTION 1)	\$35,536	\$426,436
YEAR 21-25	\$39,090	\$469,079
YEAR 26-30 (OPTION 2)	\$42,999	\$515,987

NOI  
**\$320,388** 

Cap Rate  
**6.00%** 

Price  
**\$5,340,000** 

Price/ft Land  
**\$123.82** 

Price/ft Bldg.  
**\$591.68** 



With over ten years of operation, ImmunoTek Bio Centers is a biotechnology company that focuses on the safe collection and procurement of high-quality blood plasma. As a global leader, ImmunoTek Bio Centers LLC is a reliable plasma supply chain for international biotech companies and is the largest, fastest-growing independent collection center operator. Founded in 2013, ImmunoTek Bio Centers has more than seventy plasma collection locations in nineteen states. ImmunoTek's Chief Operating Officer, Blair McKinney anticipates having a **"\$5MM economic impact yearly in each city"** where they operate. Under the leadership of Jerome Parnell III, one of the founders of **ImmunoTek Bio Centers**, the company continues to experience rapid expansions within the blood-plasma therapies industry with over thirty collection centers in the construction process and an estimated sixty-three in the making in the next three years.



## BELLMEAD, TEXAS

Bellmead is a city in McLennan County and is part of the Waco Metropolitan Statistical Area. Bellmead is three miles Northeast of Waco, conveniently near the heart of Downton Waco, and seventy-nine miles South of Arlington, Texas. Bellmead city is easily accessible from Interstate 35 and the busiest intersection in McLennan County at Loop 340, providing convenience to the surrounding amenities in the area. Given the name “Beautiful Autumn Valley”, Bellmead is home to more than 9,900 people and nearby multiple college universities such as Baylor University, Texas State Technical College Waco, and McLennan Community College. Within Bellmead, homegrown and retail chain businesses continue to thrive in this small city.

[▶ WATCH PROPERTY VIDEO](#)



## WACO, TEXAS

Waco is the county seat of McLennan County and is located in the center of the Texas manufacturing and technology corridor, about 90 miles South of Dallas and 100 miles North of Austin. Sitting along Interstate 35, the city is serviced by several secondary thoroughfares which include U.S. Routes 77 and 84; and Texas State Highway 6. Waco's central position in the heart of the Texas Triangle provides access to four major metro areas and 85% of the population of Texas – all within a 3-hour drive time. The city is brimming with economic opportunity, a variety of cultural experiences, Texas history, and a major seat in higher education with three major colleges within the city limits.

[▶ WATCH PROPERTY VIDEO](#)

► POPULATION

1  
MILE

3  
MILE

5  
MILE

2022 Population	5,644	32,347	81,132
2027 Population Projection	6,037	34,900	87,111
Annual Growth 2022-2027	1.4%	1.6%	1.5%
Median Age	31.8	32.7	30.3
Bachelor's Degree or Higher	13%	10%	15%
U.S. Armed Forces	0	39	127

▶ HOUSEHOLDS

**1**  
MILE

**3**  
MILE

**5**  
MILE

2022 Households	2,104	11,933	28,776
2027 Household Projection	2,254	12,899	30,983
Annual Growth 2022-2027	1.4%	1.6%	1.5%
Owner Occupied Households	1,139	6,653	13,256
Renter Occupied Households	1,115	6,246	17,727
Avg Household Size	2.7	2.6	2.6
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$47.3MM	\$268.2MM	\$643.2MM



► INCOME

1  
MILE

3  
MILE

5  
MILE

Average Household Income

\$48,766

\$45,240

\$43,892

Median Household Income

\$42,139

\$36,106

\$32,014

► HOUSING

Median Home Value

\$95,169

\$92,419

\$92,251

Median Year Built

1969

1970

1971



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# 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.

11-2-2015



## 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date