

# FOR SALE: SINGLE TENANT NNN LEASED INVESTMENT

Rockdale Dental (Smilepoint Dental Group)  
1450 W. Cameron Ave. (US-79) Rockdale, Texas 76567

retail

solutions



## ROCKDALE DENTAL

Tenant

Rockdale



Rockdale Dental  
Creating Beautiful Smiles

A member of Smilepoint Dental Group  
a 10+ location dental group



LITTLE RIVER  
HEALTHCARE

Owner & Operator of  
5 hospitals (including  
Rockdale Hospital)  
& 29 other medical  
facilities

Lease term with rent increases in year 6 and in each of two 5-year options.  
Substantial tenant investment in this site estimated at over \$340,000 for  
construction + equipment.

- Little Landlord effort required with tenant responsible for all repairs and maintenance inside and out (Landlord only responsible for roof, structure and foundation).
- Little River Healthcare is headquartered in Rockdale. Rockdale Hospital reportedly had a \$19.5M annual payroll in 2012 and has grown since.
- Rockdale is centrally located approximately 60 miles from Austin and 50 miles from Bryan/College Station.
- 12,057 vehicles per day by the site on US-79 (a.k.a Cameron Ave.)  
(source: TXDOT 2015)

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For More Information:  
[www.retailsolutions.us](http://www.retailsolutions.us)

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## Confidential Memorandum and Disclaimer

Please note that the use of this Offering Memorandum and the Information (“Information”) provided is subject to the terms, provisions and limitations of the confidentiality agreement which we have provided to you (“Buyer”) and requested an executed copy.

**Brokerage Relationships:** By taking possession of and reviewing the information contained herein, Buyer acknowledges that the Listing Team of Retail Solutions (“Brokers”) are acting as Seller’s Agent in the disposition assignment for the property. Buyer acknowledges receipt of the form entitled Information About Brokerage Services.

**Non-disclosure of Information:** By taking possession of and reviewing the Information contained herein, Buyer agrees not to disclose, permit the disclosure of, release, disseminate or transfer any of the Information obtained from Broker or the Property owner (“Owner”) to any other person or entity except as permitted herein. Buyer shall take all appropriate precautions to limit the dissemination of the Information only to those persons within the firm who need to know the Information. The phrase “within the firm” shall be deemed to include outside attorneys, accountants and investors.

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## Listing Team

## Alan Rust, CCIM | Principal

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512.373.2814



Alan P. Rust, CCIM, specializes in the sale of retail properties throughout Texas. Previously, Alan was with Sperry Van Ness. Prior to moving to Austin, he was a commercial broker in Colorado where he earned recognition as a "Heavy Hitter" in commercial investment sales from the Denver Business Journal. In addition, Alan founded and served as president of Snowshoe Ridge Properties, LLC, a successful real estate holding and development firm.

Alan has lead the charge for Retail Solutions with its investment sales program.

Mr. Rust has earned the Certified Commercial Investment Member (CCIM) designation and is active in the industry as a member of the International Council of Shopping Centers (ICSC), the Central Texas Commercial Association of Realtors (CTCAR) and the Real Estate Council of Austin (RECA). Mr. Rust earned a bachelor's degree in Computer Science with a minor in Business Administration from Binghamton University in Binghamton, New York.



## Information About Brokerage Services

11-2-2015

*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.

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|--|-------------------|---------------------------------|---------------------|
| Reliance Retail LLC OR Texas RS LLC dba "Retail Solutions "        | 603091 OR 9003193 | <b>leads@retailsolutions.us</b> | <b>512-474-5557</b> |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No.       | Email                           | Phone               |
| David J. Simmonds OR David Russell Burggraaf                       | 459263 OR 518156  | <b>leads@retailsolutions.us</b> | <b>512-474-5557</b> |
| Designated Broker of Firm  | License No.       | Email                           | Phone               |
| David J. Simmonds OR David Russell Burggraaf                       | 459263 OR 518156  | <b>leads@retailsolutions.us</b> | <b>512-474-5557</b> |
| 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

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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