

OFFERING MEMORANDUM

MEDICAL OFFICE INVESTMENT OPPORTUNITY

812 US HIGHWAY 271 NORTH

GILMER, TEXAS 75644



EXECUTIVE SUMMARY

This Offering Memorandum presents the opportunity to acquire a modern, purpose-built medical office facility strategically located along the primary commercial corridor of Gilmer, Texas. Constructed in 2015, the property consists of approximately 7,264 square feet situated on a 56,280-square-foot (1.29-acre) site with excellent visibility and access from U.S. Highway 271.

The property serves as an established healthcare destination within Upshur County and benefits from its location within Gilmer's primary medical and commercial corridor. Designed specifically for healthcare operations, the facility offers specialized improvements, substantial parking, excellent accessibility, and a strategic regional location serving patients throughout East Texas.

The asset represents an attractive investment opportunity within one of the nation's most resilient real estate sectors. Medical office properties continue to demonstrate strong occupancy levels, long-term tenancy characteristics, and increasing demand driven by demographic growth and expanding outpatient healthcare services.

INVESTMENT HIGHLIGHTS

Single Tenant

Approximately Five years remaining on 15 year lease with an Established Credit Worthy Tenant

Purpose-Built Medical Facility

Modern healthcare construction completed in 2015 with infrastructure designed specifically for medical and outpatient treatment uses.

Strategic Highway Frontage

Prominent location along U.S. Highway 271 providing outstanding visibility, accessibility, and exposure to regional traffic.

Established Healthcare Destination

Located within Gilmer's healthcare corridor and surrounded by complementary medical providers, pharmacies, and healthcare-related services.

Modern Construction

Built in 2015 with contemporary building systems, accessibility improvements, and medical-grade infrastructure.

Large Site

Approximately 1.29 acres providing ample parking, patient accessibility, and future site flexibility.

Healthcare Industry Stability

Medical office assets have historically demonstrated strong tenant retention and resistance to economic fluctuations compared to traditional office properties.

Strong Replacement Cost Advantage

Current construction costs for healthcare facilities significantly exceed historical development costs, creating substantial barriers to entry.

Regional Trade Area

Serves Gilmer, Upshur County, and neighboring East Texas communities including portions of Longview, Pittsburg, Gladewater, and Mount Pleasant markets.

PROPERTY OVERVIEW

Property Address:

812 U.S. Highway 271 North
Gilmer, Texas 75644

Property Type:

Medical Office Building

Building Area:

7,264 Square Feet

Land Area:

56,280 Square Feet
(1.29 Acres)

Year Built:

2015

Construction Type:

Professional Medical Office Facility

Parking:

Surface Parking

Visibility:

Excellent Highway Frontage

Access:

Direct Access from U.S. Highway 271

Utilities:

All Typical Municipal Services Available

Zoning:

B-2 General Business (to be independently verified by purchaser)

LOCATION OVERVIEW

Gilmer serves as the county seat of Upshur County and functions as the commercial and healthcare center for the surrounding region. The property benefits from direct frontage along U.S. Highway 271, one of East Texas' primary transportation corridors connecting Tyler, Longview, Mount Pleasant, and numerous surrounding communities.

The immediate area includes medical providers, pharmacies, financial institutions, restaurants, retail services, and professional offices, creating a convenient healthcare destination for residents throughout the market area.

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Journal of Internal Medicine 255: 105–112



Figure 1 illustrates the proposed system architecture. The main flow consists of the following components and their connections:

- Data Source** (Cylinder icon) connects to **Data Ingestion** (Cylinder icon with a plus sign).
- Data Ingestion** connects to **Data Processing** (Cylinder icon with a plus sign).
- Data Processing** connects to **Data Storage** (Cylinder icon with a plus sign).
- Data Storage** connects to **Data Distribution** (Cylinder icon with a plus sign).
- Data Distribution** connects to **Data Output** (Cylinder icon with a plus sign).

Below the main flow, there are additional components and their connections:

- Data Ingestion** (Cylinder icon with a plus sign) connects to **Data Processing** (Cylinder icon with a plus sign).
- Data Processing** (Cylinder icon with a plus sign) connects to **Data Storage** (Cylinder icon with a plus sign).
- Data Storage** (Cylinder icon with a plus sign) connects to **Data Distribution** (Cylinder icon with a plus sign).
- Data Distribution** (Cylinder icon with a plus sign) connects to **Data Output** (Cylinder icon with a plus sign).

The diagram also includes a **Data Source** (Cylinder icon) that connects to **Data Ingestion** (Cylinder icon with a plus sign).

QUESTIONS

1. A. 300 mg; B. 100 mg; C. 50 mg; D. 25 mg; E. 10 mg

2. Which of the following is not a contraindication to the use of a topical anesthetic? (Select all that apply.)

A. Hypersensitivity to the anesthetic
B. Open wounds or abrasions
C. Infection of the skin
D. Recent use of topical anesthetics
E. Recent use of systemic anesthetics

3. Which of the following is not a contraindication to the use of a topical anesthetic? (Select all that apply.)

A. Hypersensitivity to the anesthetic
B. Open wounds or abrasions
C. Infection of the skin
D. Recent use of topical anesthetics
E. Recent use of systemic anesthetics

4. Which of the following is not a contraindication to the use of a topical anesthetic? (Select all that apply.)

A. Hypersensitivity to the anesthetic
B. Open wounds or abrasions
C. Infection of the skin
D. Recent use of topical anesthetics
E. Recent use of systemic anesthetics

5. Which of the following is not a contraindication to the use of a topical anesthetic? (Select all that apply.)

A. Hypersensitivity to the anesthetic
B. Open wounds or abrasions
C. Infection of the skin
D. Recent use of topical anesthetics
E. Recent use of systemic anesthetics

6. Which of the following is not a contraindication to the use of a topical anesthetic? (Select all that apply.)

A. Hypersensitivity to the anesthetic
B. Open wounds or abrasions
C. Infection of the skin
D. Recent use of topical anesthetics
E. Recent use of systemic anesthetics

7. Which of the following is not a contraindication to the use of a topical anesthetic? (Select all that apply.)

A. Hypersensitivity to the anesthetic
B. Open wounds or abrasions
C. Infection of the skin
D. Recent use of topical anesthetics
E. Recent use of systemic anesthetics

8. Which of the following is not a contraindication to the use of a topical anesthetic? (Select all that apply.)

A. Hypersensitivity to the anesthetic
B. Open wounds or abrasions
C. Infection of the skin
D. Recent use of topical anesthetics
E. Recent use of systemic anesthetics

9. Which of the following is not a contraindication to the use of a topical anesthetic? (Select all that apply.)

A. Hypersensitivity to the anesthetic
B. Open wounds or abrasions
C. Infection of the skin
D. Recent use of topical anesthetics
E. Recent use of systemic anesthetics

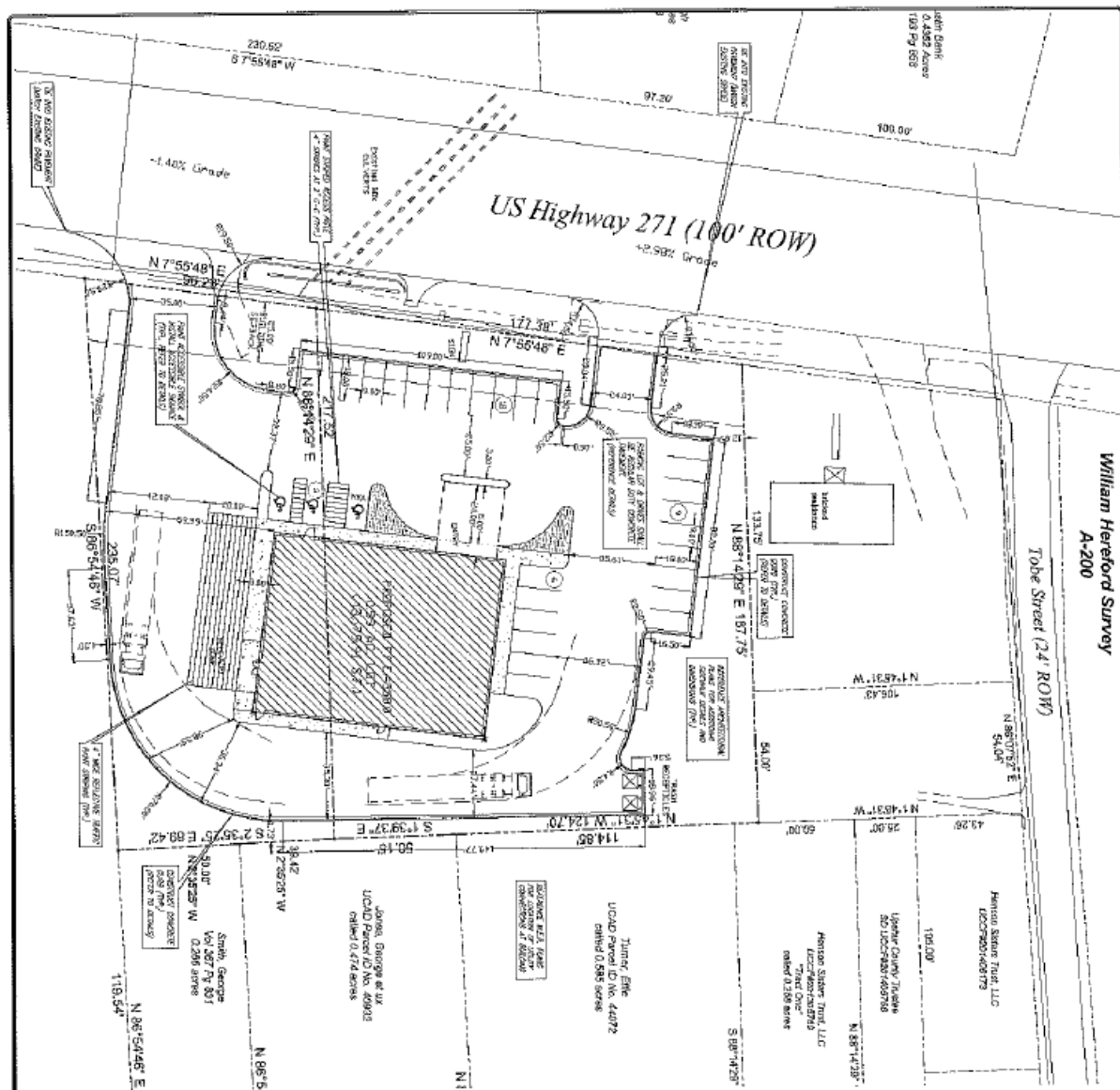
10. Which of the following is not a contraindication to the use of a topical anesthetic? (Select all that apply.)

A. Hypersensitivity to the anesthetic
B. Open wounds or abrasions
C. Infection of the skin
D. Recent use of topical anesthetics
E. Recent use of systemic anesthetics

[illegible]

William Herford Survey
A-200

Tobe Street (24' ROW)



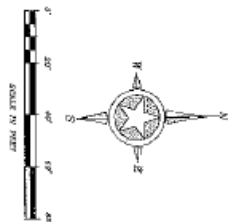
SITE NOTES:

PARKING REQUIRED = 29 SPACES
PARKING PROVIDED = 30 SPACES

PROPOSED MEDICAL CENTER

74'-0" x 66'-0"

7204 ST BUILDING



Randall P. Dwyer
1/27/2015

1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF GILMER AND THE TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
2. ALL UTILITIES SHALL BE DEEPENED BY THE CITY OF GILMER TO A MINIMUM OF 48" BELOW FINISHED GRADE.
3. ALL UTILITIES SHALL BE DEEPENED BY THE CITY OF GILMER TO A MINIMUM OF 48" BELOW FINISHED GRADE.
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29. ALL UTILITIES SHALL BE DEEPENED BY THE CITY OF GILMER TO A MINIMUM OF 48" BELOW FINISHED GRADE.
30. ALL UTILITIES SHALL BE DEEPENED BY THE CITY OF GILMER TO A MINIMUM OF 48" BELOW FINISHED GRADE.

PLANS SUBJECT TO REVISION
APPROVAL BY ARCHITECTURAL ENITERS

*** STOP! CALL BEFORE YOU DIG! ***
The owner of this plan is responsible for obtaining all necessary permits and for providing all necessary information to the city of Gilmer. The city of Gilmer is not responsible for any errors or omissions in this plan.

C110

PROPOSED MEDICAL CENTER
HWY 271
GILMER, TEXAS

SITE PLAN



House Engineering & Construction, Inc.
2614 LANSING SWITCH ROAD
LONGVIEW, TEXAS 75802
(903) 660-1020 FAX (903) 658-4199

BUILDING FEATURES

- Modern healthcare facility design
- Professional medical office layout
- ADA-compliant accessibility
- High-quality institutional construction
- Ample on-site parking
- Prominent building signage opportunities
- Excellent ingress and egress
- Large patient waiting and treatment areas
- Specialized medical infrastructure
- Strong curb appeal
- Highway visibility

MARKET OVERVIEW

Gilmer, Texas

Gilmer serves as the governmental, commercial, educational, and healthcare center of Upshur County. The city benefits from a stable economic base supported by healthcare, education, retail trade, manufacturing, energy, and professional services.

Healthcare remains one of the fastest-growing sectors within East Texas due to:

- Aging population demographics
- Increased demand for outpatient treatment
- Population growth throughout surrounding counties
- Expanding healthcare accessibility initiatives
- Ongoing migration of medical services away from hospital campuses

HEALTHCARE REAL ESTATE ADVANTAGES

Healthcare real estate continues to attract institutional and private investors due to several favorable characteristics:

Essential Service Industry

Healthcare services remain necessary regardless of economic conditions.

Long-Term Occupancy

Medical tenants frequently occupy facilities for extended periods due to specialized improvements and relocation costs.

High Tenant Investment

Healthcare providers often invest substantial capital into facility improvements, creating strong occupancy incentives.

Limited New Supply

Specialized construction requirements and rising development costs restrict new competition.

VALUE PROPOSITION

This offering provides investors with the opportunity to acquire a modern healthcare facility positioned within a growing and highly defensive asset class. The combination of specialized improvements, strategic location, modern construction, strong regional accessibility, and healthcare-driven demand creates a compelling investment profile with long-term value preservation and appreciation potential. **6.5% Current NOI \$221,573.75**

TRAFFIC COUNTS

U.S. Highway 271 Frontage

The property benefits from direct frontage on U.S. Highway 271, the primary north-south commercial corridor serving Gilmer and Upshur County.

Estimated Average Daily Traffic (ADT)

US-271 North of Gilmer:
12,000–16,000 Vehicles Per Day

US-271 Near SH-154:
14,000–18,000 Vehicles Per Day

Primary Exposure:
Regional Commuters
Healthcare Traffic
Retail Consumers
Local Residents
Commercial Service Vehicles

The property's highway visibility and accessibility provide strong exposure for healthcare-related operations and support continued medical occupancy.

Photos & Videos



SITE PLAN & PARKING ANALYSIS

Site Configuration

The property is improved with a modern, single-story medical office facility positioned toward the front-middle portion of the site with substantial parking surrounding the building.

Approximate Site Coverage:

Building Footprint: 7,264 SF

Parking & Drives: $\pm 25,000$ SF

Landscaping/Open Area: $\pm 24,000$ SF

Site Area: 56,280 SF

Parking Analysis

Medical office and dialysis facilities typically require:
4.5–6.0 spaces per 1,000 SF

Based on 7,264 SF:

Minimum Requirement:
33 Spaces

Recommended Medical Ratio:
44 Spaces

Estimated Existing Parking:
45–55 Spaces

Parking Ratio:
Approximately 6.2–7.6 Spaces per 1,000 SF

The parking supply appears adequate for dialysis, medical office, outpatient treatment, urgent care, rehabilitation, and specialty clinic uses.

CONFIDENTIALITY & DISCLAIMER

This Offering Memorandum has been prepared solely for informational purposes and does not constitute a representation or warranty by Seller or Broker. All information has been obtained from sources believed reliable; however, prospective purchasers are advised to independently verify all information, including but not limited to financial information, lease terms, square footage, zoning, environmental conditions, and property condition. Seller reserves the right to modify pricing, terms, or withdraw the property from the market without notice.

Marketed by:



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6.5% Cap based on current NOI

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Advancing the Commercial Real Estate Profession

Basic Math Functions

CCIM Financial Calculator-7/10/2026

[Instructions](#)

Addition		+		=	
Subtraction		-		=	
Multiplication		x		=	
Division		/		=	

Add %		+		=	
Subtract %		-		=	
Multiply %		x		=	
Divide %	221,573.76	/	6.50%	=	3,408,827.08

Remaining Lease contract Terms with 1.7% bumps and NNN paid by tenant

Ten	\$30.67	\$217,879.68	\$18,156.64
Eleven	\$31.19	\$221,573.76	\$18,464.48
Twelve	\$31.72	\$225,338.88	\$18,778.24
Thirteen	\$32.26	\$229,175.04	\$19,097.92
Fourteen	\$32.81	\$233,082.24	\$19,423.52
Fifteen	\$33.36	\$236,989.44	\$19,749.12

15th year Potential Valuation based on 15th year NOI Plus (Remaining Cash Flows Total \$950,599.00)

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Advancing the Commercial Real Estate Profession

Basic Math Functions

CCIM Financial Calculator-7/10/2026

[Instructions](#)

Addition		+		=	
Subtraction		-		=	
Multiplication		x		=	
Division		/		=	

Add %		+		=	
Subtract %		-		=	
Multiply %		x		=	
Divide %	236,989.44	/	6.50%	=	3,645,991.38